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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:

(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?			

(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		

(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.



JUNCTION 8
M62 BURTON WOOD

PLANNING PROMOTIONAL DOCUMENT

LAND ON BURTONWOOD RD OMEGA

Executive Summary

01 INTRODUCTION

02 SITE AND SURROUNDINGS

03 SUSTAINABILITY ASSESSMENT

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05 PLANNING POLICY

06 OPPORTUNITIES AND CONSTRAINTS

07 GREEN BELT ASSESSMENT

08 CONCEPT MASTER PLAN


09 DEVELOPMENT POTENTIAL

10 DELIVERABILITY ASSESSMENT

11 THE CASE FOR JUNCTION 8 BURTON WOOD



EXECUTIVE SUMMARY

This promotional document has been prepared by S E P Real Estate Planning on behalf of  Capital to demonstrate the deliverability of the land at Junction 8 Burtonwood for the future development of employment.

In order to deliver the merging development strategy for Warrington Borough Council there is a commonly **accepted need for Green Belt release** around Warrington. It is fundamental that enough land is released and allocated now for development in Warrington to help achieve the objectively assessed employment needs within the borough. This would align with the guidance set out in the National Planning Policy Framework.

‘The land at Junction 8 is best placed and a sustainable site to help deliver this growth’


In order to demonstrate the **deliverability** of this site, this promotional document has taken account of key technical considerations, including accessibility, ecology, landscape and visual impact and impact on the Green Belt. The conclusions of each assessment have fed into and informed the preparation of a concept master plan, demonstrating the capability for the site to deliver in the region of 40 acres of employment land over the plan period and beyond.

Crucially, this document has demonstrated that the sites release would not conflict with the purposes of Green Belt set out in the Framework. It represents an inherently logical and sustainable extension, delivering sustainable growth to this area of Warrington. The site is largely unconstrained, benefiting from permanent and defensible boundaries, and is well contained by built form and infrastructure. The site also benefits from **excellent accessibility** from the Motorway network and the supporting Omega business zone.

It has been demonstrated that the site is **deliverable**, with the potential to deliver new industrial and employment uses constantly over the plan period. The site is **available now**, offers a **suitable location** for development now, is **achievable** with the potential for the development to commence on site if allocated due to employment demand in the area, and is **viable**.

Accordingly, it is the position of  Capital that this sustainable site should therefore be allocated as a **strategic site in the Warrington Local Plan**.

Introduction

S E P are acting on behalf of  Capital to promote 40 acres of land at Junction 8 of the M62. The purpose of this promotional document is to demonstrate the deliverability of the site for an employment development and to secure its allocation as a **strategic site** in the new local plan. Accordingly this promotional document provides an assessment of the potential contribution of the site towards Warrington borough councils objectively assessed employment needs within the forthcoming plan.

This process has been informed by an initial consideration of accessibility, ecology, landscape, and visual impact on the Green Belt, issues which could impact upon the feasibility and viability of the sites development. Also contained within this promotional document and informed by the aforementioned considerations, is a concept master plan of the site illustrating the development opportunities, indicative capacity and phasing.

This comprehensive exercise has demonstrated that the land situated at **Junction 8 is best placed and a logical sustainable site for Employment growth in Warrington** and should be **released** from the Green Belt and allocated for Employment development within the new Warrington Local Plan.





Site and Surroundings

The site lies to the North of Junction 8 of the M62, directly behind the Burtonwood Airbase development and the Omega project. It presents a logical extension to the Omega development for employment uses. It is well contained by permanent and defensible boundaries with other industrial and distribution users adjoining the site. A **significant benefit when considering the development potential of the site.**

Beyond the site to the immediate South lies Omega a mixed use employment and housing site under development with the Burtonwood Airbase development re developed and successfully occupied. The close proximity to the M62 Junction 8 lends itself well for distribution type uses which are in high demand within the borough creating further employment within the region.

To the East of the site lies the Gemini retail and Employment area, this location is occupied by large format retail stores such as Marks and Spencers, Ikea, Asda, Toys R Us, and surrounded by the Westbrook Employment zone offering trade counter and industrial buildings.

Site Description

The site comprises a linear 40 acre land parcel designated as Green Belt and currently used for agricultural arable farm land. The fields are well screened to the Southern Boundary to the adjoining Industrial site which forms a mitigating screen for the completed Burtonwood Airbase Development. The field Boundary adjoining Joy Lane is open with light hedge rows and trees along the boundary line. The general topography of the site drops towards the adjoining Industrial properties but is generally flat.

