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WARRINGTON
Borough Council

Warrington Borough Council

Local Plan

Preferred Development Option

Regulation 18 Consultation

Standard Response Form

July 2017

2: Questions

Question 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Response:

Please see attached representation

Question 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Response:

Please see attached representation

Question 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

Response:

Please see attached representation

Question 4

Do you agree with the new Local Plan Objectives?

Response:

Please see attached representation

Question 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

Response:

Please see attached representation

Question 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Response:

Please see attached representation

Question 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

Response:

Please see attached representation

Question 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

Response:

Please see attached representation

Question 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Response:

Please see attached representation

Question 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

Response:

Please see attached representation

Question 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Response:

Please see attached representation

Question 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

Response:

Please see attached representation

Question 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

Response:

Please see attached representation

Question 14

Do you agree with our approach to providing new employment land?

Response:

Please see attached representation

Question 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

Response:

Please see attached representation

Question 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Response:

Please see attached representation

Question 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Response:

Please see attached representation



DE POL

CHARTERED TOWN PLANNERS

Established 1985

WARRINGTON BOROUGH COUNCIL LOCAL PLAN PREFERRED OPTIONS

CONSULTATION RESPONSE

REPRESENTATIONS ON BEHALF OF GULLIVERS WORLD
LTD

Description:

Representations to the Warrington Borough Council emerging local plan Preferred Options consultation (Sept 2017).

Site Location:

Land off Shackleton Close

On behalf of:

Gullivers World Ltd

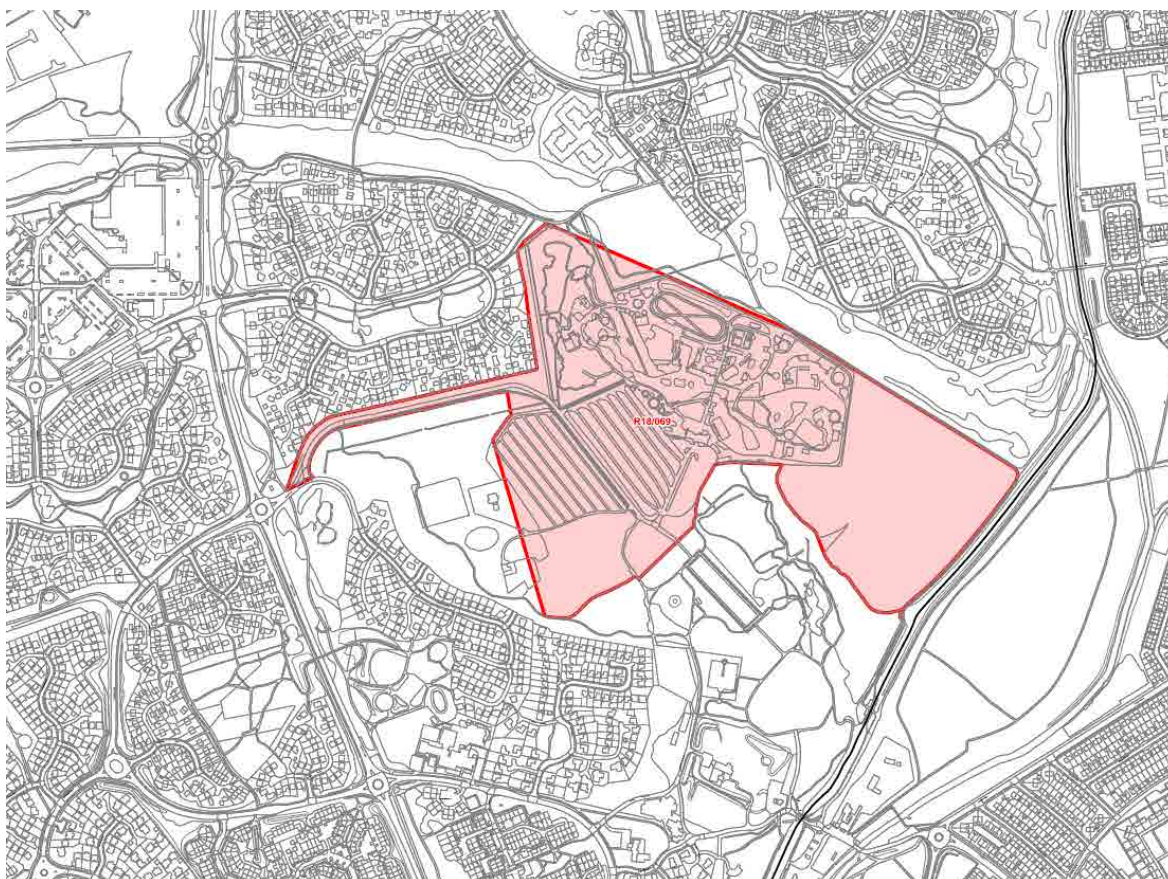
Date:

