

Planning Policy  
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Warrington  
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Date 5 December 2016  
Our ref 41888/SPM/WS/12855096v2  
Your ref

Dear Sir/Madam

### **Warrington BC Call for Sites Submission: Land at Glazebury Depot, Wilton Lane, Culcheth and Wider Land to the North of Culcheth**

Nathaniel Lichfield & Partners (NLP) is pleased to submit, on behalf of our clients Orica Europe Ltd [Orica], representations in response to Warrington Borough Council's 'Call for Sites' request, which will help to shape, influence and inform the preparations of their new Local Plan, and the supporting background evidence.

Our representations relate to two sites:

- Land at Glazebury Depot, Wilton Lane, Culcheth; and,
- Wider land to the north of Culcheth (incorporating Land at Glazebury Depot).

It is anticipated that the information collated and presented as part of this consultation will form key evidence which will underpin the strategy and policies contained within the new draft Local Plan, and clearly demonstrates that sites should be allocated in the emerging draft Local Plan. This will provide beneficial information to ensure the Council's Strategic Housing Land Availability Assessment [SHLAA] and other related evidence is robust and up to date in support of the Local Plan.

When reviewing the Plan and preparing these representations, we have had due regard to the tests of 'soundness' set out in the National Planning Policy Framework [the Framework] [§182] which stipulates that plans should be positively prepared, justified, effective and consistent with National Policy.

The guidance for preparing a SHLAA and the criteria for assessing sites are set out in the Framework and in more detail within the Planning Practice Guidance [PPG] (March 2014). The Framework identifies the advantages of carrying out land assessments for housing and economic development as part of the same exercise, in order that sites may be allocated for the use which is most appropriate. The Framework states that an assessment should:



- identify sites and broad locations with potential for development;
- assess their development potential;
- assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

This approach ensures that all land is assessed together as part of plan preparation to identify which sites or broad locations are the most suitable and deliverable for a particular use. Assessing the suitability, availability and achievability (including the economic viability of a site) will provide the information as to whether a site can be considered deliverable, developable or not currently developable for housing.

The PPG sets out criteria for sites 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.
- developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

When assessing whether a site is deliverable, developable or not currently developable local planning authorities should consider the suitability, availability and achievability of each site.

### **Land at Glazebury Depot, Wilton Lane, Culcheth**

Our client's site lies to the north of Culcheth and is illustrated in **Appendix 1**.

The site is approximately 20ha. Taking into account the need for strategic landscaping, open space and community facilities it is anticipated that the capacity of this site is approximately 540 to 900 homes (based on a density of 30-50 dwellings per hectare as indicated within SHLAA). It is an irregular rectangular shape and comprises land utilised for the storage of explosives and is enclosed by agricultural land. The site, accessed via Wilton Lane, is owned by Orica, who are promoting the site for residential and/or employment development.

The brownfield site lies within the defined Green Belt and the northern area is located within Flood Zone 2.

The attributes which make the site such a suitable location for future housing include:

- The site is previously developed brownfield land;
- The site is available and is capable of delivering housing and/or employment development within the medium term.
- The proximity to existing highway and public rights of way networks;
- Proximity to the existing built-up area of Culcheth for local services, including primary and secondary schools, shops and other facilities;
- There are existing and proposed employment opportunities for future residents are available in a number of nearby settlements, both within Warrington Borough and Wigan Borough;



- The capacity of the local infrastructure being able to accommodate the development (subject to any necessary contributions and investments);
- The site is capable of absorbing housing without coalescing adjoining settlements; and,

### ***Sustainability of the Site***

The Site is a sustainable location for housing and should be allocated for residential and/or employment development in the Council's new Local Plan, as it represents a sustainable, achievable and viable location with good access to services and facilities within Culcheth (Warrington), Lowton and Leigh (Wigan).

The redevelopment of the site will result in the removal of an existing hazardous installation and is of a sufficient size to accommodate a sustainable range of housing types, mix and size, which in turn will add to the creation of a vibrant and sustainable community. There is sufficient capacity within the existing schools, subject to contributions, to accommodate the proposed increase in residents.

