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'Call for Sites'

Warrington Borough Council Local Plan Review

Call for Sites Registration Form

October 2016

Submitted 05 December 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**

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



Paul Butler Associates

Planning, Development & Heritage Consultants

05 December 2016

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

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Sent by email 05 December 2016

Dear Sir / Madam

Call for Sites Nomination and Local Plan combined response: Land north of Longbutt Lane, Lymm

I am writing on behalf of my client FH Cookson & Sons to nominate a site as part of the Local Plan Review Call for Sites exercise. This letter accompanies the completed 'Call for Sites Registration Form' dated 05 December 2016 and a Site Location Plan (Appendix A).

The nomination relates to the site north of Longbutt Lane (*grid ref Easting: 369231 Northing: 386998*) which is identified by the submitted Site Location Plan. The site is approximately 10 hectares in size and as part of this nomination, on behalf of my client FH Cookson & Sons, we suggest that the site could be used for new housing development. There are no significant constraints or designations affecting the future development of the site for residential use and it is considered that such a development would be achievable within 0-5 years.

The remainder of this letter examines the following to support our client's submission:

- The suitability of the site for removal from the green belt providing an assessment of the site and its performance against the five purposes of the green belt set out in paragraph 80 of the NPPF;
- An assessment of the site's performance against the sustainability appraisal objectives adopted by the Council as part of the Spatial Distribution and Site Assessment Process; and
- The deliverability of the site in the context of paragraph 47 of the National Planning Policy Framework.

Green Belt Removal

Warrington Borough Council (WBC) appointed ARUP Consultants to provide a review of green belt boundaries (Green Belt Assessment October 2016). Whilst the overall methodology and approach of the green belt review would appear to be in accordance with best practice, the area based and site specific conclusions reached in the assessment, which are based on professional judgement, do not in all cases, in our professional opinion adequately reflect the contribution of certain sites in green belt terms. This is explored further below.

Our clients interest at land to the north of Longbutt Lane is included in General Area 7 and specifically parcel LY19.

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General Area Results and Parcel Identification

The identification of the general area parcels within the report is considered inadequate. The area of Lymm and Rush Green should be subdivided into further parcels in order to reflect recognisable and permanent boundaries. Parcel 7 for instance covers an area between Lymm and Rush Green which is divided by the Bridgewater Canal. It is submitted that this is a permanent and distinguishable boundary which separates two distinctly different areas.

Similarly, Parcel 8 extends from the south eastern edge of Lymm west towards the M6 with the A56 as the northern boundary. This area is vast and is divided by the local wildlife site of Lymm Damm which runs north – south from the centre of Lymm. This is a permanent and recognisable feature within the landscape. The land east of the wildlife site displays greater attachment to Lymm and is not appreciated as part of the same parcel as land to the east towards the M6.

The process of parcel identification is therefore not considered to be an appropriate basis for analysis and therefore undermines the subsequent assessment from the outset.

Performance of Parcel LY19 against green belt purposes

The Green Belt Assessment at Appendix G examines the contribution of smaller parcels of land against the five purposes of including land within the green belt. Parcel LY19 is identified within this assessment as having a strong contribution.

We have reviewed this assessment and provide our own judgement below. Firstly we consider that this parcel boundary should be updated to reflect the call for sites submission which promotes the southern part of this land only. Please see attached location plan at Appendix A. Straight away it is evident that this new parcel is joined to surrounding built form on its western, southern and eastern boundaries. We have provided a revised assessment of this parcel in Appendix B, this concludes that the parcel makes a weak contribution to the purposes of including land within the green belt as defined by the NPPF.

The assessment highlights that the surrounding built form results in the parcel having a limited degree of openness. The settlement of Lymm adjoins the parcel to the south and west and the built form of Lymm High School and residential properties on Oughtrington Lane adjoins to the east. It is submitted that development within this parcel would effectively amount to infill development with negligible impact on the character and openness of the wider green belt. The masterplanning and design process would also allow for the durability of the northern boundary to be strengthened through the provision (for example) of a public footpath to complement the existing PROW and new tree and hedgerow planting.