September 2017

Introduction

1. This representation is submitted on behalf of Gullivers World Ltd with regards to land off Shackleton Close, Warrington. It follows a former representation (ref: R18/069) submitted to the Stage 1 Reg. 18 consultation, which sought to promote the subject land for a mixed-use allocation.

Fig.1. Area of land subject to Reg. 18 consultation



2. Whilst the Council's 2017 SHLAA appears to have appraised the site in terms of its deliverability, the Gullivers World Ltd land holding was considered in its entirety. On this basis the Council's SHLAA concluded that the site was constrained and was not therefore promoted within the Preferred Options Consultation but instead suggested the site is to be reviewed on an annual basis.
3. This representation relates to 2.8ha of land within a wider 26 ha land holding occupied by Gullivers World and situated off Shackleton Close. It seeks to clarify that there are suitable development opportunities which exist within the Gullivers World land holding which are available now for development and which would not detriment the ongoing theme park business and associated leisure facilities. Gullivers World Ltd seeks an allocation within the emerging plan accordingly.



Strategic Approach to Housing / Employment Delivery

4. The Council has undertaken an assessment of urban capacity through the SHLAA (2017) and EDNA (2016), which identify a total urban capacity for 15,429 homes and 129 hectares of employment land. Consequently, Warrington's strategic approach to delivering its full housing and employment needs necessitates the release of significant areas of Green Belt land for development (8,791 homes and 251ha of employment land).
5. For the Plan to be sound it is necessary to maximise the capacity of the urban area to ensure that all reasonable alternative non-Green Belt development options are promoted so as to minimise the amount of Green Belt release. As expanded upon below, the subject site comprises previously developed land within the main urban area and represents a most appropriate location for contributing towards the development needs of the Borough. In so doing it would help reduce the extent of Green Belt release.

Land off Shackleton Close, Warrington

6. This representation relates to 2.8ha of land within a wider 26 ha land holding occupied by Gullivers World and situated off Shackleton Close. The wider land holding lies within the southern edge of the former RAF Burtonwood airbase (known as Camp 4) and following disposal by the Warrington and Runcorn Development Corporation in the mid-1980's, it has been operated as a children's theme park. More recently, additional facilities such as a hotel were added and it hosts the Burtonwood Heritage Museum. See Figure 2. below
7. The proposed allocation (hereafter referred to as 'the site') extends to approx. 2.8 ha is currently shown as overspill car parking in association with the Gullivers World theme park. The land is surplus to requirements and essentially vacant. As will be demonstrated below, the site is suitable, available and deliverable for a range of development opportunities and as previously developed land within the wider urban area it would reduce pressure on the release of Green Belt land.
8. The subject site is also already detached from the main theme park in so far as the north-eastern site boundary is defined by the main carriageway serving Gullivers World, which is lined by tree planting and a hedgerow. Beyond the carriageway is the main car parking serving the theme park.