The site is located approximately 2km (by road) from the defined Neighbourhood Centre of Culcheth which is served by a Sainsbury's food store in addition to other convenience and comparison retailers. The settlement also benefits from two local banks/building societies, two health centres / GP Practices, three primary schools and a high school. Existing public transport to Culcheth provides services to Warrington, Birchwood, Newton-le-Willows, Croft, Winwick, Burtonwood, Earlestone, Woolston, Leigh and Martinscroft.

The site is located approximately 8km from the town centre of Leigh and is served by a wide range of convenience and comparison retailers and the usual array of services and facilities associated with a town centre.

The site is located within 3km of the A580 which provides excellent access to major employment locations within the local area and beyond, such as Haydock Industrial Estate, Stone Croft Business park

The site has the potential to be well linked to the existing Public Rights of Way network, and provide excellent foot and cycle paths for both future residents of the site and residents of the nearby settlements.

Land located within the northern area of the site is located within flood zone two and has a limited risk of flooding. Any potential development can achieve the required level of flood resilience through appropriate layout and design in addition to incorporating attenuation and an appropriate surface water drainage system.

The site is not identified as a place of heritage or conservation significance.

### **Wider Land to the North of Culcheth**

This site comprises the Orica Glazebury depot and adjacent land which lies to the north of Culcheth and is illustrated in **Appendix 2**. The Site is in multiple ownership and various parties are promoting the site for residential and/or employment development.



The Government recognises that large new settlements have a key role to play in the meeting the future housing need of the country<sup>1</sup> and are seeking to encourage authorities to promote '*ambitious locally-led proposals for new communities that work as self-sustaining places*'. The Government are therefore proposing to update the New Towns Act 1981 to provide legislative support for the delivery of new garden cities, towns and villages. Orica consider that this site represents an excellent opportunity for a Garden Village scheme.

The Site extends to approximately 111ha; however additional adjoining land may also be available for development. Taking into account the need for strategic landscaping, open space and community facilities it is anticipated that the capacity of this site is approximately 3,300 to 5,500 homes (based on 150 ha with density of 30-50 dwellings per hectare in accordance with the SHLAA).

The site is broadly rectangular shape and comprises land utilised for the storage of explosives and Grade 3 agricultural land and is bounded to the north by the A580, the Chat Moss railway line to the south and agricultural land to the east and west. The site has limited tree cover with most specimens forming part of the field hedgerows. There are no designated heritage assets within or adjacent to the site. The nearest listed buildings and the North and South Barns at Hurst Hall Farm located to the east of the site. Other listed buildings within the general area include the Church of the All Saints and Speakman House to the east, Light Oaks Hall to the south east, Kenyon Hall and Lodge to the south west, Fair House farmhouse to the north west and Yew Tree Farm House to the north. The site has a number of existing public rights of way which can be maintained and enhanced to provide excellent foot and cycle links between settlements;

The site is subject to a number of constraints. It lies within the defined Green Belt. An area extending to approximately 30 ha along Carr Brook is situated within flood zone 2 with small sporadic areas of flood zone 3. An underground high pressure gas main crosses the site to the east running north / south.

The site has capacity to accommodate 3,500 to 6,500 new homes and therefore sits comfortably within the recommended range of 1,500 to 10,000 new homes that Government considers appropriate for Garden Village proposals. There is evidence to indicate that Warrington borough will need to release sufficient land from the Green Belt to accommodate between 3,976 and 11,448 new homes in order to meet future housing needs. Consequently it is considered that the site has potential to meet a significant proportion, if not all, of this need and therefore the allocation of this site would reduce the pressure to release Green Belt land from other more sensitive locations across the borough.

The LEP devolution proposals target a job growth of 28,520 during the period to 2037 whilst the Scope and Context document indicates a need for 381ha of employment land during the same period. Having regard to both the location and constraints of the site, it is well placed to accommodate new, high quality employment space with excellent access to the strategic highway network. It is therefore considered that the site is well located and has the qualities that will provide both new employment opportunities and accommodate the labour force required to meet the growth aspirations of both Warrington and Wigan Boroughs;

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<sup>1</sup> Locally Led Garden Villages, Towns and Cities (DCLG March 2016)



Due to the scale of development potential the site can form a new free-standing self-sustaining settlement within the northern area of Warrington borough. The opportunity to undertake such large scale development provides an opportunity to take advantage of economies of scale and act as a catalyst to maximise the extent of infrastructure that could be funded and supported. Potential infrastructure enhancements could include new services and facilities such as a new local centre, improved provision of services within Culcheth centre, a new school, sports and leisure facilities, direct access to the A580 and a new station at Kenyon Junction;

