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'Call for Sites'

Warrington Borough Council Local Plan Review

Call for Sites Registration Form

October 2016

Please note this 'Call for Sites' is for five or more dwellings or economic development on sites of 0.25 ha (or 500sqm of floor space) and above, Gypsy, Traveller and Show People and Minerals and Waste sites.

The identification of sites does not imply that the Council considers that the site is suitable for development, either now or in the future. It cannot be taken as representing either an intention to allocate these sites, or as a material consideration in the determination of a planning application.

Potential sites that have been identified will be further tested through the Plan-making process, including through the Spatial Distribution and Site Assessment Process, Sustainability Appraisal/Strategic Environmental Assessment, several stages of public participation and independent examination.

Please also note that all the responses and information received as part of the 'Call for Sites' will be published and made available for public viewing as part of the open and transparent Plan making process.

NOTE: Please read the accompanying guidance note [here](#) before completing this form and complete a **separate** form for each site that you are submitting to the Council.

Please return your completed form and any accompanying supporting material to Planning Policy, Warrington Borough Council no later than 5.00pm on Monday 05th December 2016.

By e-mail: ldf@warrington.gov.uk

By post: Planning Policy, Warrington Borough Council, New Town House, Buttermarket Street, Warrington, WA1 2NH

Should you require further advice and guidance on completing this form, please contact the Planning Policy Team by telephone on 01925 442841 or by e-mail to ldf@warrington.gov.uk

(1) Your Details

Please provide your contact details and those of your agent (if applicable). Where provided, we will use your Agent's details as our primary contact.

	Your details	Your Agent's details
Name		
Position		
Organisation		
Address		
	Town	
	Postcode	
Telephone		
Email address		

(2) Site Details

Please provide the details of the site you are suggesting. If you are suggesting more than one site, please use a **separate** form.

Name of site /other names it's known by		
Address		
	Town	
	Postcode	
Ordnance Survey Grid Reference	Easting :	Northing :
Site area (hectares)		
Net developable area (hectares)		
What is your interest in the site? (please tick one)	Owner	Lessee
	Prospective Purchaser	Neighbour
	Other	Please state:

Please Note: It is essential that you provide a map showing the site's location and detailed boundaries for each submission.

(3a) Proposed future use(s)

Please indicate the preferred use that you would like the site to be considered for. Please also indicate any other uses you would consider acceptable. If you wish the site to be considered for a mix of uses, please tick all uses that apply.

	Residential	Gypsy & Travellers	Employment	Retail	Leisure	Other*	
Preferred future use							
Alternative future use(s)							
Potential Capacity	houses:	Number of Pitches:	SqM	SqM	SqM	SqM	
	or flats:						
Employment Use Class (E.g. B1)							
* If "Other", please indicate which use(s):							
Potential Density							
	Has any design, viability, master planning work or other studies been undertaken for any proposed use?			Yes	No		

(3b) Proposed future use(s) - Minerals and Waste

Details:

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(4) Site Ownership

Please record the site ownership details. If there are more than three owners, please record the fourth owner, etc. on a separate sheet. Please indicate the extent of individual landholding(s) on the site map.

If you do not know who owns the site, please state so below.

	Owner 1	Owner 2	Owner 3
Name			
Address			
	Town		
	Postcode		

Or: I do not know who owns the site

Has the owner (or each owner) indicated support for proposed redevelopment?

Please also record these details for the 4th and subsequent owners (where necessary).

Yes			
No			
Don't know			

Are there any Restrictive Covenants & Ransom Strips affecting the site?

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(5) Market Interest

Please choose the most appropriate category below to indicate what level of market interest there is in the site:

		Any comments
Site is owned by a developer		
Site under option to a developer		
Enquiries received		
Site is being marketed		
None		
Not known		

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(6) Site Condition

Please record the current use(s) of the site (or for vacant sites, the previous use, if known) and the neighbouring land uses.

Current use(s)		
Neighbouring Uses		
If vacant	Previous use(s)	
	Date last used	

What proportion of the site is made up of buildings, and what proportion is (open) land?

Proportion covered by buildings	%	Proportion not covered by buildings	%
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If there are buildings on the site, please answer the following questions:

How many buildings are there on the site?		buildings
What proportion of the buildings are currently in use?	% in use:	%
	% derelict:	%
	% vacant:	%
Are any existing buildings on the site proposed to be converted?		

For the **parts of the site not covered by buildings**, please answer these questions:

What proportion of the land is currently in active use?		%
What proportion is greenfield (not previously developed)?		% (A)*
What proportion is previously developed and cleared?		% (B)*
What proportion is previously developed but not cleared? (e.g. demolition spoil, etc.)		% (C)*

* A plus B plus C should add to 100%.

Please provide any additional comments on a separate sheet if necessary.

(7) Constraints to Development

Please tell us about any known constraints that will affect development for the proposed use, details of what action is required, how long it will take and what progress has been made.

Please use a separate sheet where necessary to provide details. If using separate sheets, it would be helpful to make reference there to the particular constraint, e.g (7)(e) – *Drainage*.