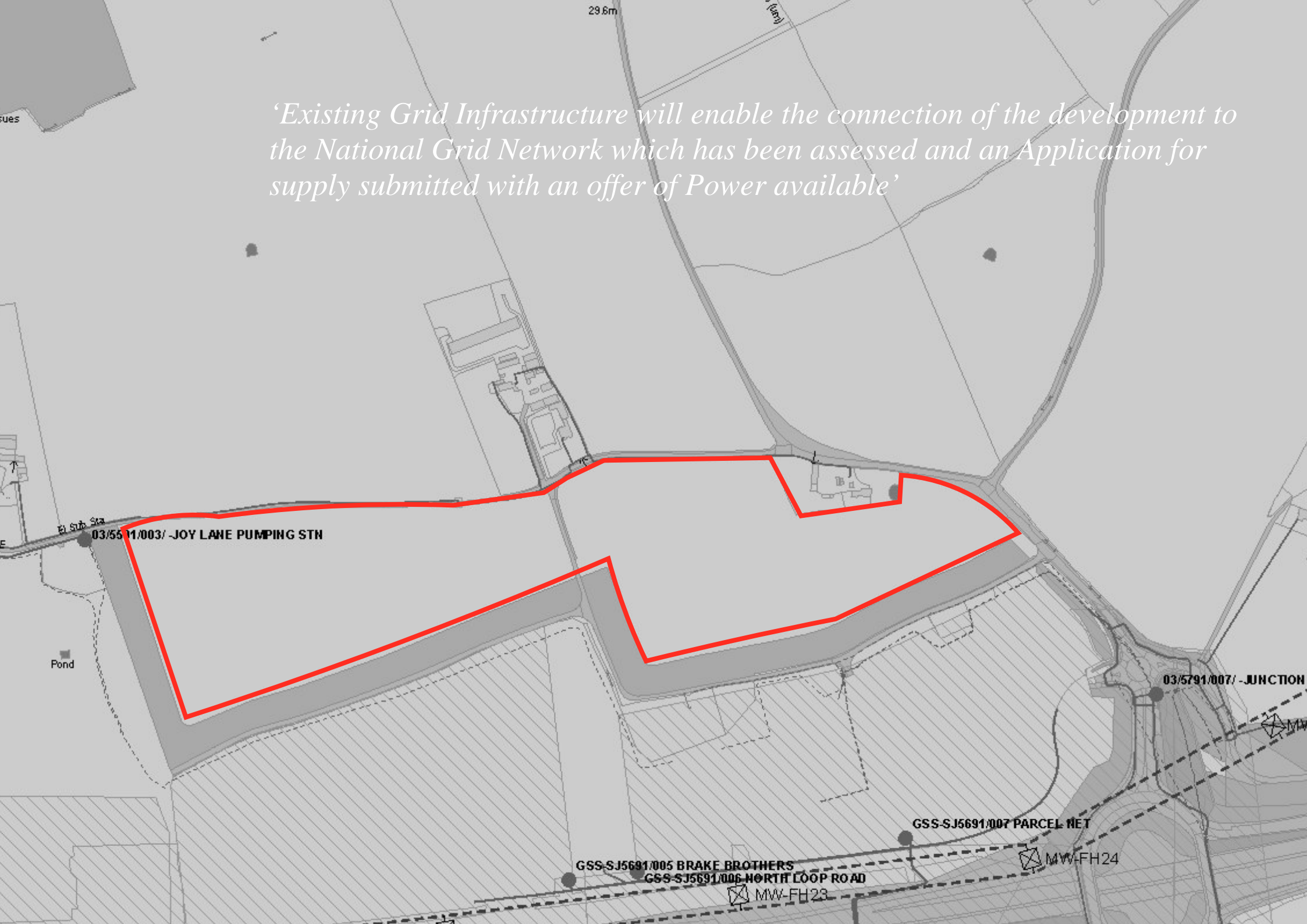
Site Context

The sites physical characteristics and surrounds will serve to ensure that the development of the site does not create issues of mergence with the neighbouring settlements of Burtonwood. The existing landscape buffer and the introduction of soft landscape mitigation planting to the Joy Lane Boundary will maintain a a permanent physical separation. The concept master plan presented later in this promotional document has been specifically designed to ensure that the release of the site would not result in the merging of settlements, informed by the conclusions of the Landscape Visual Appraisal of the site.

Junction 8 of the M62 is a 'Successful Employment Corridor' Demand for Employment and Occupation outstrips the supply of Employment Land currently available'



'Existing Grid Infrastructure will enable the connection of the development to the National Grid Network which has been assessed and an Application for supply submitted with an offer of Power available'



29.6m

(cont)

ues

03/55 11/003/ -JOY LANE PUMPING STN

Pond

03/5791/007/ -JUNCTION

GSS-SJ5691/005 BRAKE BROTHERS
GSS-SJ5691/006 NORTH LOOP ROAD

GSS-SJ5691/007 PARCEL NET

MW-FH23

MW-FH24

Sustainability Assessment

The site is well related to the existing employment users at the Airbase and Omega. This includes the Motorway access and existing Industrial and Distribution users in close proximity to the site. The adjoining land parcels have been successfully delivered and are now occupied by Brakes Distribution, Hermes and Travis Perkins, there is a qualified requirement from the Employment market, the subject site has tenant demand due to the close proximity to the Motorway network and surrounding facilities.

Existing Facilities

To the South of the site and within 500m is the Omega development which includes Employment, Industrial, Distribution and Housing. At the Gemini Retail Park a range of services are available including, Ikea, Marks And Spencer's, a range of employers are situated on the Westbrook Park offering Industrial and Office uses for SME businesses. Burton wood village lies to the North of the subject site and offers further support for goods and services. Penketh is within 1 mile of the site and offers further support of housing, retail, shopping and community facilities.

Links And Transport

The site is well accessed by the road network being located at Junction 8 of the M62. The site can also be accessed by bus and public transport on the Burtonwood road which runs along the boundary of the site. The public transport bus service links Burtonwood to Penketh and the surrounding villages as well as Warrington town centre. The closest bus stop is within walking distance.

Great Sankey train station is within 1 Mile of the site which serves the larger connecting towns such as Liverpool and Warrington.


