

<i>For Office Use Only</i>	
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Site Ref:	
SHLAA Site Ref:	

'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		Mr. & Mrs. Horn	Murray Graham
Position			Director
Organisation			Urban Roots
Address			Sedan House
			Stanley Place
		Town	Chester
		Postcode	CH1 2LU
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		Land adjacent to Cherry Lane Farm	
Address		Cherry Lane	
		Town	Lymm
		Postcode	WA13 0NU
Ordnance Survey Grid Reference		Easting : 367586	Northing : 386632
Site area (hectares)			
Net developable area (hectares)			
What is your interest in the site? (please tick one)	Owner	<input checked="" type="checkbox"/>	Lessee <input type="checkbox"/>
	Prospective Purchaser	<input type="checkbox"/>	Neighbour <input type="checkbox"/>
	Other	<input type="checkbox"/>	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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alternative future use(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential Capacity	houses: 2/3	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 <input checked="" type="checkbox"/>	No <input type="checkbox"/>	

(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	[REDACTED]		
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Don't know	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Are there any Restrictive Covenants & Ransom Strips affecting the site?	No
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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	<input checked="" type="checkbox"/>	
Site under option to a developer	<input type="checkbox"/>	
Enquiries received	<input checked="" type="checkbox"/>	
Site is being marketed	<input type="checkbox"/>	
None	<input type="checkbox"/>	
Not known	<input type="checkbox"/>	

(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)	The site is currently waste land and has not been in agricultural use since 1976		
Neighbouring Uses	Residential		
If vacant	Previous use(s)	Agriculture	
	Date last used	1976	

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	100	%
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If there are buildings on the site, please answer the following questions:

How many buildings are there on the site?	00	buildings
What proportion of the buildings are currently in use?	% in use: 0	%
	% derelict:	%
	% vacant:	%
Are any existing buildings on the site proposed to be converted?	No	

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)?	100	% (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	NO			<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Land stability	NO			<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Mains water supply	YES			<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Mains sewerage	YES			<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Drainage, flood risk	NO			<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Tree Preservation Orders	NO			<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Electricity supply	YES			<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Gas supply	YES			<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Telecommunications	YES			<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Highways	YES			<input type="checkbox"/>	<input checked="" type="checkbox"/>
k) Ownership, leases etc.	NO			<input type="checkbox"/>	<input checked="" type="checkbox"/>
l) Ransom strips, covenants	NO			<input type="checkbox"/>	<input checked="" type="checkbox"/>
m) Other (Please provide details)	NO			<input type="checkbox"/>	<input checked="" type="checkbox"/>

(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.

Please see atthd 1:1250 Plan and accompanying letter.