As will be explored further in the following section, the location of the site adjacent to an existing High School and within 100 metres (on the north western boundary) of Ravenbank Primary School offers a highly accessible location for new development. This accessibility could be enhanced by the provision of a footpath on the northern boundary to strengthen connections with the existing settlement, linking through to Sutch Lane.

Performance of the Site against Sustainability Appraisal Objectives

The Local Plan Scope and Content consultation establishes that the removal of land from the green belt will be required in order for the Council to deliver their objectively assessed housing requirement. Appendix 2 of the consultation document sets out WBC's site selection methodology. The green belt assessment is one part of this process, potential development sites will also need to be considered in terms of their performance against certain Sustainability Appraisal / Strategic Environmental Assessment objectives. These objectives are outlined in the SA Scoping Report which forms part of the consultation evidence base. The Scoping Report at Appendix A provides a draft Site Appraisal Framework which the Council will use to consider the site's performance against key sustainability indicators.

Utilising this site appraisal framework, we provide an assessment of the site's performance against these key indicators. This is included at Appendix C to this letter.

The appraisal demonstrates that the site offers a sustainable and highly accessible location for new housing development. The site occupies a unique position between Lymm High School and Ravenbank Primary School, furthermore the site is approximately 1000metres from the centre of Lymm and benefits from good access to public transport infrastructure.

Where the appraisal identifies potential environmental effects it is considered that these can be mitigated as part of the design process and are not considered to be significant in terms of their magnitude. Our client would be happy to work with the Council and undertake further assessment work in relation to certain environmental issues if this is of assistance to the Council as part of the plan making process. Our client also recognises the valuable role this site could play in supporting local school expansion alongside new, much needed residential development and would be willing to discuss such a development option further with the Council.

Delivery

The National Planning Policy Framework requires that to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable (*NPPF para 47, footnote 11*).

As evidenced in this submission, the site is available now offering a suitable location for new development. The site is considered to be a viable and realistic proposition that will make a significant contribution to housing delivery over the plan period. There are also no known constraints that would affect delivery of housing commencing on site within 5 years.

Summary

In order for WBC to meet its objectively assessed housing need it is evident that sites will need to be removed from the green belt. The site at Longbutt Lane offers an attractive site for green belt removal due to its containment by built form on the west, south and east. Development here would amount to infill development rounding off the settlement of Lymm. The site is also highly sustainable and accessible and will allow direct access on foot for new residents to local schools and the town centre. Should the expansion of the primary school be desirable on our clients land

alongside new residential development, this would be an option that our client would be open to considering further as part of the plan making process. It is our view that such an arrangement would amount to very special circumstances to support green belt release.

We trust that our comments will be taken on board during the site assessment process for the preferred options stage of the Local Plan. We would be happy to discuss the delivery of the site further with the Council if this is of assistance.