Summary of Sustainability

The site evidently occupies a sustainable location within Warrington borough and the Omega developments. It benefits from excellent access to local bus services, connecting the site with the towns and villages. The local train station further connects the site to the larger towns and cities within 20 - 30 miles. The connection of the site to employment, retail, shops, services, and education further establish the sustainability of the site. As a principal Town Warrington is accepted to be one of the two most sustainable locations for growth in Cheshire and Merseyside. ***The site is the most sustainable opportunity to be released from the Green Belt to help deliver the objectively assessed employment needs of the town.***



'The Site is within 300m of the M62 Motorway Network where Investment in the existing Infrastructure has already been deployed to satisfy the neighbouring employment land'

EMPLOYMENT LAND SUPPLY IN WARRINGTON

The Warrington submission Local Plan sets a requirement for Employment land within the Borough. This supply is made up of completions, existing commitments and proposed Core Strategy sites and strategic location. SEP together with  Capital, has undertaken an assessment of the proposed sources employment land supply within the Warrington area. This has involved interrogating existing planning permissions, together with the deliverability of the proposed core strategy sites and strategic location and their potential yield.

For the purposes of this assessment, the Warrington urban area comprises that shown on the plan. The conclusions of this assessment are set out in the table included within this document, providing a like by like comparison of potential capacity. ***The final Greenbelt review has concluded there will be a requirement to release 261ha of employment land.*** In this locality 40 acres of land previously earmarked for Employment uses has been absorbed and subsequently approved for additional housing supply evidencing the location as a suitable.

The loss of Employment land at Omega and Linley Mere with the approval of 1100 homes provides further opportunity to provide Employment land in this location.



Employment Land Supply

A Sequential Analysis Study Report is to Be Submitted to the LPA Q1 2017

Sources Of Supply	Planning	Delivered	Core Strategy
Site 1	Under Assessment	Sequential Analysis Study	Under Review
Site 2	Under Assessment	Sequential Analysis Study	Under Review
Site 3	Under Assessment	Sequential Analysis Study	Under Review
Site 4	Under Assessment	Sequential Analysis Study	Under Review
Site 5	Under Assessment	Sequential Analysis Study	Under Review
Site 6	Under Assessment	Sequential Analysis Study	Under Review
Site 7	Under Assessment	Sequential Analysis Study	Under Review
Site 8	Under Assessment	Sequential Analysis Study	Under Review
Site 9	Under Assessment	Sequential Analysis Study	Under Review
Site 10	Under Assessment	Sequential Analysis Study	Under Review
Site 11	Under Assessment	Sequential Analysis Study	Under Review
Site 12	Under Assessment	Sequential Analysis Study	Under Review

“The Junction 8 site sits on the Green Belt Boundary Line and M62 Corridor”



PLANNING POLICY

The site lies within the administrative area of Warrington.

WARRINGTON LOCAL PLAN

The land is subject to the following land use designations on the local plan proposals map

- Green Belt Review and Call for sites
- Policy CS 1 Sustainable Development
- Policy CS 2 Quantity and Distribution of Development
- Policy CS 6 Greenbelt
- Policy CS 8 Omega and Linley Mere
- Policy PV1 Future development proposals will be assessed in existing employment areas
- Policy PV3 Strengthening the Boroughs Workforce
- Policy SN6 Sustaining the Local Economy and Services

NATIONAL PLANNING POLICY FRAMEWORK

The NPPF pre dates adoption of the local plan and represents the starting point for development management purposes in the absence of an NPPF compliant local plan. At the heart of the NPPF is the **presumption in favour of sustainable development**, which should be seen as the golden thread running through both plan making and decision making. Within the NPPF sustainable development is defined as having three dimensions -

- An Economic role with the focus upon building a strong responsive and competitive economy providing sufficient land in the right place at the right time to support growth and innovation.
- A social role supporting the creation of strong vibrant and healthy communities by providing the supply of housing and employment land

SUMMARY OF PLANNING POLICY

Policy CS 2 - Quantity and Distribution

- Up to 277 hectares of land for business, general industrial and storage/distribution uses (principally Use Class B1, B2 , & B8) is available over the period 2006 to 2027, to support growth of the local and sub regional economy.
- The town of Warrington will continue to function as the primary settlement in the borough. The following principles will determine the detailed distribution of development through the Local Plan core Strategy : The general extent of the Greenbelt and the detailed boundaries as indicated on the local plan core strategy policies map will be maintained for as long as can be seen ahead and at least until 2032, within the Green Belt area,development will only be allowed where it is considered to be appropriate in accordance with national policy.
- Major Warehousing and Distribution developments will be located away from areas sensitive to heavy vehicle movements, with direct access to the primary Road Network and where possible access to rail and or the ship canal.

Policy CS 8 - Omega and Lingley Mere

The development of the strategic location has already started. At Lingley Mere the ongoing development site for primarily B1a and B2 uses in accordance with existing consents for B1, B2, & B8 development. Associated strategic transport infrastructure has been implemented.

The whole of the 267ha site on the policies map is identified as a strategic location for economic growth. Phases being developed and those which currently remain undeveloped will contribute to the boroughs future requirement for land for research and development, light industrial, general industrial and storage / distribution uses (Use classes B1b, B1c, B2 and B8) both within and beyond the plan period.

