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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 05<sup>th</sup> December 2016.***

By e-mail: [ldf@warrington.gov.uk](mailto: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](mailto: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 4<sup>th</sup> 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 <b>greenfield</b> (not previously developed)?		% (A)*
What proportion is <b>previously developed</b> and cleared?		% (B)*
What proportion is <b>previously developed</b> 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](mailto:ldf@warrington.gov.uk)

**01925 442841**

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



Michael Bell (Planning Policy Manager)  
Warrington Borough Council  
New Town House  
Warrington  
Cheshire  
WA1 2NH

Your Ref:  
Our Ref: DJM/1618/Stanley Street  
Date: 5<sup>th</sup> Dec 2016

Dear Sirs,

**RE: STAGE 1 LOCAL PLAN REVIEW, REGULATION 18 CONSULTATIONS - DEVELOPMENT PLAN REPRESENTATIONS IN RELATION TO LAND AT STANLEY STEET, WARRINGTON, WA1 1EZ.**

This representation relates to approx 0.55ha of land situated south of Stanley Street and north of the A5061, Warrington, WA1 1EZ as shown edged red on the attached plan.

The current emerging Local Plan is a combined Call for Sites, greenbelt review and a re-evaluation of the Council's 2013 adopted Core Strategy policy insofar as the policies are relevant. It is our considered opinion, in light of the Council's evidence base, that the site is suitable for allocation through the development plan for a B1 Office-led mixed use development scheme. Allocation in the emerging local plan will assist the Council in addressing the under-supply of suitable and available town centre land for employment developments.

**Proposed allocation**

The landowners, Chesro Ltd seek allocation of the site for future development falling within one or more the following use classes as defined by the Use Classes Order 1987 (as amended):

***Development site for the provision of:***

***B1 a) Office; B1 b) Research & development and/or C3 Residential***

The site is located within the existing urban area, inside the defined Town Centre and the Inner Warrington Strategic Location. The development is desirable in order to strengthen the town centre's existing offer and it is sustainable because it reduces the need to travel, is close to facilities and does not rely on the release of greenbelt land to provide additional capacity for employment or residential uses. Therefore this site allocation is acceptable in principle.

### Site description

The site is sandwiched between Stanley Street and the A5061 Wilson Patten Street. It occupies an area of 0.55Ha (developable area of approx 500sq. m footprint). It is situated immediately adjacent to 6.5 storey office block known as the Telephone Exchange. The site bounds the Warrington Palmyra Square Conservation Area (1985) at its western boundary.

### Planning history

Outline planning permission was sought and granted under ref. 2010/16063 for the erection of a five storey office block with appearance and landscaping reserved. The owners are committed to bringing the redevelopment of the land forward within the next plan period.

### The emerging local plan evidence base

It is apparent from the Council's evidence base, chiefly it's Economic Development Needs Study (Oct 2016), that there is an under-supply of available employment land:

- There is a higher than average employment in administrative; professional; scientific; IT and communications sectors which combined account for 46% of all employment.
- The majority of the current supply (65%) is from strategic sites meaning that there are comparatively small amounts of locally based and available land supply.
- Both smaller office suites up-to 300sq metres and larger suites of 1000+ sq. m in area are needed. In particular, it is noted that Warrington is losing out on B1 b) users due to regional competition and a lack of available premises.
- There is a need for the Council to identify more land for development of B-Class uses.
- It is noted however that the Study does not properly engage with and identify solutions to the reported loss of B1 b) users to other competitor authorities and does not propose to identify any further land to be made available for such uses. Moreover, the proposition of designating Woolston Grange and areas of Birchwood for future B1 development appears at odds with the amount of already abundant available business premises in those areas (33,560sq. m of vacant office space across 98 units).

### Application of adopted Core Strategy policies

Policies CS2 and PV5 specifically promote the Town Centre for future office development to re-establish the centre as an employment location with good transport links. Policy CS7 also states that the Council will support development in the Town Centre where it will generate job growth and add to the provision and attractiveness of the office market.

Policy CS9, which applies to the Inner Warrington Strategic Location, states that this area will continue to be the focus of development and physical change in the borough. The development has potential to provide up to 5000.sq m of Grade A office stock, nearby to the railway station, which would improve Warrington's competition for financial and professional service occupiers who might otherwise rent in Manchester or Liverpool.

In relation to a possible residential element of the proposal, we would anticipate that would be as part of a mixed use scheme, with care taken so as to ensure adequate parking provision and to protect amenity by avoiding adverse impacts on privacy. For example, residential units could be laid out on upper floors and orientated south and west so as to avoid overlooking from nearby offices whilst providing city views of the river and nearby commercial premises.

It is noted that Policies CS2 and SN1 seek to deliver around 60% of new housing development across the borough within Inner Warrington. Objective H1 of the Core Strategy also states that the Council will manage the housing supply to prioritise developments that support the regeneration of the town centre. Providing a building of architectural merit close by to the town centre would provide a visual separation between the town centre and the historic quarter situated to the west.

Whilst Policy CS7 states that the primary focus for the Town Centre is for town centre uses, the Policy also states that the Council will encourage mixed use development inclusive of new homes. Indeed, the Council has identified sites within the Town Centre as potential housing delivery sites in their Strategic Housing Land Availability Assessment. There is no reason why a residential use should not be included at this stage, subject to matters of detail.

In summary, the site would be appropriate to deliver office development or a mixed use office/residential development.