See Also Fig. 3 Figure 9, Preferred Development Option – Consultation (July 2017)

Figure 2: Subject Land shown edged red © Google Earth

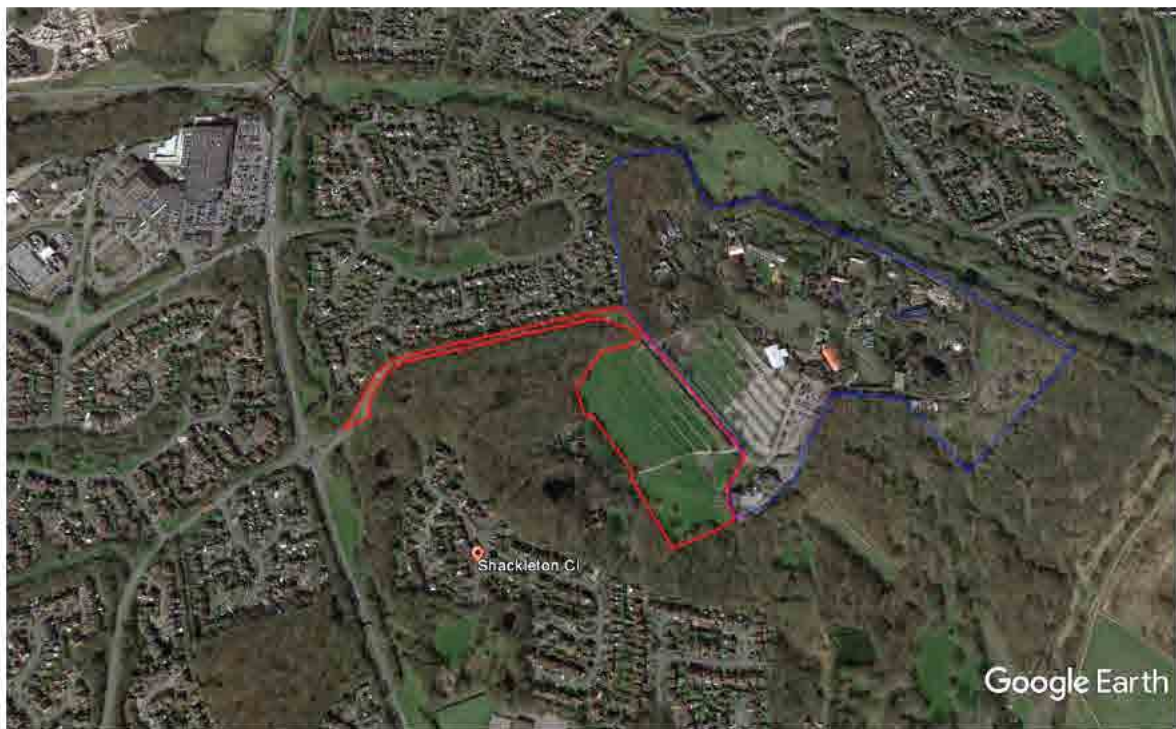
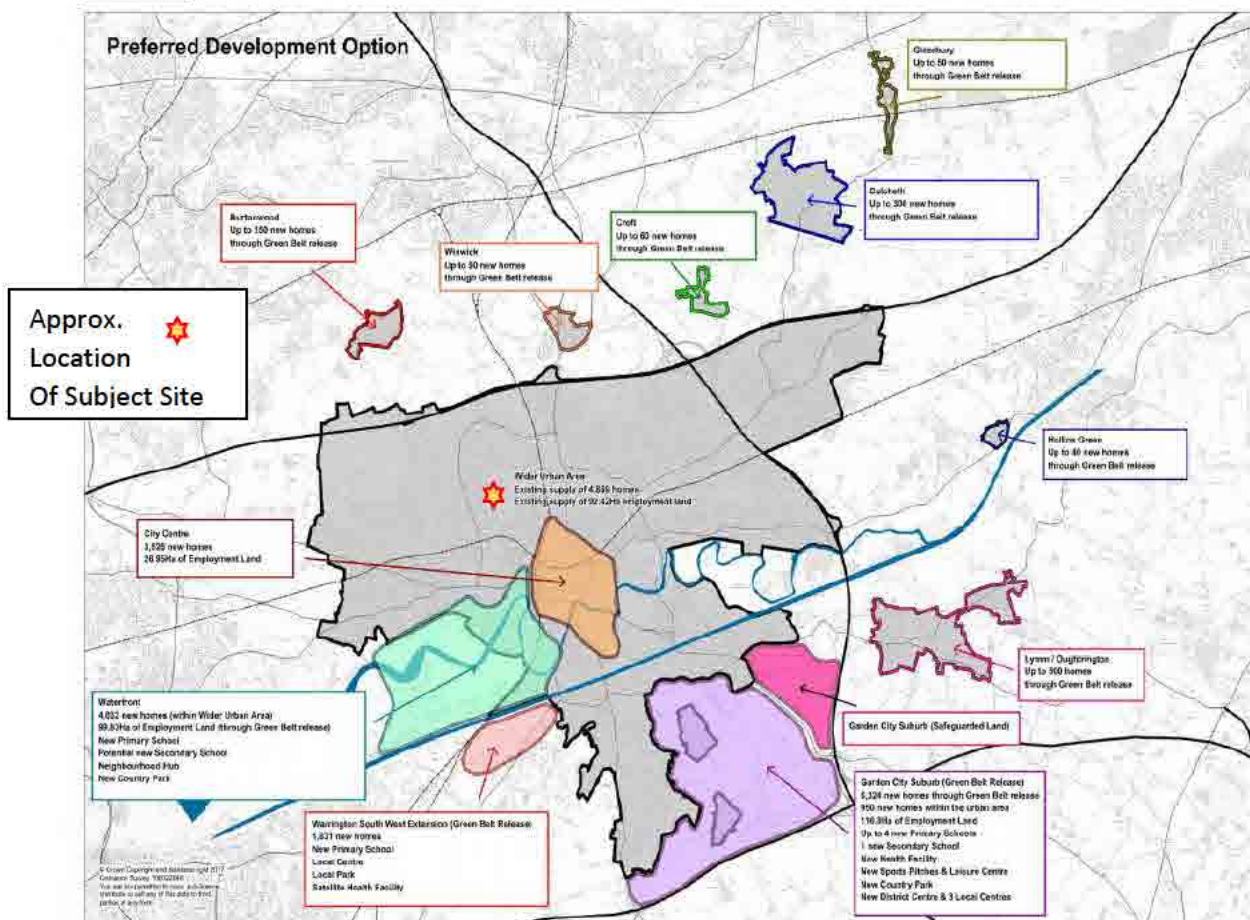