**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.

**KEVIN HARRINGTON
ARCHITECT**

Church Farm Sealand Road Chester CH1 6BS

PROJECT
CHERRY LANE INFILL

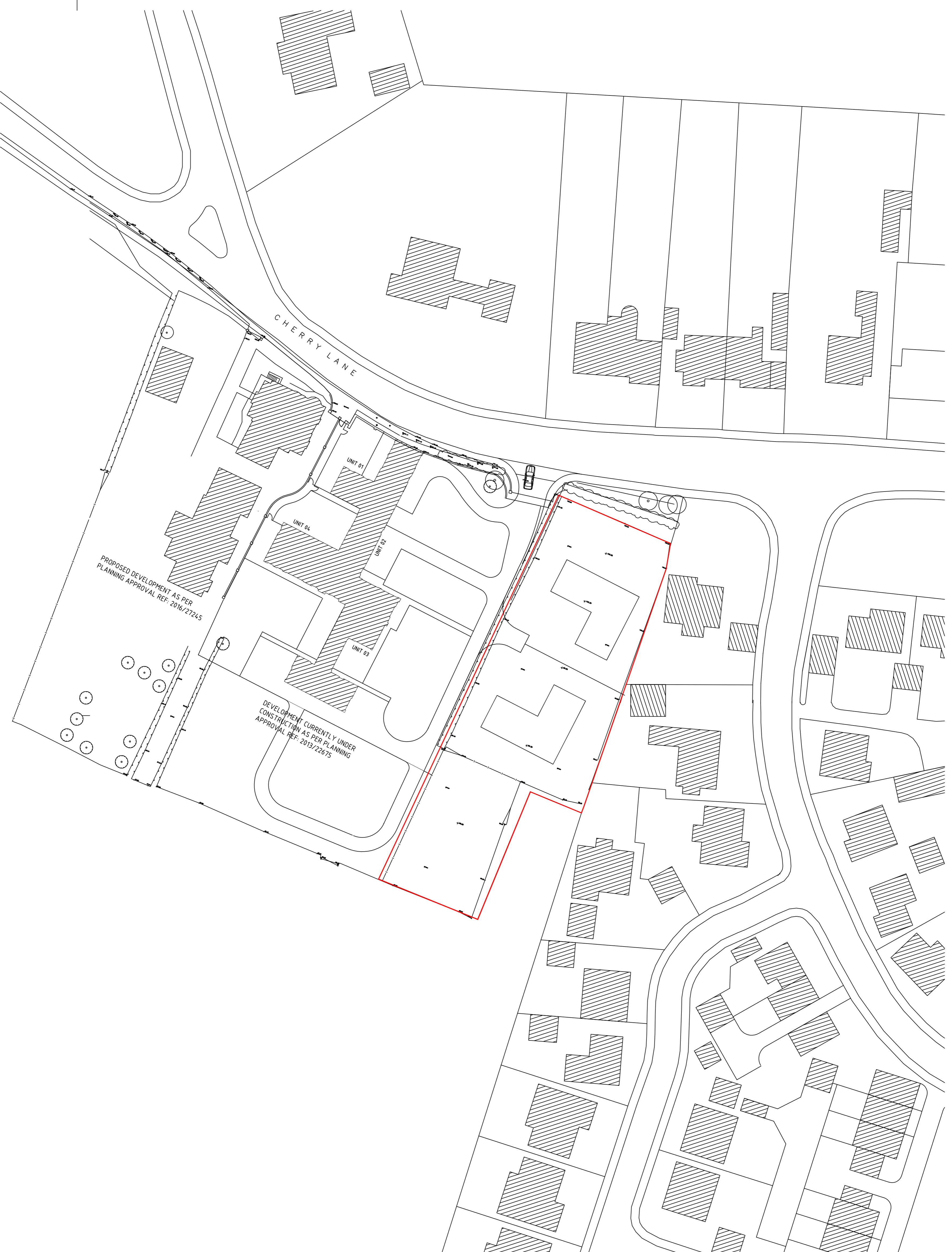
PROPERTY/LOCATION
Cherry Lane Farm

ADDRESS
Lymm, WA13 0NU

CLIENT
Chris Horn

NOTES

- This drawing is copyright. Do not scale from drawing. All dimensions are to be checked on site. Any discrepancies, either of dimensions or other information on this drawing, are to be reported to the architect before work proceeds.
- This drawing is to be read in conjunction with the specification documents and all other drawings and notes thereon.