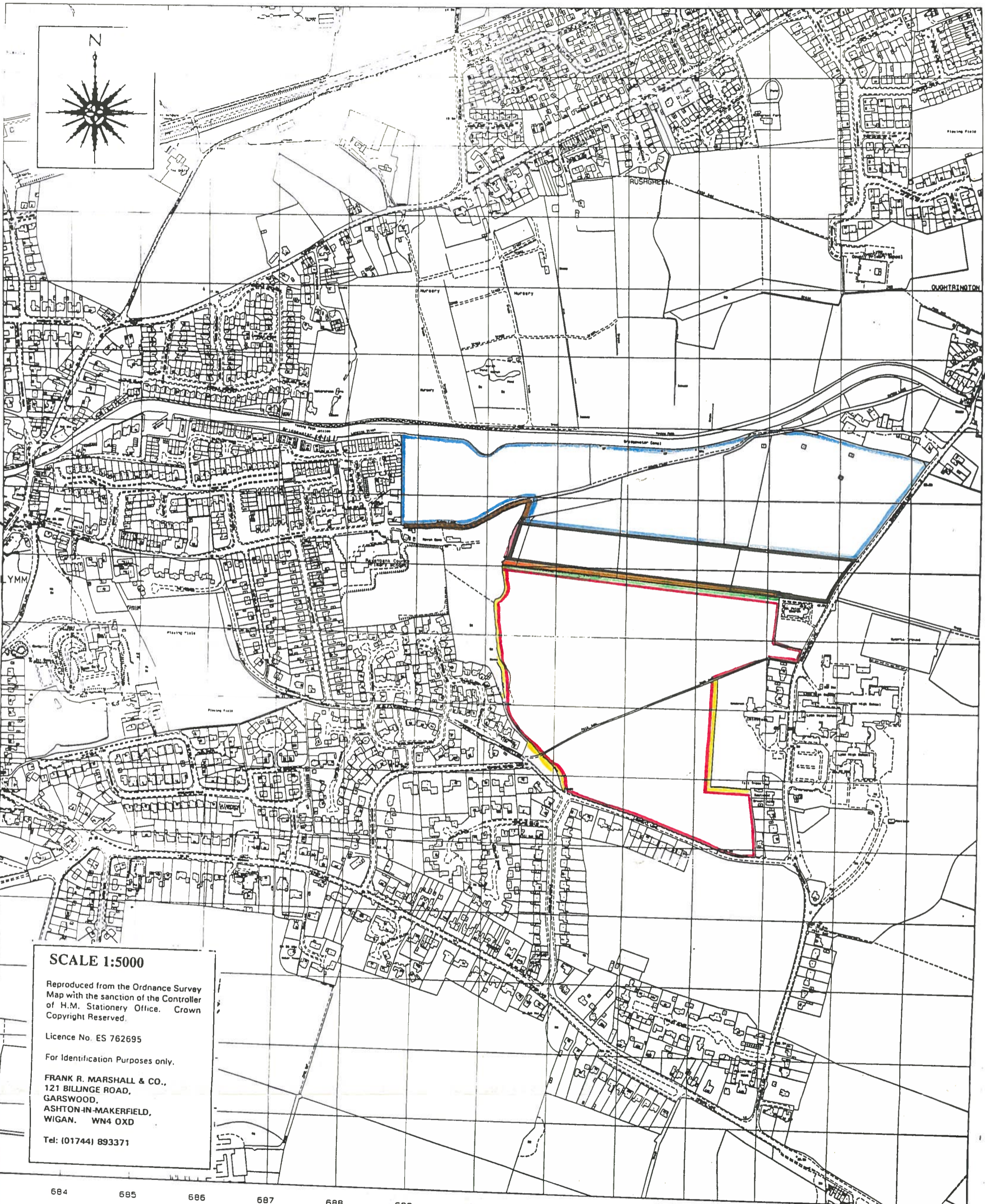
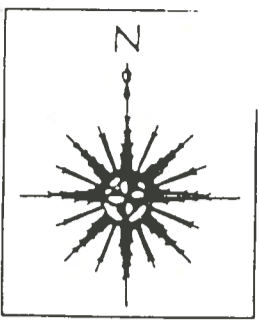
Yours faithfully



Julian Austin BSc (Hons) MPLAN MRTPI
Senior Planner

Appendix A: Land north of Longbutt Lane: Site Location Plan

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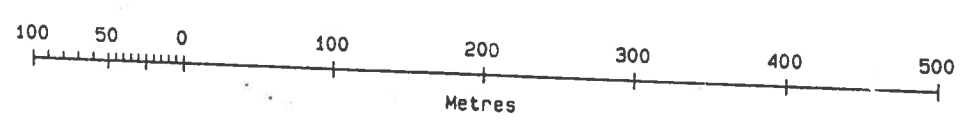
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Appendix B: Land north of Longbutt Lane: Green Belt Assessment

