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'Call for Sites'

Warrington Borough Council Local Plan Review

Call for Sites Registration Form

October 2016

Please note this 'Call for Sites' is for five or more dwellings or economic development on sites of 0.25 ha (or 500sqm of floor space) and above, Gypsy, Traveller and Show People and Minerals and Waste sites.

The identification of sites does not imply that the Council considers that the site is suitable for development, either now or in the future. It cannot be taken as representing either an intention to allocate these sites, or as a material consideration in the determination of a planning application.

Potential sites that have been identified will be further tested through the Plan-making process, including through the Spatial Distribution and Site Assessment Process, Sustainability Appraisal/Strategic Environmental Assessment, several stages of public participation and independent examination.

Please also note that all the responses and information received as part of the 'Call for Sites' will be published and made available for public viewing as part of the open and transparent Plan making process.

NOTE: Please read the accompanying guidance note [here](#) before completing this form and complete a **separate** form for each site that you are submitting to the Council.

Please return your completed form and any accompanying supporting material to Planning Policy, Warrington Borough Council no later than 5.00pm on Monday 05th December 2016.

By e-mail: ldf@warrington.gov.uk

By post: Planning Policy, Warrington Borough Council, New Town House, Buttermarket Street, Warrington, WA1 2NH

Should you require further advice and guidance on completing this form, please contact the Planning Policy Team by telephone on 01925 442841 or by e-mail to ldf@warrington.gov.uk

(1) Your Details

Please provide your contact details and those of your agent (if applicable). Where provided, we will use your Agent's details as our primary contact.

	Your details	Your Agent's details
Name		
Position		
Organisation		
Address		
	Town	
	Postcode	
Telephone		
Email address		

(2) Site Details

Please provide the details of the site you are suggesting. If you are suggesting more than one site, please use a **separate** form.

Name of site /other names it's known by		
Address		
	Town	
	Postcode	
Ordnance Survey Grid Reference	Easting :	Northing :
Site area (hectares)		
Net developable area (hectares)		
What is your interest in the site? (please tick one)	Owner	Lessee
	Prospective Purchaser	Neighbour
	Other	Please state:

Please Note: It is essential that you provide a map showing the site's location and detailed boundaries for each submission.

(3a) Proposed future use(s)

Please indicate the preferred use that you would like the site to be considered for. Please also indicate any other uses you would consider acceptable. If you wish the site to be considered for a mix of uses, please tick all uses that apply.

	Residential	Gypsy & Travellers	Employment	Retail	Leisure	Other*	
Preferred future use							
Alternative future use(s)							
Potential Capacity	houses:	Number of Pitches:	SqM	SqM	SqM	SqM	
	or flats:						
Employment Use Class (E.g. B1)							
* If "Other", please indicate which use(s):							
Potential Density							
	Has any design, viability, master planning work or other studies been undertaken for any proposed use?			Yes	No		

(3b) Proposed future use(s) - Minerals and Waste

Details:

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(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?

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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 greenfield (not previously developed)?		% (A)*
What proportion is previously developed and cleared?		% (B)*
What proportion is previously developed but not cleared? (e.g. demolition spoil, etc.)		% (C)*

* A plus B plus C should add to 100%.

Please provide any additional comments on a separate sheet if necessary.

(7) Constraints to Development

Please tell us about any known constraints that will affect development for the proposed use, details of what action is required, how long it will take and what progress has been made.

Please use a separate sheet where necessary to provide details. If using separate sheets, it would be helpful to make reference there to the particular constraint, e.g (7)(e) – *Drainage*.

	Yes, No or Don't know	Nature and severity of constraint *	Action needed, timescales and progress	Confirmed by technical study or by service provider?	
				Yes	No
a) Land contamination					
b) Land stability					
c) Mains water supply					
d) Mains sewerage					
e) Drainage, flood risk					
f) Tree Preservation Orders					
g) Electricity supply					
h) Gas supply					
i) Telecommunications					
j) Highways					
k) Ownership, leases etc.					
l) Ransom strips, covenants					
m) Other (Please provide details)					

(8) Site Availability

Please indicate when the site may be available

Excluding planning policy constraints, when do you believe this site could be available for development?