	Yes, No or Don't know	Nature and severity of constraint *	Action needed, timescales and progress	Confirmed by technical study or by service provider?	
				Yes	No
a) Land contamination					
b) Land stability					
c) Mains water supply					
d) Mains sewerage					
e) Drainage, flood risk					
f) Tree Preservation Orders					
g) Electricity supply					
h) Gas supply					
i) Telecommunications					
j) Highways					
k) Ownership, leases etc.					
l) Ransom strips, covenants					
m) Other (Please provide details)					

(8) Site Availability

Please indicate when the site may be available

Excluding planning policy constraints, when do you believe this site could be available for development?

Immediately

(Note: to be "immediately available", a site must be cleared, unless being considered for conversions.)

If not immediately, please state when it could be available:

If the site is not available immediately, please explain why – e.g. the main constraint(s) or delaying factor(s) and actions necessary to remove these:

(9) Any Other Information

Please tell us anything else of relevance regarding this site if not already covered above that will ensure that it contributes positively to the achievement of sustainable development. Please use a separate sheet/s if necessary.

**Planning Policy– Warrington Borough Council,
New Town House, Buttermarket Street, Warrington, WA1 2NH**

ldf@warrington.gov.uk

01925 442841

This form is available in other formats or languages on request.

Our ref: RW/PG/PI1921

5 December 2016

Planning Policy
Warrington Borough Council
New Town House
Buttermarket Street
Warrington
WA1 2NH

By post and email: ldf@warrington.gov.uk

Dear Sir/ Madam,

WARRINGTON 'CALL FOR SITES' EXERCISE: COMMENTS ON BEHALF OF LIBERTY PROPERTIES IN RELATION TO LAND OFF BARLEYCASTLE LANE, APPLETON

We are writing to you in response to the current 'Call for Sites' exercise on behalf of our client, Liberty Properties, in relation to land off Barleycastle Lane in Appleton. The site is considered by Liberty Properties to be entirely suitable for employment development including Class B2 (general industrial) and Class B8 (storage and distribution) uses.

A site plan and completed 'Call for Sites' registration form are enclosed with this letter. A more detailed package of technical information demonstrating the suitability of the site for employment purposes will be submitted to the Local Planning Authority in due course.

The site is approximately 15.3 hectares in size and is currently in use for agricultural purposes. It is currently washed over in its entirety by an area of Green Belt (as defined by the Adopted Warrington Local Plan Core Strategy) between the Warrington urban area and Lymm. However, the majority of the site is adjacent to existing employment development. It is bounded to the north by Bradley Brook, to the south by Barleycastle Lane and to the east by a field boundary. Appleton Thorn Trading Estate is located immediately Bradley Brook to the north west of the site and Barleycastle Trading Estate is located to the south west.

Appleton is located very close to the key motorway intersection between the M56 and the M6 and the site is located around 1.8 miles away from Junction 20 of the M6, which provides it with excellent highways connectivity. It is a very well-established employment area which is occupied by a number of major national companies.

There are no known environmental constraints to the development of the site. It is classified as being at low risk of flooding (falling entirely within Flood Zone 1), it does not fall within an Air Quality Management Area and is not located close to any Local Wildlife Sites, Special Areas of Conservation or Sites of Special Scientific Interest. The land is not known to contain any significant areas of contamination.

Planning and Environmental Advisers

Partners:

Gary Halman BSc FRICS MRTPI
Richard Woodford BA (Hons) BSc BTP MRICS MRTPI
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There are a number of Grade II listed buildings located in close proximity to the site (including Booths Farm and Beehive Farmhouse) and steps will need to be taken to ensure any development of the site does not detract from the character and setting of these listed buildings.

There are no utilities passing through the site such as electricity cables, telecommunications cables, water mains or gas mains which could present a constraint to the development of the site. Indeed, from an availability perspective the site is very well served by all necessary infrastructure, services and utilities.

The site is in one ownership and the owner is fully supportive of Liberty Properties' proposal to bring it forward for development. Liberty Properties has a track record established over more than 25 years in creating high quality strategic employment development schemes. The company is Cheshire-based and has experience of developing extensively throughout the Borough of Warrington.

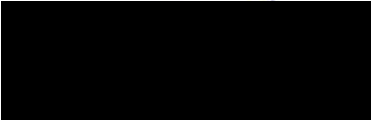
Overall, the site is considered by Liberty Properties to be entirely suitable for a major employment development which could make an important contribution towards delivering significant economic growth in Appleton and in Warrington Borough as a whole. Liberty Properties would welcome the opportunity to engage further with the Local Planning Authority to discuss the suitability of the site for release from the Green Belt for these purposes.

The promotion of this site has the potential to offer real and significant economic benefits. Liberty Properties is currently in detailed discussions with a potential end user and local employer which has a specific requirement for large scale accommodation in this particular area.

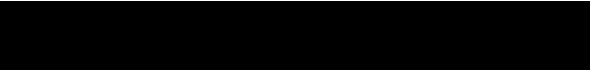
We would be grateful if these comments could be given full consideration by the Council in the Plan-making process and kindly request that we are kept updated on the timescales for the preparation of the Publication Version of the Local Plan.

If you have any queries or require any further information regarding this site in the meantime, please do not hesitate to contact me.

Yours sincerely,



**Philip Grant
Principal Planner**



- Cc. Phillip Morris – Liberty Properties
- Enc. Completed 'Call for Sites' Registration Form
Site Plan