The site has an excellent location which has to scope to provide direct access to the A580 and the B5207. Residents within the area surrounding the site lack access to local railway services and significant investment has already been made into ascertaining viable solutions for the reduction in the use of the private car. The Leigh Area Rail Study undertaken by Halcrow on behalf of Transport for Greater Manchester and Wigan Council analysed a number of options to provide both hourly and half hourly services to Manchester Victoria and Liverpool Lime Street. The study concluded that a station at Kenyon with a Road Link and bus shuttle services (Leigh Guided Bus) would have the greatest Benefit to Cost Ratio of the 5 options, and would serve an annual passenger demand of 303,000. The development of a new Garden Village in this location would further boost the likely annual passenger demand for services. Having regard to the proximity of the site to Kenyon Junction, there is scope for the development of a new station to serve the residents of the Garden Village, Culcheth and Lowton through the provision of appropriate s106/CIL contributions.

In addition to the potential for a new rail station and enhanced rail services, the proposed site is of a sufficient scale to support new public bus services to serve new and existing residents.

A brief assessment of existing educational facilities within the area indicates that many are operating at or close to maximum capacity. Adopting a somewhat piecemeal approach to new housing development across the borough is likely to result in an increase in pressure across many schools. The development of a new Garden Village on a single site will provide a new school and focussing S106 / CIL contributions in such a manner will result in greater value for money in terms of educational outputs.

In considering the key aims of Warrington Borough, it is considered that the site provides an excellent opportunity to make a significant contribution to meeting the future housing needs of the borough in addition to a modest contribution to employment needs. The location provides an excellent opportunity to maximise potential links with a range of transport modes and minimise the reliance on private vehicles.

Overall the site is considered to be suitable, available and achievable, with Orica and other landowners keen to bring this site forward for development at the earliest opportunity in order to support the Borough in meeting its housing requirements and needs.

### **Green Belt Release**

WBC have accepted that the release of land from the Green Belt will be necessary in order to meet the future development needs of the Borough. The recent Green Belt Assessment undertaken by ARUP has not assessed these particular parcels of land in terms of their contribution to Green Belt function, although it has assessed the general area in which they are located.



It is noted that the methodology for the assessment has not allowed for due consideration to be given to the potential impact of the release of a small number of large sites. In terms of release, the methodology has been geared towards the assessment of site specific parcels and the assessment of strategic purposes of the Green belt has not extended as far as the consideration of areas of search for wider release and the overriding role and purposes of the Green Belt in Warrington. Instead the assessment appears to focus on the potential of a larger number of smaller sites that would represent small scale urban extensions. Having regard to the volume of land that Warrington Borough is likely to be required to release from the Green Belt, it is recommended that due consideration be given to garden village style development opportunities when reviewing Green Belt boundaries and allocating land for development.

Figure 7 of the Green Belt Assessment illustrates the sites are located within *General Area 22*, which is considered to make an overall moderate contribution the Green Belt. The assessment concludes that the general area makes no contribution to urban sprawl or the preservation of the setting of a historic town. The assessment states that the area makes a moderate contribution to the prevention of neighbouring towns merging into one another, however it notes that *'whereby a reduction in the gap would significantly reduce the actual distance between the towns, albeit it would not result in them merging'*.

Orica acknowledge that as a large area of generally undeveloped land, the sites do perform some Green Belt function. Orica also acknowledge that WBC will be required to undertake a further review of the Green Belt in order to identify an appropriate volume of land to accommodate its future development requirements. Orica consider that the release of a single large tract of land which is considered to make a 'moderate' contribution to the Green Belt could significantly reduce the potential number of sites required, minimising the widespread degradation of Green Belt across the borough. Orica also consider that it appropriate for WBC to consider any potential impact on the Green Belt against other key long term impacts including public transport, provision of local services , general infrastructure enhancements and future developments, including HS2.

## Conclusions

The sites north of Culcheth will significantly boost the housing supply in the Borough. Allocation of these sites would contribute to ensuring that the new Local Plan would be sound as it would be positively prepared, justified, effective and consistent with national policy.