Immediately

(Note: to be "immediately available", a site must be cleared, unless being considered for conversions.)

If not immediately, please state when it could be available:

If the site is not available immediately, please explain why – e.g. the main constraint(s) or delaying factor(s) and actions necessary to remove these:

(9) Any Other Information

Please tell us anything else of relevance regarding this site if not already covered above that will ensure that it contributes positively to the achievement of sustainable development. Please use a separate sheet/s if necessary.

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

ldf@warrington.gov.uk

01925 442841

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



ROMAN SUMMER

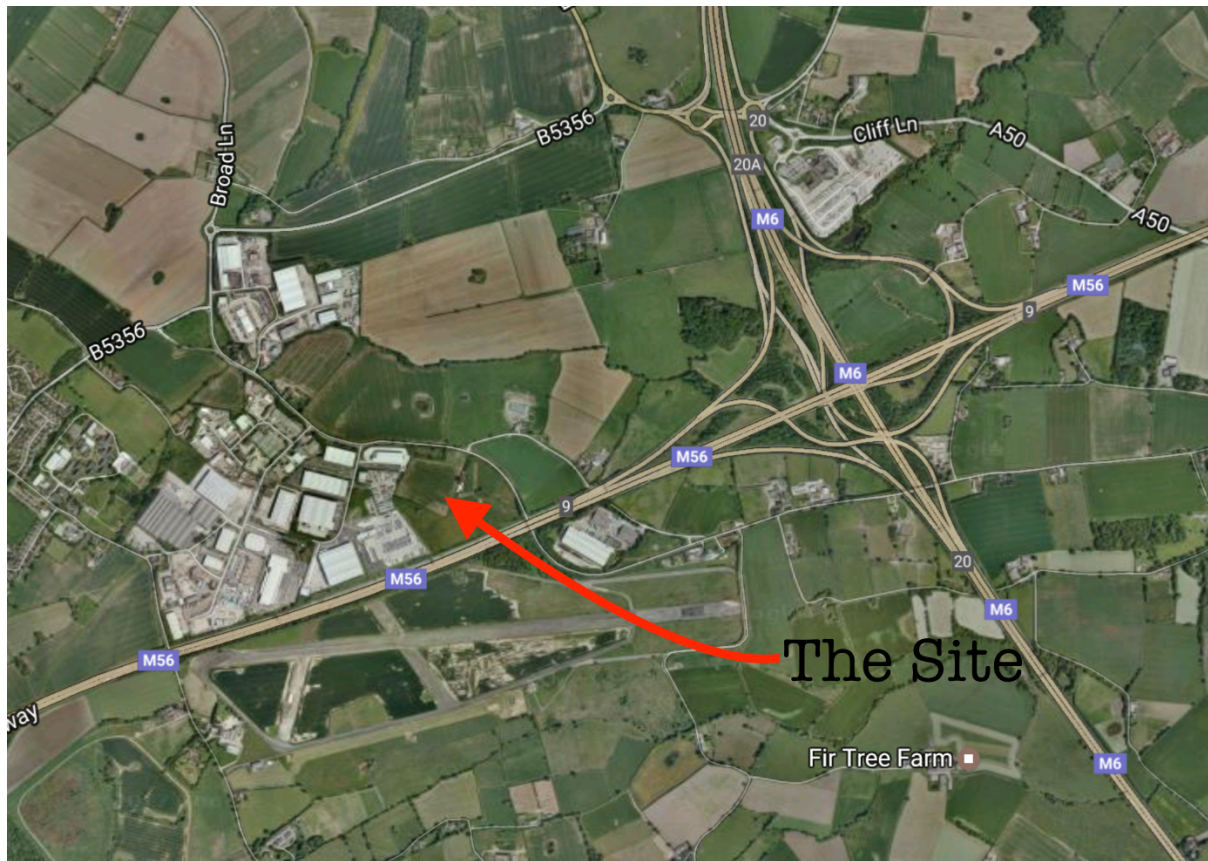
Planning Manager
Warrington Borough Council
New Town House
Buttermarket Street
Warrington
WA1 2NH

Our Ref: RG/G267L001
Date: 8 February 2017

Dear Sir / Madam

LAND NORTH OF M56 MOTORWAY / SOUTH OF BARLEYCASTLE LANE, APPLETON THORN

We represent *Morley Estates*, who enjoy an option on part of the above land as identified in green on the attached Site Location Plan and the aerial image below.