Figure 3: – Subject Site in the context of Figure 9, Preferred Option – Consultation (July 2017)





Physical Site

9. The site is accessed from Shackleton Close which serves the Gullivers Valley theme park and ancillary leisure uses. Shackleton Close benefits from a pedestrian footway on the site side of the carriageway, providing a direct connection to Cromwell Road, the main carriageway which connects the site to the aforementioned service centres and public transport connections. There may be some requirement for improvement and upgrade of the local highway network to accommodate the development but this would not restrict the site's development.

10. Whilst the site is constrained to the south west by protected mature woodland trees, there is no reason why a scheme could not be designed to ensure that there would be no adverse impacts on these trees. The adjacent woodland has a 10-year woodland management programme in place and approved by the Forestry Commission to retain the woodland and protect and enhance its health and productivity. A survey of trees within the proposed allocation has already been undertaken.

11. The site is located in Flood Zone 1 and as such there is a low possibility of risk from flooding. There is no reason why an appropriate drainage strategy could not be achieved which would ensure that there was no risk of increased flooding either on or off site. Drainage infrastructure already exists on site in accordance with previous planning permissions.

12. A Phase 1 Contaminated Land Study has already been conducted and demonstrates that the site can be developed regardless of its previous association with the Burtonwood Airbase. Any eventual development would be supported by a Construction Management Plan and further environmental reports which would consider any previously unidentified potential contamination during construction.

13. There are no other known physical constraints on the site which would prohibit the potential for the site's development.

Accessibility

14. The subject site is located within an established urban area to the north west of Warrington town centre and benefits from ready access to the motorway networks via Cromwell Ave, Burtonwood Rd and the A49 Winwick Rd. As expected for a site within the urban area, the site is highly accessible to a wide range of services, with Westbrook Retail Parks and Old Hall local centre within 1km of the site.



15. Local services include retail, leisure, GP/pharmacy provision, places of worship, as well as primary and pre-school education provision. The site is also readily accessible to range of recreational open space facilities including Sankey Valley Park and Twenty Acre Park.
16. Cromwell Road, less than 800m from the site, benefits from frequent bus service provision providing further access to a wide range of service centres by sustainable transport means.
17. The location of the site is clearly sustainable as demonstrated by the proximity of important local facilities and employment opportunities as well as regular and accessible public transport services.

Deliverability

18. Whilst the land is currently reserved for overspill parking in association with the adjacent theme park use and a previous leisure planning permission exists this has not come forward. As previously highlighted the land is under-used, having been surplus to requirements for some time. There are no policy requirements or historical planning obligations to retain this area of car parking to serve the theme park use and there is suitable alternative land available within the wider holding to accommodate any potential future development needs for the Theme Park (up to 10ha).
19. No physical constraints have been identified which would prohibit the site coming forward for residential development and it has been recognised that there is no policy restriction which would make this site as unsuitable for development; this is acknowledged in the Council's consideration of the site in the Strategic Housing Land Availability Assessment (2017), under ref. 3142.
20. The site is deliverable and has the potential to be brought forward in the short term (3-5 years).

Potential Development Opportunities

21. The site already benefits from express planning permission to expand by an additional 1Ha through the erection of new amusements, hotel facilities, buildings and rides (See planning app refs 2005/05467; APP/M0655/A/052005001 and 2016/28049). In addition to mainstream permitted development (PD) rights, the site also has PD rights for erection of buildings and rides under Part 18 of the General Permitted Development Order 2015 (as amended).
22. Alternative options for the site include day nursery / creche, B1 employment and residential development. At 2.8 hectares in size the site has an estimated capacity of 80-90 dwellings.



Conclusions

23. The site is suitable, available and deliverable and a wide range of technical survey work is currently being undertaken for the site, which will inform the eventual proposals.

24. Accordingly, it is requested that the subject site is allocated in the Plan as a development opportunity suitable for a variety of uses including:

B1 Offices and Research and development

C1 Hotel/overnight tourist-visitor accommodation

C3 Residential

D1 Day nursery; crèche and museum

D2 Assembly and Leisure, inc. amusement park

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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.