Based upon the above and in line with the factors to be considered in assessing the sites' suitability, as set out in the PPG, with the exception of the Green Belt designation, there are no policy restrictions, physical problems or limitations, other potential impacts or environmental conditions which cannot be accommodated and managed which would preclude either residential or mixed use development on these sites. WBC acknowledge that the release of Green Belt land will be necessary in order to meet the future development requirements of the Borough and Orica consider that the release of this site, having regard to it size, location and ability to significantly enhance public transport access for adjacent settlements, would make a significant contribution to meeting these needs.

Orica is keen to continue the discussions in relation to the potential for the development at the Glazebury depot and the wider site, and with the possibility to contribute to the delivery of infrastructure both within and in close proximity to the site to enable the delivery of public transport, highways links and employment floorspace.

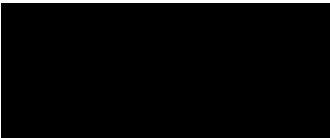


These representations have demonstrated that the sites at Culcheth are sustainable opportunities, with limited flood risk and are development-ready in the medium to long-term. In particular the larger site has potential to make a significant contribution to meeting the future needs of the borough and be developed in accordance with Garden Village principles. Accordingly we respectfully request that both sites are released from the Green Belt and allocated for future housing to allow the long-term housing land requirements to be met.

These sites are suitable, available and achievable for residential development. In light of these conclusions we request that the Council include these sites in the emerging new Local Plan for the Borough.

We hope that the above assists in the Council's consideration of the sites. If you have any further queries, please do not hesitate to contact me.

Yours faithfully



**Simon Pemberton**  
Senior Director

Copy

# **APPENDIX 1**

LAND AT GLAZEBURY DEPOT  
WILTON LANE  
CULCHETH



<i>For Office Use Only</i>	
Date received:	
Scanned /Saved:	
Plotted:	
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 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		Simon Pemberton
Position		Senior Director
Organisation	Orica Europe Ltd	Nathaniel Lichfield & Partners
Address		One St James's Square
	Town	Manchester
	Postcode	M2 6DN
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	Glazebury Depot	
Address	Land at Glazebury Depot	
	Wilton Lane	
	Town	Culcheth
	Postcode	
Ordnance Survey Grid Reference	Easting : 364988	Northing : 396995
Site area (hectares)	20	
Net developable area (hectares)	20	
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential Capacity	houses: 900	Number of Pitches:	SqM	SqM	SqM	SqM
	or flats:					
Employment Use Class (E.g. B1)	B1, B2, B8					
* If "Other", please indicate which use(s):						
Potential Density	30-50 dwellings per hectare					
	Has any design, viability, master planning work or other studies been undertaken for any proposed use?			Yes <input type="checkbox"/>	No <input checked="" 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	[REDACTED]		
	[REDACTED]		
	[REDACTED]		
	Town [REDACTED]		
Postcode [REDACTED]			

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	<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?

--

#### (5) Market Interest

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

	<input type="checkbox"/>	<i>Any comments</i>
Site is owned by a developer	<input type="checkbox"/>	
Site under option to a developer	<input type="checkbox"/>	
Enquiries received	<input type="checkbox"/>	
Site is being marketed	<input type="checkbox"/>	
None	<input type="checkbox"/>	
Not known	<input checked="" type="checkbox"/>	

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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)	Explosives Storage Depot	
Neighbouring Uses	Agricultural Land	
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	20	%	Proportion not covered by buildings	80	%
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If there are buildings on the site, please answer the following questions:

How many buildings are there on the site?	20	buildings
What proportion of the buildings are currently in use?	% in use: 75	%
	% derelict:	%
	% vacant: 25	%
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?	100	%
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.)	100	% (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	TBC			<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Land stability	TBC			<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Mains water supply	TBC			<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Mains sewerage	TBC			<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Drainage, flood risk	Yes	Part of site within Flood Zone 2	detailed flood Risk Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Tree Preservation Orders	No			<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Electricity supply	TBC			<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Gas supply	TBC			<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Telecommunications	TBC			<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Highways	TBC			<input type="checkbox"/>	<input checked="" type="checkbox"/>
k) Ownership, leases etc.	No			<input type="checkbox"/>	<input type="checkbox"/>
l) Ransom strips, covenants	TBC			<input type="checkbox"/>	<input type="checkbox"/>
m) Other (Please provide details)				<input type="checkbox"/>	<input 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: TBC - BUT WITHIN 5 YEARS

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:

Site is an explosives storage facility and would require closure and remediation prior to development.