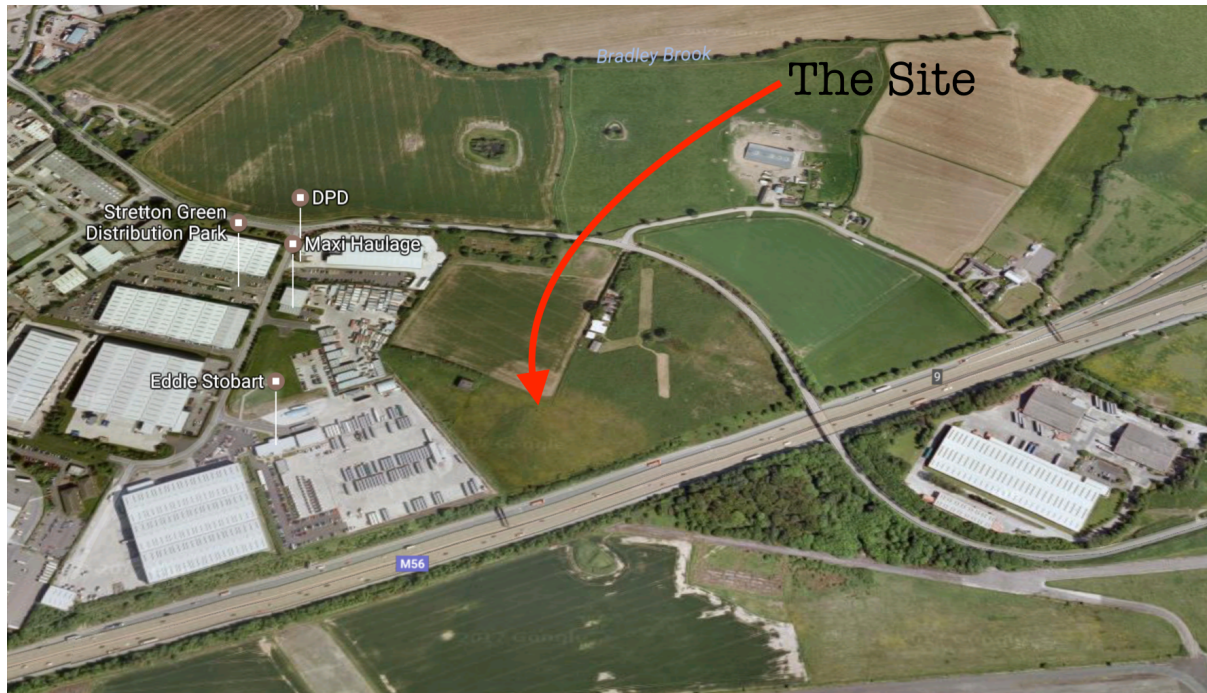


We are advised that a recent meeting has been held between Mr. Farrell and members of the Planning Team, when it was suggested that our client ought to consider submitting representations promoting the release of this site from the Green Belt and its allocation for employment purposes. That is the purpose of this letter and the enclosed 'Call for Sites' form.

The land is strategically located close to the intersection of Junction 9 of the M56 and Junction 20 of the M6. In those terms, the site is ideally suited to the needs of many modern employment



operations, and particularly for Class B8 operations. Furthermore, the site abuts an established employment zone (Barleycastle Trading Estate/Stretton Green Distribution Park, Appleton Thorn), and in those terms is clearly well suited for employment purposes. We note that the recent Employment Land Study considers this employment zone as 'above average' in quality and could be designated one of the Borough's 'key' sites.