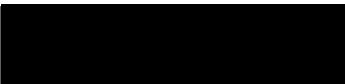
## Supporting evidence

In due course, following engagement with the Council, the applicant will provide documentary evidence in support of the proposed allocation to prove that it is suitable, available and deliverable within the plan period. We anticipate the evidence will include the following:

1. Highways evidence. Access to the land is served by an adopted public highway (Stanley Street) and previous reports concluded that there were no severe adverse impacts on the highways network expected as a result of the development. The site benefits from significant existing transport networks which include city centre travel routes to/from the motorways and access to the site by foot, cycle and public transport with Warrington Bank Quay station within walking distance only 500m away. Up-to-date evidence will be provided to demonstrate this remains the same.
2. Heritage. The site's proximity to the Grade II Georgian terrace and the Conservation Area is not a bar to development as proven by the previously approved permission. The erection of a tall and contemporary urban design was welcomed by Council Officers.
3. Drainage. A full drainage strategy can be provided at the appropriate time.
4. Arboriculture and ecology. Whilst there are protected trees adjacent to the site, these would not unduly constrain the development of the site. Neither is the site constrained by ecological or other statutory designations.
5. Flood Risk. Following re-modeling of the Environment Agency flood maps, the site is no longer identified as being within Flood Risk zone 2 or 3 for planning purposes. Appropriate information will be provided to support this point.

We would be pleased to hear from you so that we can agree the scope and extent of any further evidence required to support this allocation moving forward into the next stage.

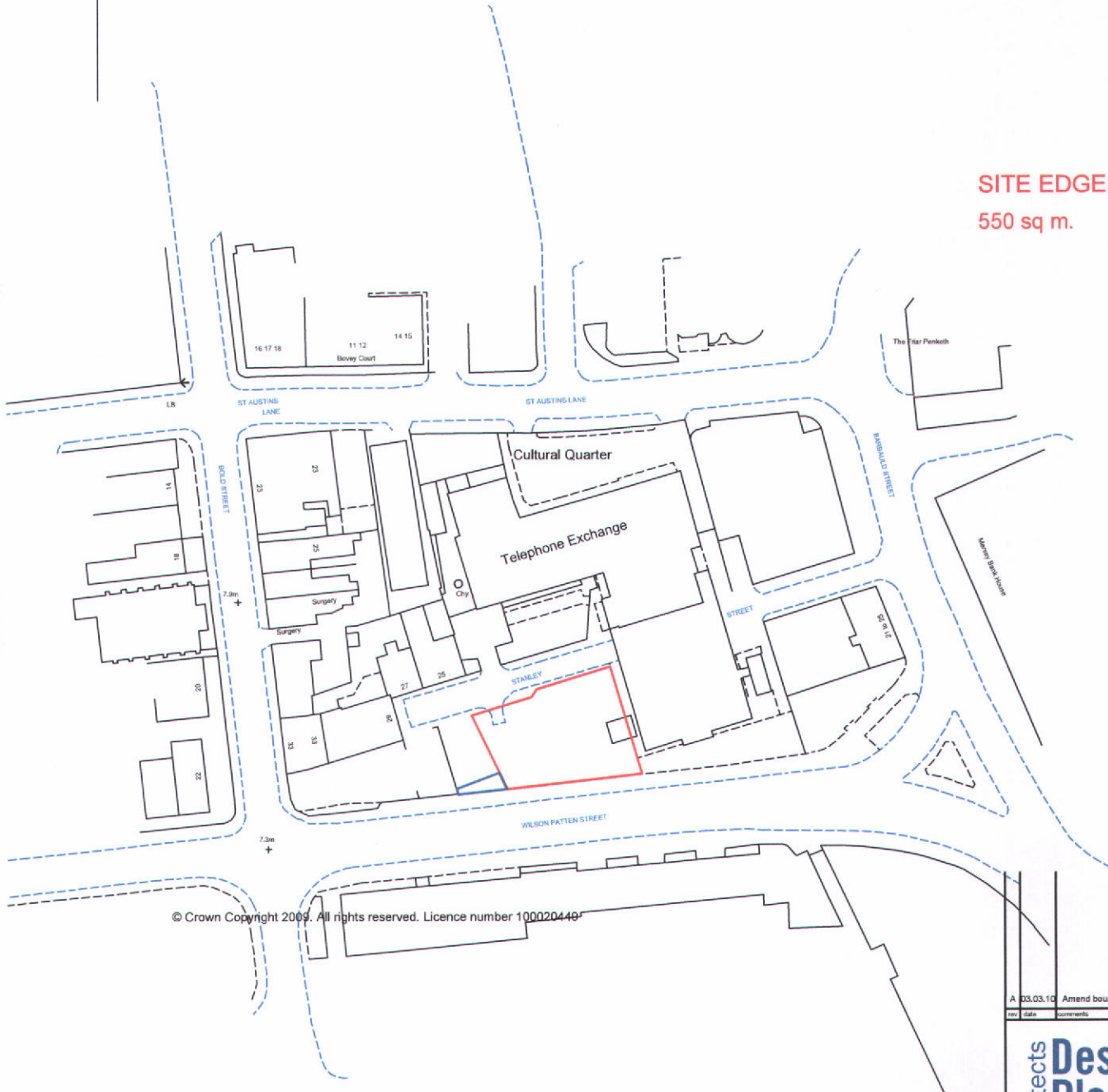
Yours sincerely



Jennifer Beardsall BA(Hons), MCD, MRTPI  
Senior Planner



**SITE EDGED IN RED.**  
550 sq m.



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A	03.03.10	Amend boundary
rev	date	comments

**Design & Planning Services Ltd.**  
Architects

7 SPRINGFIELD STREET  
WARRINGTON  
CHESHIRE  
WA1 1BB  
Tel: (01925) 413413 - Fax: (01925) 413541

job  
**OFFICE DEVELOPMENT  
STANLEY STREET**

Drawing title  
**LOCATION PLAN**

Scale of A4	Drawn	Date
1:1250	sh	FEB 2009

Drawing No.	
<b>2895</b>	<b>01A</b>