TP Travis Perkins

Junction 8 Proposed Green Belt Release Land Boundary

brakes
Fresh Lubricants

ASDA
PART OF THE WILMART GROUP

Hermes
Always delivery ready

OMEGA SOUTH

OMEGA NORTH

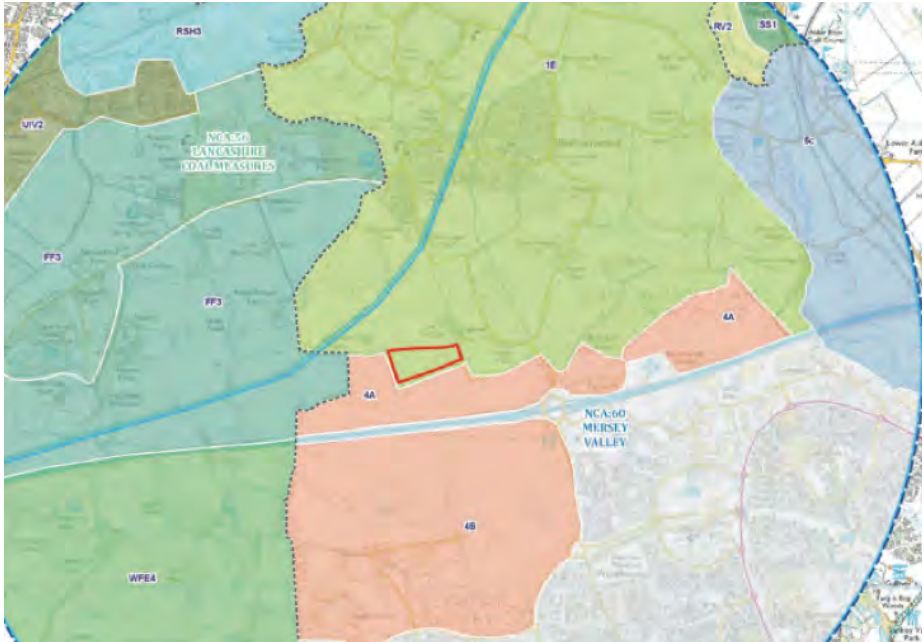
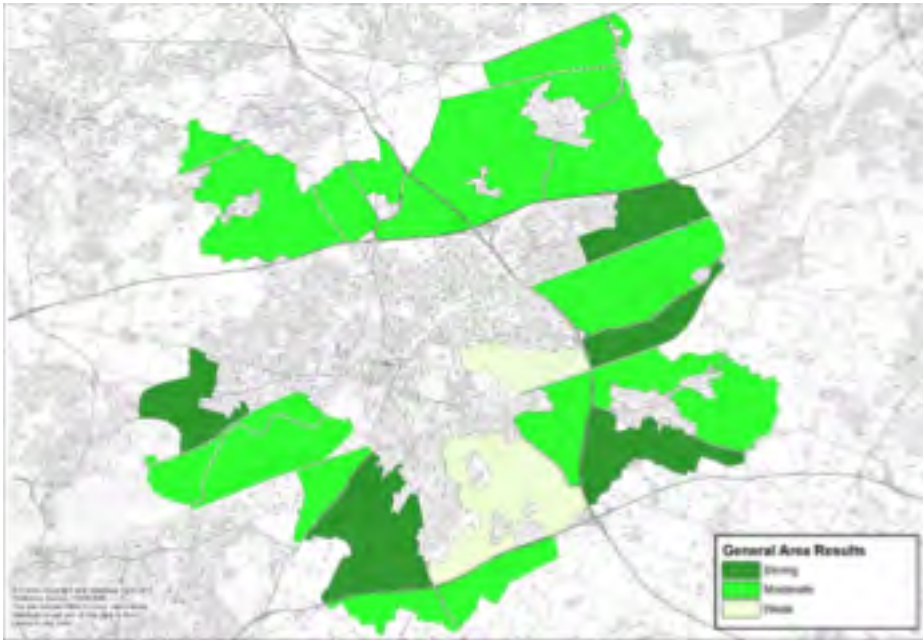


Opportunities and Constraints

To inform the deliverability of the site, initial technical investigations have been undertaken to establish the suitability of the site for an employment led development. These investigation have focused on Heritage, Ecology, Highways and Infrastructure, Landscape and Visual Impact Assessments. The initial headline conclusions of these investigations are summarised through this section.

Green Belt Review Location

The Junction 8 land parcels lie on the boundary of the of the Green Belt neighbored by existing employment land and the M62 corridor. The map shows the area as defined on the Green Belt review map as only being moderately important. The infill characteristics of the land parcel assess the location as being suitable for release due to the low encroachment impact of the specific site in the review plan.



Green Belt Summary Conclusion

- *Low Impact Encroachment Value*
- *Neighbouring Employment Land*
- *Infill characteristics with sloping topography*
- *Existing Boundary Screening*
- *Additional Land boundary ownership to enhance and further mitigate Visual impact*
- *Only considered Moderately important within the Green Belt review*
- *Loss of Employment land locally to supplement additional housing delivery of 1100 homes provides further evidence of locational need*
- *Natural Boundary of the M62 Corridor and Omega development*
- *Strong location with access directly to the M62 within a few hundred metres*

Those parcels which are assessed as making a lower contribution towards Green Belt purposes have the greatest potential to be considered for release, subject to other evidence in the site selection process. Those lower performing parcels have the greatest potential (in purely Green Belt terms) to 'top up' non-Green Belt sites in locations where demand is demonstrated as exceeding the supply of non-Green Belt sites.

Higher performing Green Belt parcels can also be considered for release albeit a greater case will need to be made for exceptional circumstances which outweigh the benefits of a potential site remaining in the Green Belt. Therefore the outcomes from the assessment do not rule out the possibility of certain parcels being released, the justification and accompanying evidence required would be greater in such circumstances. Thus in the first instance it will be necessary to ascertain the Council's housing and employment land requirements.