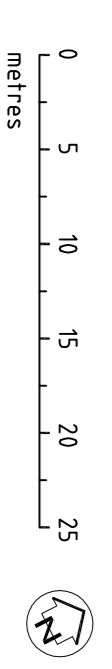


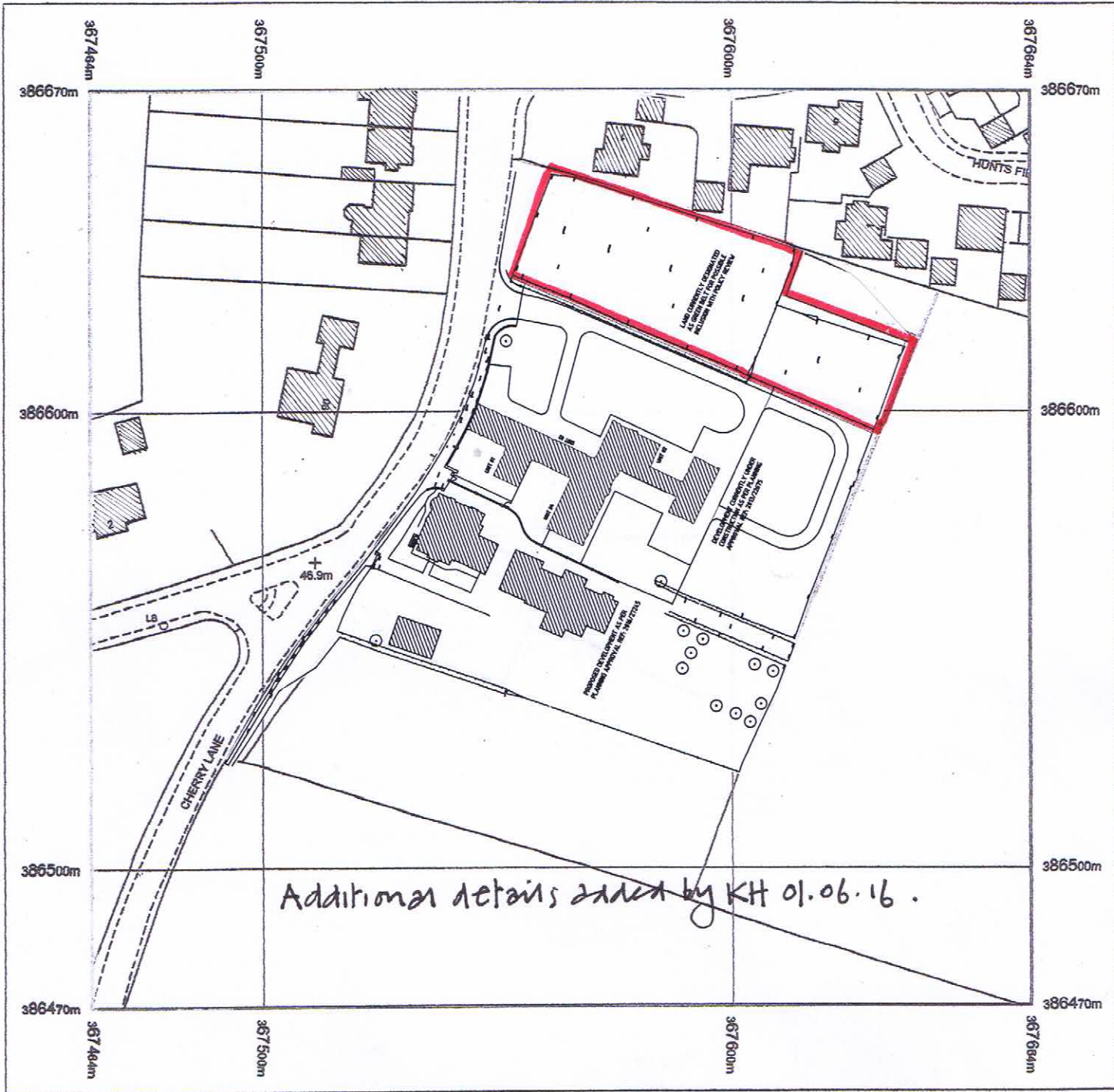
DRAWING TITLE
PROPOSED OUTLINE PLAN

JOB No. **16-05** DRAWING No. **16-05/SK02** REVISION No. **-**

SCALE **1:400 @ A1** DATE DRAWN **JUNE 2016** DATE REVISION **-**

STATUS
(C) Planning Application





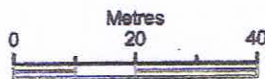
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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.



Scale 1:1250

Supplied by: National Map Centre
Serial number: 02621500
Centre coordinates: 367563.5 386570

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:
www.ordnancesurvey.co.uk

CHERRY LANE FARM

CHERRY LANE

LYMM

WA13 0NU

CHERRY LANE IN-FILL SITE PHOTOS (FIVE NUMBER)

PHOTO 01



PHOTO 02



PHOTO 03



PHOTO 04



PHOTO 05



Warrington Borough Council
Planning Policy
New Town House
Buttermarket Street
Warrington
Wa1 2NH

By email only: ldf@warrington.gov.uk

Your Ref: CH/WLP
Our Ref: mgb
Date: 05th December 2016

Dear GSir/Madam

Call For Sites - Warrington Local Plan Review - Regulation 18 Consultation

To the south of Cherry Lane Barns is Cherry Lane Farm and to the rear of this there is a further approved development for a large residential dwelling as per the planning approval ref: 2016/27245, which is currently under construction and nearing completion. The site is currently 'waste land' and has not been in agricultural use since at least 1976.

The site is located on Cherry Lane, as indicated on the attached 1:1250 OS plan, to the southwest of Lymm and lies between an existing modern housing development to the north and Cherry Lane Barns to the south, which is currently being renovated and developed into four dwellings as per the planning approval ref: 2013/22675.

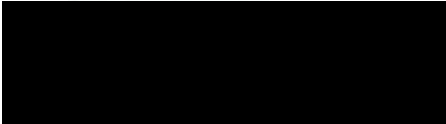
The evidence so far gathered by the Council is suggesting Warrington cannot meet its development needs within the existing urban area, as part of its evidence base the Council commissioned Arups consultants to carry out an assessment of the Borough's Green Belt against the 5 purposes the Green Belt serves, as set out in the National Planning Policy Framework (NPPF).

In looking at the more detailed parcel assessment (LY25) the consultants have assessed the site no contribution in terms of purposes 1, 2 strong in terms of 3 and 4 moderate when assessing purpose 5. We disagree with the interpretation and would hazard a guess that the consultants have not visited the site. In respect of purpose 3 it states that the parcel is well connected with the countryside along three sides. As the location plan edged in red clearly shows, and indeed the text highlights, the northern boundary is the gardens of existing dwellings on Lady Acre Close, Cherry Lane to the west and the converted Cherry Lane Farm to the south. The eastern boundary is clearly defined by the existing hedge line.

We strongly disagree with the statement that the existing land use consists mainly of open countryside and there is little vegetation. In particular, it is factually incorrect to state that there is an active farm in the north-west corner of the parcel and that the parcel helps to prevent further encroachment particularly given the residential properties on the Avenue. There is no long line views to the west and serves no purpose of maintaining a strong degree of openness.

Given the location of the site along Cherry Lane and between the various housing and residential developments as described above, and the fact that it is not in agricultural use, the site no longer meets the criteria for Green Belt designation and is now part of the built up area of Lymm and this allows for housing development of an appropriate scale. The proposal will contribute to enhancing the sustainability of the local area by providing a range of homes.

Yours sincerely



Murray Graham | Director
For and on behalf of Urban Roots

Mgb141116.doc