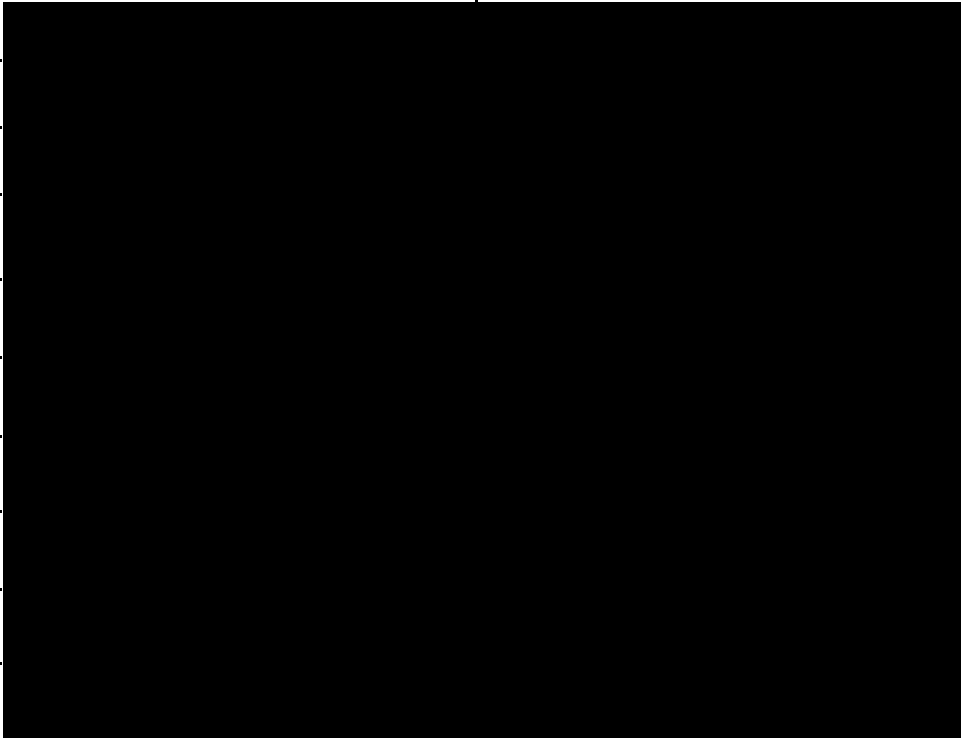
By e-mail: ldf@warrington.gov.uk

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			
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	Land at Gullivers World, Warrington	
Address	Land off Shackleton Close	
	Town	Warrington
	Postcode	WA5 9YZ
Ordnance Survey Grid Reference	Easting : 360551	Northing : 387888
Site area (hectares)	2.8ha	
Net developable area (hectares)	2.8ha	
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: 90	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			
Address			
<i>Town</i>			
<i>Postcode</i>			

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 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?

None.

(5) Market Interest

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 checked="" 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 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)	Overspill car park in association with adjacent theme park use	
Neighbouring Uses	Residential	
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	0	%	Proportion not covered by buildings	100	%
---------------------------------	---	---	-------------------------------------	-----	---

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

How many buildings are there on the site?	n/a	buildings
What proportion of the buildings are currently in use?	% in use: n/a	%
	% 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?	100	%
What proportion is greenfield (not previously developed)?		% (A)*
What proportion is previously developed and cleared?	100	% (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	Yes.	Not severe. Phase 1 completed. Preparation of Construction Management Plan will suffice in support of potential		<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Land stability	No.			<input type="checkbox"/>	<input type="checkbox"/>
c) Mains water supply	No.			<input type="checkbox"/>	<input type="checkbox"/>
d) Mains sewerage	No.			<input type="checkbox"/>	<input type="checkbox"/>
e) Drainage, flood risk	No			<input type="checkbox"/>	<input type="checkbox"/>
f) Tree Preservation Orders	Yes	Woodland Management Scheme & ABI already in place and TPOs would be unaffected by proposed development	Updates to documents required.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Electricity supply	No.			<input type="checkbox"/>	<input type="checkbox"/>
h) Gas supply	No.			<input type="checkbox"/>	<input type="checkbox"/>
i) Telecommunications	No.			<input type="checkbox"/>	<input type="checkbox"/>
j) Highways	No.	Previous planning application demonstrated highways impacts to be acceptable.	Updates and further investigations required.	<input type="checkbox"/>	<input type="checkbox"/>
k) Ownership, leases etc.	No.			<input type="checkbox"/>	<input type="checkbox"/>
l) Ransom strips, covenants	No.			<input type="checkbox"/>	<input type="checkbox"/>
m) Other (Please provide details)	No.			<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 - Yes (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.