The sites natural infill characteristics offer a low impact loss on the Green Belt



Ecology

To establish the potential ecological value of the Site a Phase 1 Habitat Survey has been undertaken, this has identified any potential ecological constraints and opportunities presented by the Site -

- The site predominately offers species poor semi improved Grassland.
- No species of conservation interest were recorded within the proposed site
- Arable Land bordering semi natural habitats such as mixed woodland and hedgerows which will remain
- Invertebrate Species , no species of conservation interest were returned
- No terrestrial invertebrates of conservation interest were encountered during the site visit
- Reptiles or Amphibians No records were returned from bio bank during the desk study
- Amphibians and Reptiles were encountered during the site survey
- Habitats within the proposed site and adjacent land provide potential nesting habitat for a number of bird species within hedgerows and mixed woodland.
- Birds encountered during the site survey included woodpigeon *Columba palumbus*, dunnock, robin *Erithacus rubecula*, blackbird *Turdus merula*, magpie *Pica pica*, carrion crow *Corvus corone* and chaffinch *Fringilla coelebs*.
- Badger, No evidence of badger activity was identified during the site survey in the form setts, latrines, paths, footprints or pushes through hedgerows.
- Bats, No roost records were returned. The mixed woodland to the south of the proposed site was considered to offer very limited roosting opportunities for bats
- Water Vole, No suitable habitat was present within the proposed site or within adjacent land for water vole and therefore no activity was identified during the site survey.
- Habitats within the proposed site are considered suitable to provide opportunities for other mammal species such as fox *Vulpes vulpes*, brown hare *Lepus europaeus* (UKBAP), rabbit *Lepus curpaeus*, stoat *Mustela erminea*, weasel *Mustela nivalis*, hedgehog *Erinaceus europaeus* (UKBAP) and a number of small mammals.

Summary of Ecology

Overall the initial Phase 1 Habitat Survey has identified that there are no significant ecological constraints which would preclude the development of the site with the ability to enhance and implement ecological improvements across the site at the detailed design stage

Site Enhancement

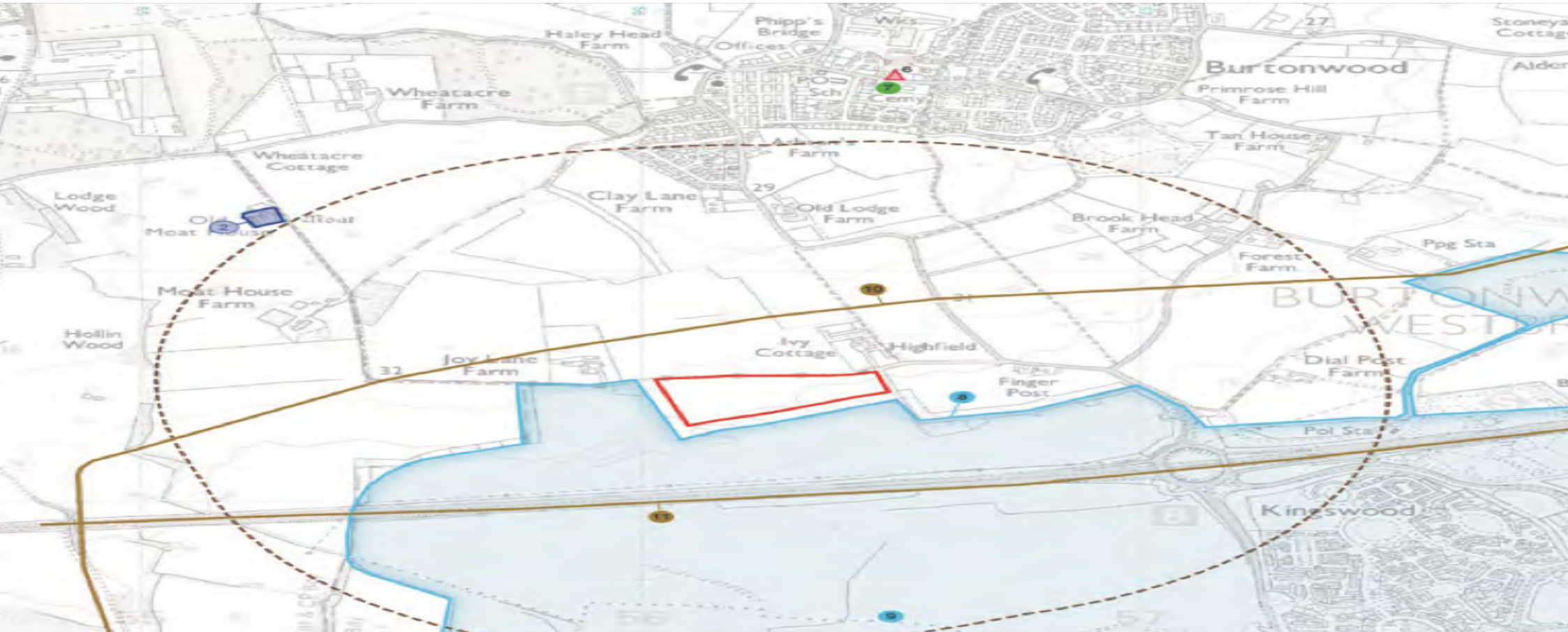
The hedgerow should be retained and infilled where possible. Where practical, bird and bat boxes should be erected on trees within the hedgerows to the north of the proposed site and within the mixed woodland to the bordering the proposed site to increase opportunities for nesting/roosting. To offset the small-scale habitat losses associated with the proposed development and to provide a net gain for biodiversity, species-rich grassland margins could be created around the internal perimeter of the proposed development. This would benefit a range of ecological receptors including invertebrates, amphibians and reptiles, small mammals, nesting and foraging birds, foraging bats, brown hare and hedgehogs, if present.