## **(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 supporting letter.

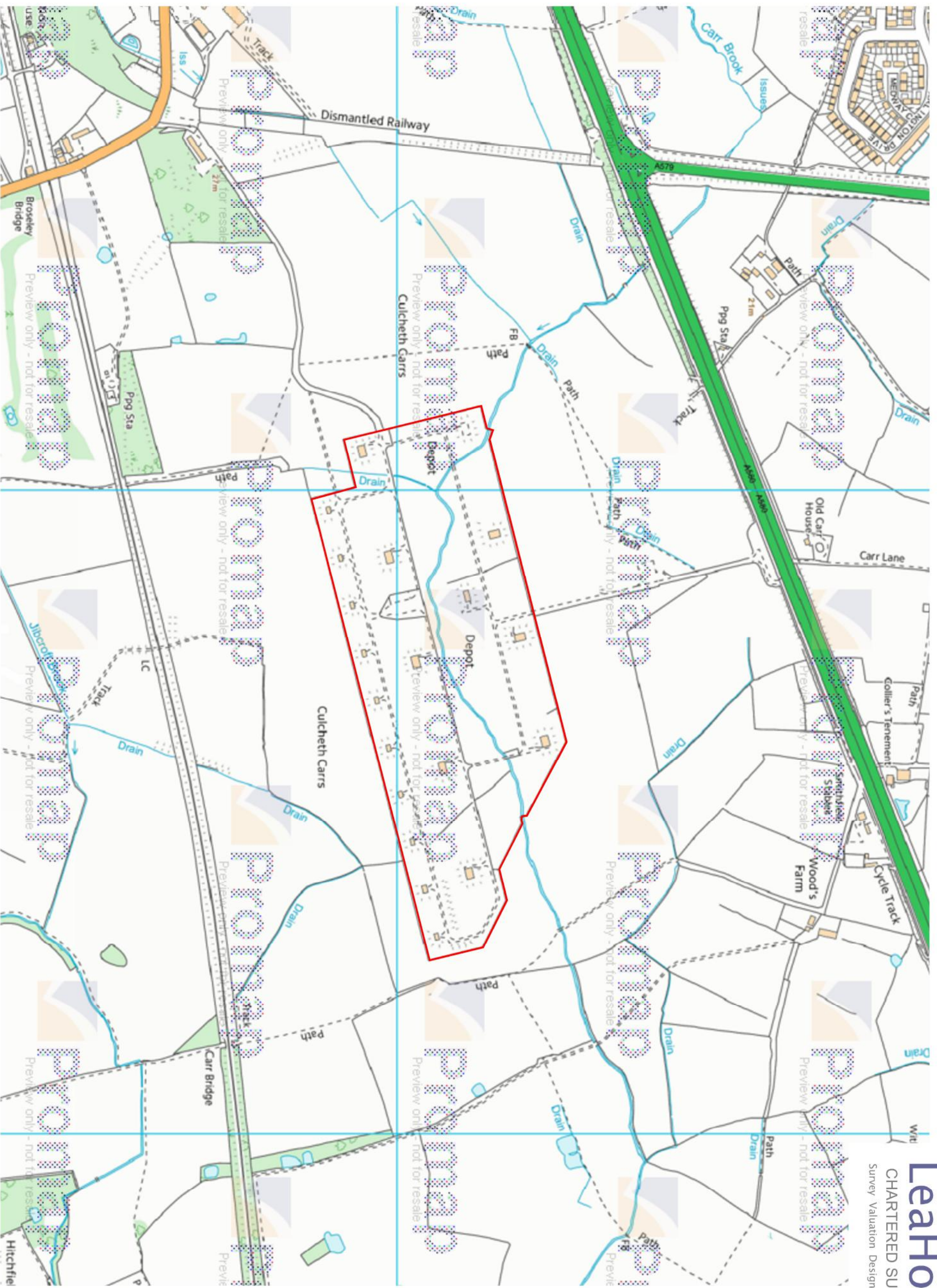
**Planning Policy– Warrington Borough Council,  
New Town House, Buttermarket Street, Warrington, WA1 2NH**

[ldf@warrington.gov.uk](mailto:ldf@warrington.gov.uk)