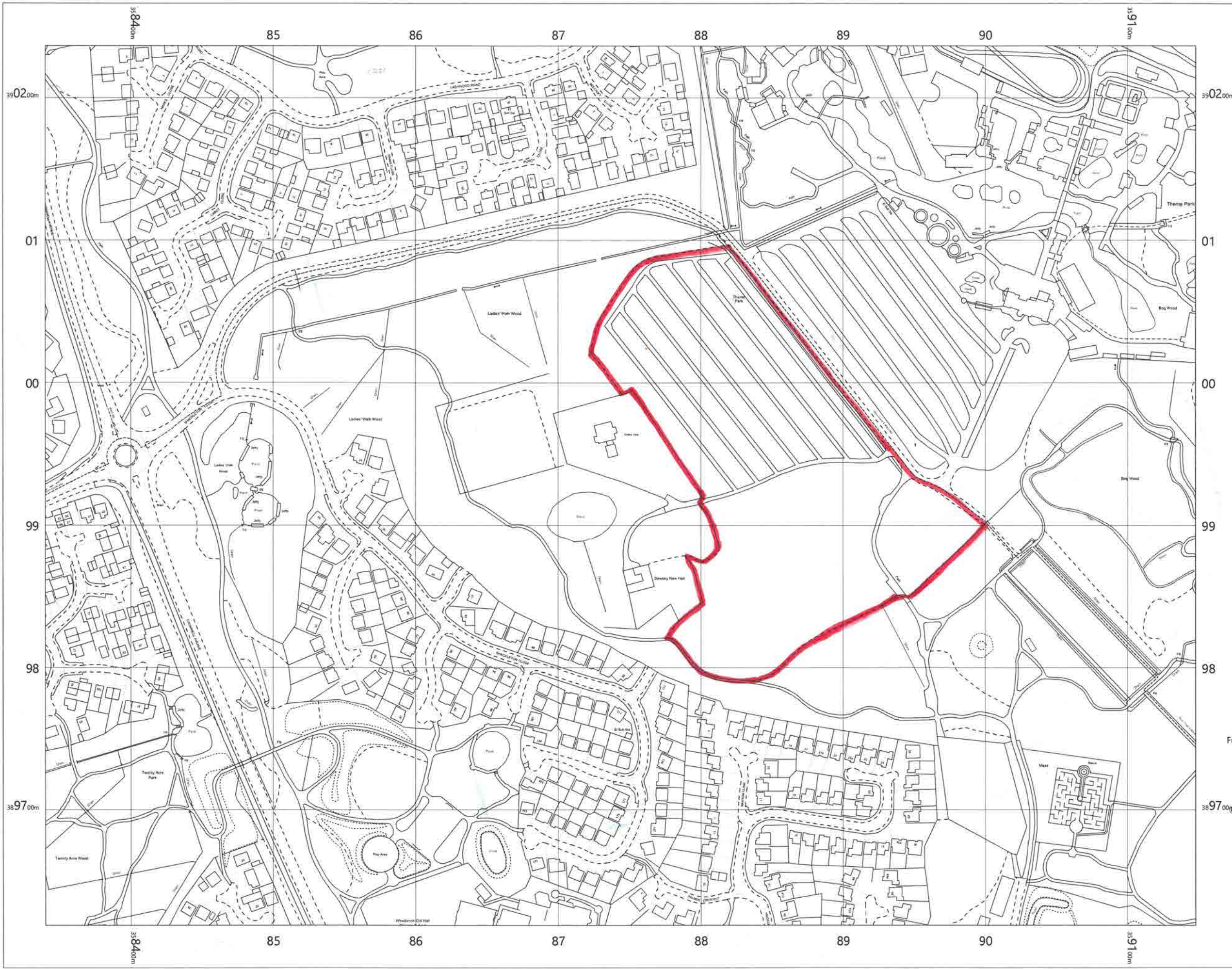
Please refer to separate representation.

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

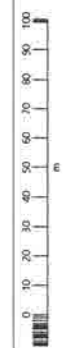
ldf@warrington.gov.uk

01925 442841

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



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OS MasterMap 1250/2500/10000 scale
Friday, September 29, 2017, ID: CM-00658388
www.centremapslive.co.uk

1:2500 scale print at A3, Centre: 358744 E,
389928 N

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