The site is currently within the Green Belt. The Council's *Green Belt Assessment* (October 2016) identifies the land within Area 10, the 'general' assessment of which concludes that, in overall terms, this tract of Green provides a 'weak contribution' when measured against the five purposes of Green Belt.

The site specific assessment identifies the land as parcel AT10, also with an overall 'weak contribution'. Its worth to the five purposes is summarised below :

Purpose 1 : No contribution

Purpose 2 : No contribution

Purpose 3 : Moderate contribution

Purpose 4 : No contribution.

Purpose 5 : Moderate contribution.

The overall conclusion for the site states :

'The parcel makes a moderate contribution to two purposes, and no contribution to three. In line with the methodology, the parcel has been judged to make a weak overall contribution. Whilst the parcel supports a strong degree of openness, it has durable boundaries with the countryside consisting of the M56 and



It also confirms that the strongest needs are for B8 warehousing land, followed by B1(a) offices, as confirmed in Table 59 reproduced below :

Period	Use Class (Percentage Split, percent)						Total (ha)
	B1(a)	B1(b)	B1(c)	B2	B8	Mixed	
Further Needs	73.14	-	14.73		164.63	23.87	276.37

Source: WBC/BE Group, 2016

Recommendation 6 ‘Meeting Needs’ reiterates at paragraph 11.23 that a need of 276.37 ha above current supply levels is identified, and that ‘a key task’ for the Local Plan will therefore be to identify further locations for B1/B2/B8 provision.

Based on the study research, Table 60 outlines the locational requirements of each B-Class land use. Table 60 indicates that, for Classes B1(c) and B2 uses, locations in East Warrington (which includes the subject site) might be considered, recording that :

‘There was also strong stakeholder support for further local industrial opportunities in South Warrington, alongside the strategic provision discussed below. This would take advantage of the M56 Motorway Corridor and provide new employment opportunities in the south of the Borough, balancing historic focus on the north and east.’

In terms of ‘strategic’ Class B8 needs, Table 60 comments that :

‘Stakeholders showed strong support for the provision of a new strategic site(s) along the M56 Corridor. Although this would likely require some Green Belt release the advantages were felt to include a greater body of potentially available land; links to the crucial Manchester-North Wales Corridor; the ability to build on the existing logistics base of Barleycastle Trading Estate/Stretton Green Distribution Park and the ability to provide greater employment opportunities in the south of the Borough.’

In terms of ‘local’ Class B8 needs, Table 60 comments that :

‘At the larger end, the locational needs of local B8 space will generally overlap with strategic, with general logistics looking to the M62/M56 Corridors and any port related looking to Port Warrington

In South Warrington, Barleycastle Trading Estate/Stretton Green Distribution Park support an established cluster of logistics operations, focused around facilities for national operators such as Stobart Group, Iron Mountain and DPD. Future B8 land allocations should look to build on these established locations.

Given the scale of requirement it is assumed that most of the need will not be met though infill development, but rather through new large allocations in East and South Warrington.

As with strategic need, the requirement is for large flexible sites which link to the strategic road network and are in locations which can support increased HGV traffic. Locations must also have the flexibility to support mixed B2/B8 uses.’



Having regard to the above overview, it is evident that Warrington needs to identify a considerable amount of additional employment land to serve its needs (and particularly land for Class B8 uses). Not only has our client's land been assessed in both site specific and general /wider terms as making a 'weak contribution' when measured against the five purposes of the Green Belt, but it is a strategically located zone of existing employment and a location that has been identified in the Employment Study as well suited to accommodate the needs of many modern employment operations.

For these reasons, we respectfully request that the Council gives serious consideration to the release of this site from the Green Belt, and its allocation for a range of Class B uses in the emerging Local Plan.

Please do not hesitate to contact Richard Gee at the above offices if you wish to discuss matters further.