**01925 442841**

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





# **APPENDIX 2**

WIDER LAND TO THE NORTH OF CULCHETH

<i>For Office Use Only</i>	
Date received:	
Scanned /Saved:	
Plotted:	
Site Ref:	
SHLAA Site Ref:	

# 'Call for Sites'

## Warrington Borough Council Local Plan Review

### Call for Sites Registration Form

October 2016

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## (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		Simon Pemberton
Position		Senior Director
Organisation	Orica Europe Ltd	Nathaniel Lichfield & Partners
Address		One St James's Square
	Town	Manchester
	Postcode	M2 6DN
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	Wider Land to the North of Culcheth	
Address		
	Town	
	Postcode	
Ordnance Survey Grid Reference	Easting : 364664	Northing : 396787
Site area (hectares)	111	
Net developable area (hectares)	111	
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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential Capacity	houses: 5500	Number of Pitches:	SqM	SqM	SqM	SqM
	or flats:					
Employment Use Class (E.g. B1)	B1, B2, B8					
* If "Other", please indicate which use(s):						
Potential Density	up to 50 dwellings per hectare					
	Has any design, viability, master planning work or other studies been undertaken for any proposed use?			Yes <input type="checkbox"/>	No <input checked="" 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	Orica Europe Ltd	Mr Hindley	Mr Broster
Address	c/o Lea Hough	c/o Lea Hough	c/o Lea Hough
	8 Eaton Avenue		
	Buckshaw Village		
	<i>Town</i>	Preston	
	<i>Postcode</i>	PR7 7NA	

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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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?	TBC
---	-----

#### (5) Market Interest

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

	<input type="checkbox"/>	<i>Any comments</i>
Site is owned by a developer	<input type="checkbox"/>	
Site under option to a developer	<input type="checkbox"/>	
Enquiries received	<input type="checkbox"/>	
Site is being marketed	<input type="checkbox"/>	
None	<input type="checkbox"/>	
Not known	<input checked="" type="checkbox"/>	

<b>(4) Site Ownership</b>			
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]	[REDACTED]	[REDACTED]
Address			
	<i>Town</i>		
	<i>Postcode</i>		
<u>Or:</u> 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	<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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Are there any Restrictive Covenants & Ransom Strips affecting the site?	TBC		

<b>(5) Market Interest</b>		
Please choose the most appropriate category below to indicate what level of market interest there is in the site:		
		<i>Any comments</i>
Site is owned by a developer	<input type="checkbox"/>	
Site under option to a developer	<input type="checkbox"/>	
Enquiries received	<input type="checkbox"/>	
Site is being marketed	<input type="checkbox"/>	
None	<input type="checkbox"/>	
Not known	<input checked="" 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)	Explosives Storage Depot and Agricultural Land	
Neighbouring Uses	Agricultural Land	
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	5	%	Proportion not covered by buildings	95	%
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If there are buildings on the site, please answer the following questions:

How many buildings are there on the site?	20	buildings
What proportion of the buildings are currently in use?	% in use: 75	%
	% derelict:	%
	% vacant: 25	%
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?	100	%
What proportion is <b>greenfield</b> (not previously developed)?	80	% (A)*
What proportion is <b>previously developed</b> and cleared?	0	% (B)*
What proportion is <b>previously developed</b> but not cleared? (e.g. demolition spoil, etc.)	20	% (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	TBC			<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Land stability	TBC			<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Mains water supply	TBC			<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Mains sewerage	TBC			<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Drainage, flood risk	Yes	Part of site within Flood Zone 2		<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Tree Preservation Orders	No			<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Electricity supply	TBC			<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Gas supply	TBC			<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Telecommunications	TBC			<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Highways	TBC			<input type="checkbox"/>	<input checked="" type="checkbox"/>
k) Ownership, leases etc.	Yes	Multiple Owners		<input type="checkbox"/>	<input checked="" type="checkbox"/>
l) Ransom strips, covenants	TBC			<input type="checkbox"/>	<input checked="" type="checkbox"/>
m) Other (Please provide details)				<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 No (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: TBC - BUT WITHIN 5 YEARS

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:

Most of land currently within agricultural use, but farming activities are able to cease prior to development. Part of land is an explosive depot and would need to be cleared and appropriate remediation undertaken

## **(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 supporting letter.

**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.