The Heritage Assessment

Summary Conclusions

On the basis of this appraisal, it is considered that there are no overriding heritage constraints to development within the site, and that the development would not be contrary to national or local planning policy.

Initial Studies and Investigations have been undertaken in relation to the accessibility of the site and the existing service provision to support the development on the site these investigations have established the following



Highways and Accessibility

A transport appraisal has been undertaken informed by Cole Easdon Consultants. This has identified the site having excellent Motorway access within close proximity to the development site. From leaving the motorway at junction 8 of the M62 the site lies within 300m of the roundabout along Burtonwood Road.

This has Identified two locations along Burtonwood Road whereby a roundabout or highway access improvements can be established to service the site.

- Between Tan House Lane and Burtonwood Road (Option A)
- Between Clay Lane and the end of Burtonwood Road at the junction of Joy Lane (Option B)

Each of these access arrangements would be fully tested at the detailed design stage as part of a comprehensive Transport Assessment (including a full capacity study)

Service Infrastructure

Consultation has been undertaken and assessed with key utility providers to establish the location and constraints of existing utilities within and adjacent to the site. The network has capacity available in close proximity to the land as defined on the DNO Network study plan.

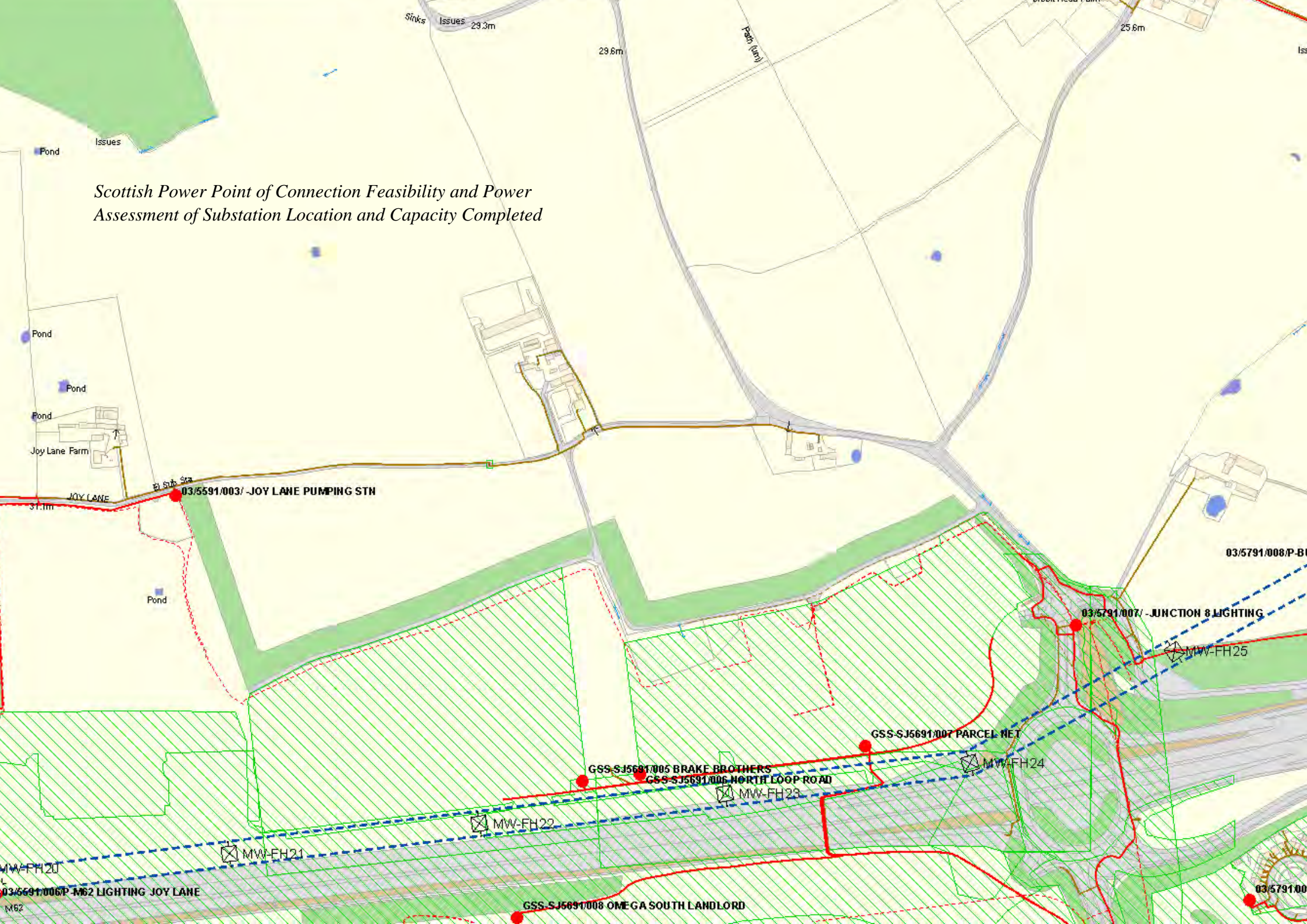
DNO Network Capacity Study

Consultation has taken place with Scottish Power in order to assess the capacity available with the area, the results of those studies indicate sufficient power is available on the existing infrastructure which would enable such a development to be connected via the 11Kv or 33Kv network.

Drainage and Sewers

A number of existing drains and mains sewers are in close proximity to the site but there are no constraints traversing the site.