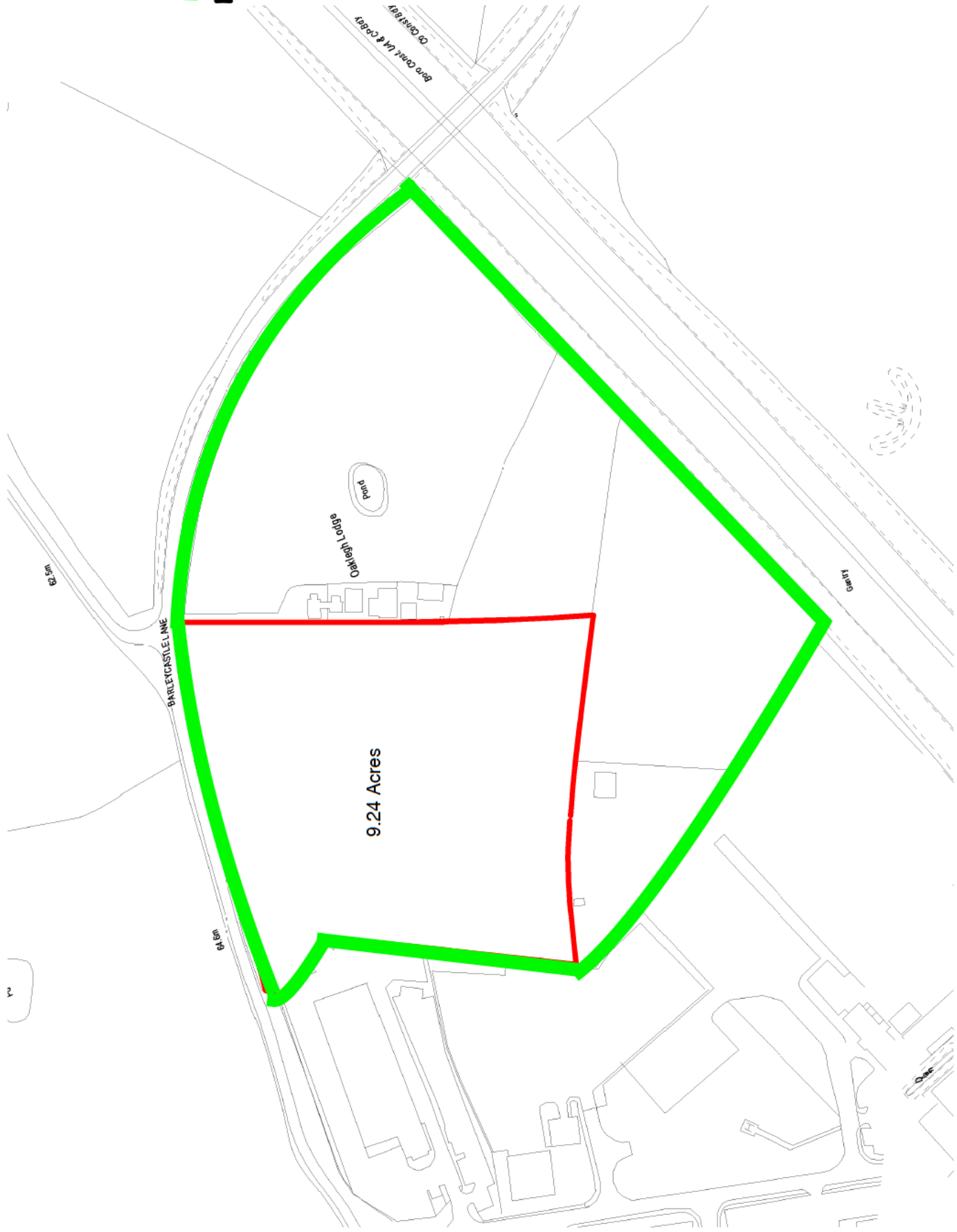
Yours faithfully
for Roman Summer Associates Ltd



Richard Gee
Director

Land off barley castle lane
Warrington near WA4 4RG

The Site



CLIENT	MORLEY ESTATES PROPERTY DEVELOPMENT
PROJECT	Appleton Thorn 2
SHEET	OS Plan - Location
PURPOSE OF ISSUE	
DWG Number	AT2.001 - A
Scale (@ A3)	1 : 2000
Date	09/12/2015
Checked by	MS
Drawn by	DI