Revised LY19 Parcel Assessment

Ref	Purpose 1: to check the unrestricted sprawl of large built up areas	Purpose 2: to prevent neighbouring towns merging into one another.	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
LY19 (revised)	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The parcel does not contribute to preventing towns from merging.	Weak contribution: The parcel is connected to the settlement on its southern and western boundaries. The parcel is connected to built form on its eastern boundaries (in addition to the southern and western boundaries). The parcel is therefore relatively contained. Development in this parcel would help ‘round off’ the settlement. It is considered that the parcel has a limited/ weak degree of openness – whereby the removal of the parcel from the green belt would not impact upon the overall openness of the green belt.	No contribution: Lymm is a historic town however the parcel is not within 250 metre of its Conservation Area. The parcel does not cross an important viewpoint of the Parish Council.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	The parcel makes a weak contribution to one purpose, a moderate contribution to one and no contribution to three. Development within this parcel would effectively be infill development which would be well contained by the existing landscape.	Weak contribution

Appendix C: Land north of Longbutt Lane: SA Objectives Appraisal

Land north of Longbutt Lane, Lymm:SA Site Appraisal Framework

The appraisal utilising the following desk top data sources: Magic map; EA flood maps and ground water protection maps; Historic England list, Warrington Borough Council SA Scoping Reports (figure 3.6, 3.7, 3.9, 3.11).

A neutral effect option has been introduced into the assessment in order to realise the role that mitigation can play in the assessment process.

SA Objectives	Criteria	Likely Effect (Significant Positive / Positive / Neutral/ Negative / Significant Negative)	Comments
Economy and Regeneration			
Strengthen the local economy and ensure sustainable economic growth	EC1: Would site development lead to the loss of employment land?	Positive	The site is not allocated for employment use at present.
	EC2: Distance to Principal Road Network by vehicle	Significant Positive	The site is less than 1 mile from the principal road network.
Reduce poverty, deprivation and social exclusion and secure economic inclusion	EC3: How close is the site to key employment sites?	Positive	Significant employment opportunities within 1.2km – 3km from the site.
Health and Wellbeing			
Enable groups to contribute to decision making and encourage a sense of community identity and welfare.	HW2: Is the area supported by community facilities? (<i>Village halls, places of worship, community centre</i>)	Positive	Community facilities can be found adjacent to the site (place of worship, schools). Facilities within Lymm town centre are also within 1200m.
Provide, protect or enhance leisure opportunities, recreation facilities, green infrastructure and access to the countryside.	HW3: Access to local natural green space (ANGST). To what extent do the sites meet the following ANGST standards? 1. Natural greenspace at least 2 hectares in size, no more than 300 metres from home. 2. At least one accessible 20 hectare greenspace site within two kilometre of home.	Positive	Standard met. Natural greenspace at Spud Wood is within 300 metres. Lymm Damm is slightly further (400 metre approx).
	HW4: Access to formal play	Significant positive	Site will be capable of supporting the provision of onsite facilities.

SA Objectives	Criteria	Likely Effect (Significant Positive / Positive / Neutral/ Negative / Significant Negative)	Comments
Accessibility			
Reduce the need to travel, especially by car, improve choice and the use of more sustainable modes. Protect and enhance accessibility for all the essential services and facilities.	ACC1: How accessible is the site to the nearest primary school on foot?	Significant positive	Site is within 400metres of Ravenbank Community Primary School. Opportunities exist to increase connectivity to this school.
	ACC2: How accessible is the site to the nearest secondary school?	Significant positive	Lymm High School is adjacent to the site to the east.
	ACC3: How well served is the site by a bus service?	Significant positive	Regular bus services frequent the A56 which is less than 400 metres from the site.
	ACC4: How accessible is the site to the nearest train station?	Significant negative	Nearest train stations are over 5 km from the site however the excellent accessibility of the site to local education facilities, bus services and services and facilities within Lymm town centre compensates for this likely effect.
	ACC5: What is the overall distance to a GP service or health centre?	Significant positive	The Brookfield Surgery is approximately 1100 metres from the site. Connectivity to the town centre could also be increased as part of the proposals this would be informed by an accessibility audit.
Ensure access to good quality, sustainable affordable housing.	HO1: To what extent will development help to meet housing needs? <i>Deliverability and scale</i>	Significant positive	Site is available for development within the next 5 years.
Natural Resources			
Ensure the sustainable and prudent use and management of natural resources including the promotion of natural resources including the promotion of sustainable drainage and water conservation.	NR1: What are the potential impacts on air quality?	Positive	The development is more than 1km from the AQMA associated with the M6.
	NR2: Could development of the site lead to the remediation of land potentially affected by contamination?	Significant positive	Whilst residential use would comprise a sensitive end use. The site is not thought to be contaminated given the limited historic use of the site, any contaminants present on site could be successfully mitigated through a remediation scheme.
	NR3: Would allocation of the site result in the loss of High Quality Agricultural Land?	Positive	Site contains less than 10 hectares of agricultural land 1-3.