Scottish Power Point of Connection Feasibility and Power Assessment of Substation Location and Capacity Completed



Summary of Highways and Accessibility

Overall, initial investigations have demonstrated the potential to achieve a suitable and safe vehicular access on one or more from Burtonwood Road which can be accommodated on the existing highway network where the cumulative impacts of development would not be severe, and can be accommodated by the existing improvements already in place.

Summary of Service Infrastructure

There are no service constraints which would preclude the development of the site



Landscape and Visual Character Assessment

The character of the Undulating Enclosed Farmland is one of medium scale mixed farmland, with topography rising to the north. The site itself is located on topography which is generally flat. The character appears different from the rest of the character area, with robust linear bands of tree planting to the south and east associated with the commercial buildings beyond.

The perceived character of much of the area in which the site is located is strongly influenced by the more commercial, industrialised area to the south and south west.

Mitigation Options

By suggesting landscape mitigation measures it does not follow that the proposals have an unacceptable adverse effect on the landscape character or visual amenity of the area but rather the presence of further development within this setting would benefit from considered landscape works. The purpose of landscape mitigation for these proposals at this location are primarily two-fold;

- To reduce adverse visual and landscape effects identified through the wider Landscape Appraisal process; and
- To enhance the character of the proposals and assist in their assimilation into the wider landscape scene.
- Reinforcement of existing hedges and field boundaries with hedge planting gap filling and scattered hedgerow tree planting;
- Further tree planting along some additional field edges.

'This landscape and visual appraisal study has been prepared alongside the design of the proposed employment layout. The layout of the development has been modified during the process and basic landscape proposals have been considered. The placement of these features is designed to provide enhanced screening and softening of the proposed development and to maximise its integration into the setting. They have also been targeted so as to be most beneficial in relation to the ecology improvement and wider area screening so to reduce any impact of perceived encroachment or the settlement boundary'



Landscape Visual Aspect from M62 Junction 8 - The land parcel is set behind the existing screened boundary tree line



Summary of Landscape

The local landscape setting is characterised as Enclosed Undulating Farmland, with Industrial / Commercial Areas to the South.

There are no notable landscape or heritage designations nearby or otherwise likely to be affected by the proposals. The site is located within the Green Belt, and although this is not a strictly landscape designation, views to the site of the proposed development were found to be restricted to locations within 1km distance.

'The undulating topography and intervening vegetation (field boundary hedgerows and linear woodland blocks throughout the area) would typically restrict views of the proposed development, particularly towards and beyond the settlement of Burtonwood.'



Concept Master Plan

The site is largely unconstrained and represents a suitable opportunity for incremental and sustainable employment growth within the Warrington Local Plan. The natural sloping topography away from the view of any surrounding adjoining settlements are beneficial, the site is well contained by a built form and major infrastructure forming permanent and defensible boundaries. The opportunity to create an embedded employment extension enhanced by the absence of any insurmountable constraints to the delivery of the site. Nevertheless, the site is not without some features of value that the overarching design principles and resulting master plan need to have regard.

The Design Approach

The concept master plan has utilised the defensible boundaries together with an appropriate response to key characteristics of the of the surrounding urban structure, to create a locally distinctive development which is both deliverable in the short term and on a phased basis over the plan period. The following design concepts have shaped the master plan.

Development Area

Two development areas are proposed within the boundary which respond to site levels which provide natural defined boundaries allowing for the site to blend into the character of the area and joining employment buildings. The main spine road through the site lies along the site boundary which is well screened providing a route in and out of the site that is defended by the screened and mature tree line planted 15 years ago. The route provides a natural acoustic barrier through the site.

The boundary to the North of the site will provide additional landscaping and form a well planted screen between itself and the adjoining road network. A series of open green spaces will provide green corridors replicating open Swales whilst forming existing drainage patterns and alternative attractive ecological areas. The buildings will be screened by a series of well landscaped planting whilst open spaces will be formed into ponds for drainage and additional wildlife settlements in the future.

A series of 4 open ponds will create a natural division between the built form softening the surrounding buildings and parking areas. The two master plan option will provide a series of buildings which will follow the sloping topography dropping and blending into the existing screened boundary.

Concept Master Plan Option 1



Concept Master Plan Option 2



'The subject site is well screened to the Northern Boundary, with additional mitigation planting proposed to the Southern Boundary, the site will integrate well in the local contextual setting without severely affecting the open character or Adjoining Green Belt land'



Development Potential

The site offers the potential to create a high quality employment scheme in a well located employment zone situated at junction 8 of the M62 corridor. The site can be **delivered** using sustainable principles to integrate interrelated built and natural elements to create a strategic site, which will contribute to the overall employment requirements in the borough.

Land Use

It is considered the dominant use will be employment utilising the location, and the occupier demand within an area that is well established for employment uses. The adjoining motorway network and close proximity to Omega is a proven location, which can capitalise upon the existing infrastructure already in place.

Access

The site will be accessed from Junction 8 of the M62, travelling 300m along Burtonwood road, the site can be found on the left. To facilitate this growth a safe vehicular access point can be implemented creating a new roundabout onto the site. A number of access points can be delivered along Burtonwood Road. The concept master plan has considered highway improvements including the optimum location for site access. An additional report will consider separate access points on Wrights lane or Joy Lane at the detailed design stages.

Development Team

The development team, have a considerable track record in the delivery of mixed use projects. ✓ Capital have **£335M** of assets under management, the planned investment at the proposed site will see a further investment of £45M alongside an institutional partner with a long track record in Employment Investment. ✓ Capital have a selection of occupiers under negotiation for the accommodation at the subject site, if it were to be released for future development it is the intent to deliver the site within a 5 year period

MCLAREN Construction are the preferred development contractor partner who has a considerable track record throughout the UK and having delivered sites locally are well placed to deliver the project within the first 5 years of the local development plan. **Mclaren** also delivered the ASDA distribution facility on the adjoining OMEGA development and are considered one of the leading employment development contractors in the UK.

*“The site is **deliverable** in the short term without constraint by a **credible** development team and is financially **viable**”*



Deliverability Assessment

It is a requirement of the local planning authorities in accordance with paragraph 47 of the NPPF to identify a supply of specific deliverable sites sufficient to provide 20 years worth of housing and employment land against their objectively assessed needs. Accordingly it is important that those strategic sites to be allocated in the local development plan are deliverable and have the potential to commence development within the first five years of the plan period and beyond. This is a key requirement of paragraph 173 of the NPPF and when considering the overall soundness of the local plan.

Footnote 11 of the NPPF defines **'deliverable'** site as –

*“ To be considered **deliverable**, sites should be **available** now, offer a **suitable** location for development now, and be **achievable** with a realistic prospect that Employment will be delivered on the site within five years and in particular that the development of the site is **viable**”*

SUMMARY OF DELIVERABILITY ASSESSMENT

Overall, the site is **'deliverable'** over the plan period and beyond and has the potential to make a significant contribution towards meeting the objectively assessed employment needs of the Borough.

- *This site will help to 'boost significantly the supply of Employment' within Warrington.*
- *Development on the site could commence in the next five years following allocation of the site as a Strategic Site in Warrington.*
- *The site has the potential to be phased to ensure a continuous supply of employment over the course of the plan and beyond.*

*In respect of the guidance contained within the NPPF the site represents a **"Deliverable"** site as it is **Available** now, and there is a reasonable prospect that employment land can be delivered on the site within the next five years.*



The Case For Land at 'Burtonwood Road' Junction 8

This promotional document has undertaken a detailed assessment of the site and its development potential. In doing so, it has been demonstrated that there are sound planning reasons for the site to be **allocated as a strategic site** in the *Warrington local plan*. There is a clear and accepted need for Green Belt release within the Warrington region to fulfill its role as a principal town for housing and economic growth within the borough. The local plan has found the need to release land from the Green Belt in order to satisfy the future development needs over the next 20 years. Consequently, there is the need to release alternative Green Belt land around the Warrington area in order for the local plan to be delivered and meet its defined target over the period.

*The land on Burtonwood Road represents the **Best available, suitable and sustainable** site to be released from the Green Belt around Warrington having the following benefits which it would derive:*

Economic

As a principal town Warrington is a focus for growth in the new local plan. To maintain the economic competitiveness of the town, it is fundamental that sufficient new employment land is released in order for growth and investment to occur during the plan period. Green Belt sites will need to be released in order to achieve the level of employment required in the town. The site by virtue of its location and largely unconstrained nature, is the best available Green Belt Opportunity for employment growth in Warrington.

Social

The site has the potential to deliver a high quality employment environment delivering a mix of units up to 500,000 sqft. This will make a valuable contribution towards meeting the full objectively assessed needs of the borough up to 2030 creating a strong, vibrant and an economically healthy community. The site provides the opportunity to deliver new employment land within the region serving as a logical extension within the M62 corridor, providing for the efficient use of the land whilst maintaining strong landscape buffers along Burtonwood Road and Joy Lane.

The site is available now and V Capital is proposing to bring the site forward immediately for development. The site would be well integrated with its built environment, in particular existing Employment development adjoining the boundary of Wrights Lane and the entire Southern and Western Boundary and would not give cause to any adverse impacts on amenity. The site benefits from excellent access to local bus services in turn providing access to employment opportunities, shops, services, health and education within the surrounding town and further beyond with rail connections to Manchester and Liverpool.

Environmental

The site occupies an inherently sustainable location for development, benefitting from its location on Burtonwood Road, which would serve as the primary vehicular route into the site. The site has the option of highway improvement into the site via the implementation of a new roundabout off Burtonwood Road, which will not have a severe impact on the local highway network.

The site is well contained by strong and defensible boundaries and does not make a major contribution to the Green Belt, it makes a medium to low contribution which will be reinforced upon the implementation of the recommended landscape design principles. The plan making process provides the opportunity to alter the Green belt boundaries in this location and remove the site from the Green Belt. The development of the site based upon the concept master plan and phasing strategy, would not result in the merging of the surrounding villages. The concept master plan for the site has taken full account of the local landscape and natural falling topography.

The concept master plan has retained existing landscape features including the implementation of new ecological strategies across the site, as well as opening new ponds and public open spaces, as well as the retention of mature trees and hedgerows, to provide an attractive and desirable place to work, which would be strengthened, through the implementation of new soft landscaping at the edge of and within the site.

Conclusion

This promotional document has demonstrated the site is relatively **unconstrained** and **deliverable in the short term** with the whole site having the potential to come forward in the **next five years** and beyond. In doing so, it will make a valuable contribution to Warrington Employment land needs during the plan period, V Capital has major concerns over the deliverability of a number of proposed local plan strategy sites and their contribution to the required employment land supply in the Warrington area.

*The site is **available now**, offers a **suitable location** for **development now**, is **achievable** with the potential for employment to be **delivered** on the site within five years and is **viable**.*

*Accordingly for the reasons set out in the promotional document, V Capital request that the land at Burtonwood Road be **allocated as a strategic site** in the Warrington local plan.*

Junction 8 - Surrounding Site Context Omega