SA Objectives	Criteria	Likely Effect (Significant Positive / Positive / Neutral/ Negative / Significant Negative)	Comments
Protect, manage and improve local environmental quality including land, air and controlled waters and reduce the risk of flooding.	NR4: Does the site fall within a Groundwater Source Protection Zone, as identified by the environment agency?	Neutral	The site falls within the zone 3 catchment area. Whilst the appraisal indicators state this to be a negative effect this is in fact neutral. Protection measures can be incorporated into the scheme design to control surface water runoff into the ground. PBA have experience of this type of mitigation in other schemes.
	NR5: Is the site (or part of) within an identified flood zone?	Positive	Site is within flood zone 1.
	RU3: Is there potential for safeguarded or identified mineral reserves to be sterilised?	Positive	No effects anticipated - the site is not known to be within an identified area.
Built and natural heritage			
Protect and enhance places and buildings of historic cultural and archaeological value.	BNH1: Proximity to designated heritage assets: <i>Conservation Areas</i> <i>Nationally listed buildings</i> <i>Scheduled Ancient Monuments</i> <i>Registered Park or Garden</i>	Neutral	There are three grade II listed buildings associated with the church and school, east of the site. A qualitative assessment such as a heritage statement will be submitted with any planning application submitted for the site. Identification and consideration of heritage issues from the outset of the masterplanning process in tandem with early and effective consultation with statutory and non-statutory bodies will ensure that no material harm to designated heritage assets will arise from development of the site.
	BNH2: Effects upon the significance and setting of heritage assets / the historic environment	Neutral	Through a sensitive design and materplanning process which considers the impact on heritage assets from the outset it is considered that the historic environment is unlikely to change from its baseline position.
Protect and improve the quality and character of places, landscapes, townscapes, and wider countryside whilst maintaining and strengthening local distinctiveness and sense of place.	BNH4: Capacity of the landscape to accommodate development, while respecting its character	Positive	Medium capacity. To be confirmed through landscape character assessment.

SA Objectives	Criteria	Likely Effect (Significant Positive / Positive / Neutral/ Negative / Significant Negative)	Comments
Biodiversity and Geodiversity			
Protect and enhance biodiversity and geodiversity	BG1: Could allocation of the site have a potential impact on a European Site SSSI, SPA or SAC	Positive	Outside catchment areas.
	BG1: Could allocation of the site have a potential impact on a SSSI	Positive	Over 400 metres from a SSSI.
	BG2: Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species have been recorded).	Positive	Sufficient distance from designated sites. Phase 1 Extended Habitat Survey will inform masterplanning process and process of mitigation / offsetting (where relevant).
	BG3: What is the potential impact on TPOs.	Positive	Minimal amount of trees within site, higher quality trees will be retained where possible. Significant new tree planting would be included within the scheme design.
Climate change and resource use			
Minimise waste and maximise reuse, recovery and recycling	RU1: Would allocation of the site result in the use of previously developed land?	Neutral	Site is predominantly greenfield. The objectively assessed need for Warrington states that the release of greenfield land will be necessary in order for Warrington to deliver the levels of housing required.
	RU2: Is there good access to a Household Waste Recycling Centre (HWRC)?	Positive	Woolston Recycling Centre and Stockton Heath Recycling Centre are both less than 10km from the site.