



WARRINGTON
Borough Council

Warrington Borough Council Local Plan

Site Proformas - North

Site Proformas for Call for Sites Responses and SHLAA Green Belt Sites
July 2017



Site Reference: **R18/046**

Site Name: **Land south of Townsfield Lane, Winwick**

Settlement Profile: **North Warrington**

Date of site visit: 22/03/2017

Ward: **Burtonwood & Winwick**

Owner / Developer / Promoter: **Mr Simon Gleave**

Agent: **DPP**

Site submitted by: **J Francis (Agent)**

Submitted Site Area (Hectares): **2**

Council measured Site Area (Hectares): **1.7**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Multi**

Preferred Use Comments

Regulation 18 Call for Sites response indicated a multi-use site, considering residential, employment, leisure and a roadside services facility or similar.

Residential

Dwelling Total Submitted: **0**

Council assumed 30dph Total: **60**

Employment

Employment Site Area: **0**

Employment Floor space (sqm): **0**

Assumed 35% Plot Ratio (sqm): **7000**

Local Plan Review Call for Sites Proforma

Constraints

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **No**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **A49 Newton Road**

Local Highway Access: **Local track**

Access comments: **Access from small local track only**

Neighbouring Uses: **Care Home / Entertainment Venue**

Air Quality Management Areas: **Yes**

Agricultural Land Classification: **2**

Potentially Contaminated Land: **Yes**

Hazardous Installation Zone: **No**

Public Rights of Way: **No**

Green Belt Assessment

General Area Assessment Parcel Reference: **21**

General Area Assessment Parcel Result: **Moderate**

Green Belt Parcel Reference: **WR6**

Green Belt Parcel Result: **Moderate**

Local Plan Review Call for Sites Proforma

Site Comments

The site is accessed down Townsfield Lane, a narrow Lane off the main A49. It is located within the Green Belt, an Air Quality Management Area (AQMA) and is currently an area of flat hardstanding accessed through an existing double gate entrance off Townfield Lane. The site is currently used at weekends for temporary car boot sales.

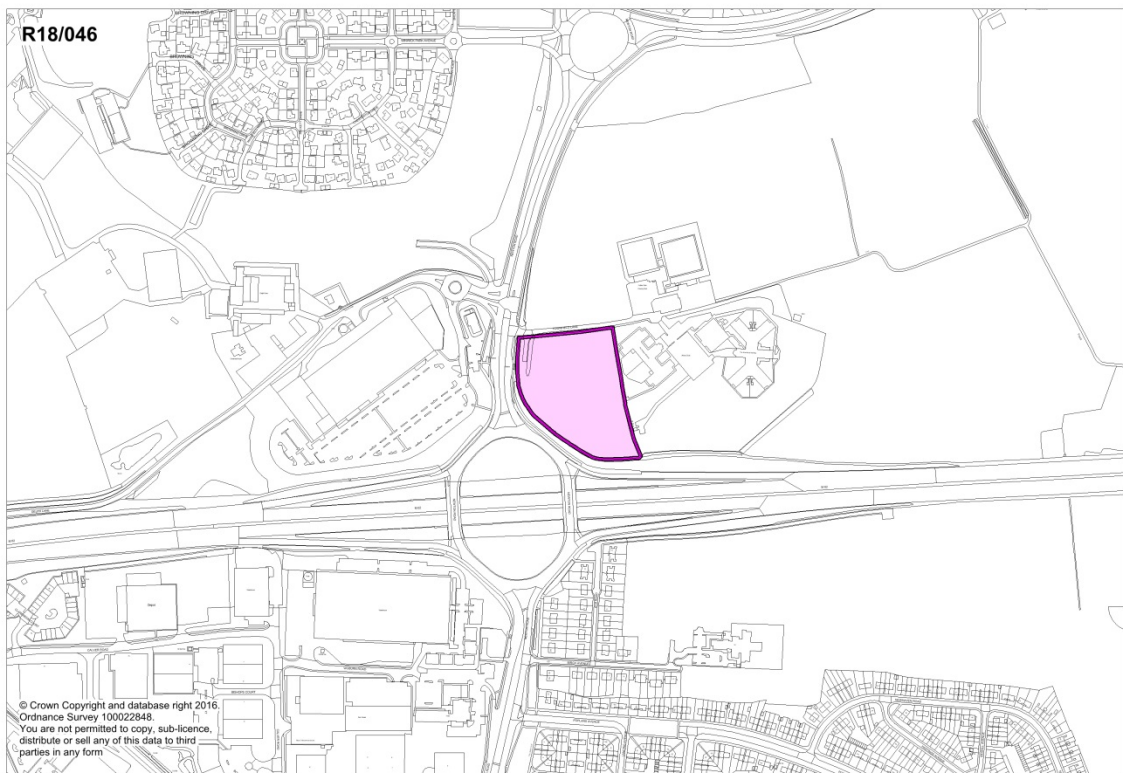
The northern boundary of the site is formed by Townsfield Lane with open agricultural fields beyond, the eastern boundary is shared with Arbury Court Care Home facility, the southern boundary is formed by the M62 Motorway and the western boundary is formed by the A49.

There is also some semi mature tree cover to the boundaries of the site and it is in close proximity to the Strategic Road Network.

The assessment of the site in Green Belt terms concluded that the parcel of land makes a moderate contribution. The land is also identified as being potentially contaminated land and this would therefore require further investigation.

Local Plan Review Call for Sites Proforma

Figure 1: Site Boundary R18/046



Site Reference: **R18/140**

Site Name: **Land north of Arbury Court, Winwick**

Settlement Profile: **North Warrington**

Date of site visit: 22/03/2017

Ward: **Burtonwood & Winwick**

Owner / Developer / Promoter: **Mr D Beattie**

Agent: **Berrys**

Site submitted by: **H Howie (Agent)**

Submitted Site Area (Hectares): **7.6**

Council measured Site Area (Hectares): **8.6**

Greenfield or Brownfield: **GF/PDL**

Preferred Use for Site: **Housing**

Preferred Use Comments

Site submitted at the Regulation 18 call for Sites stage as a site purely for residential development.

Residential

Dwelling Total Submitted: **170**

Council assumed 30dph Total: **0**

Employment

Employment Site Area: **0**

Employment Floor space (sqm): **0**

Assumed 35% Plot Ratio (sqm): **0**

Local Plan Review Call for Sites Proforma

Constraints

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **No**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **A49 Newton Road**

Local Highway Access: **A49 Newton Road**

Access comments: **Access from Newton Road (SW corner)**

Neighbouring Uses: **Leisure / Care Home**

Air Quality Management Areas: **No**

Agricultural Land Classification: **2 & 3**

Potentially Contaminated Land: **No**

Hazardous Installation Zone: **No**

Public Rights of Way: **No**

Green Belt Assessment

General Area Assessment Parcel Reference: **21**

General Area Assessment Parcel Result: **Moderate**

Green Belt Parcel Reference: **WR6**

Green Belt Parcel Result: **Moderate**

Local Plan Review Call for Sites Proforma

Site Comments

The site is accessed down Townfield Lane, a narrow Lane off the main A49 Newton Road. It is located within the Green Belt and has an Air Quality Management Area (AQMA) in close proximity to it.

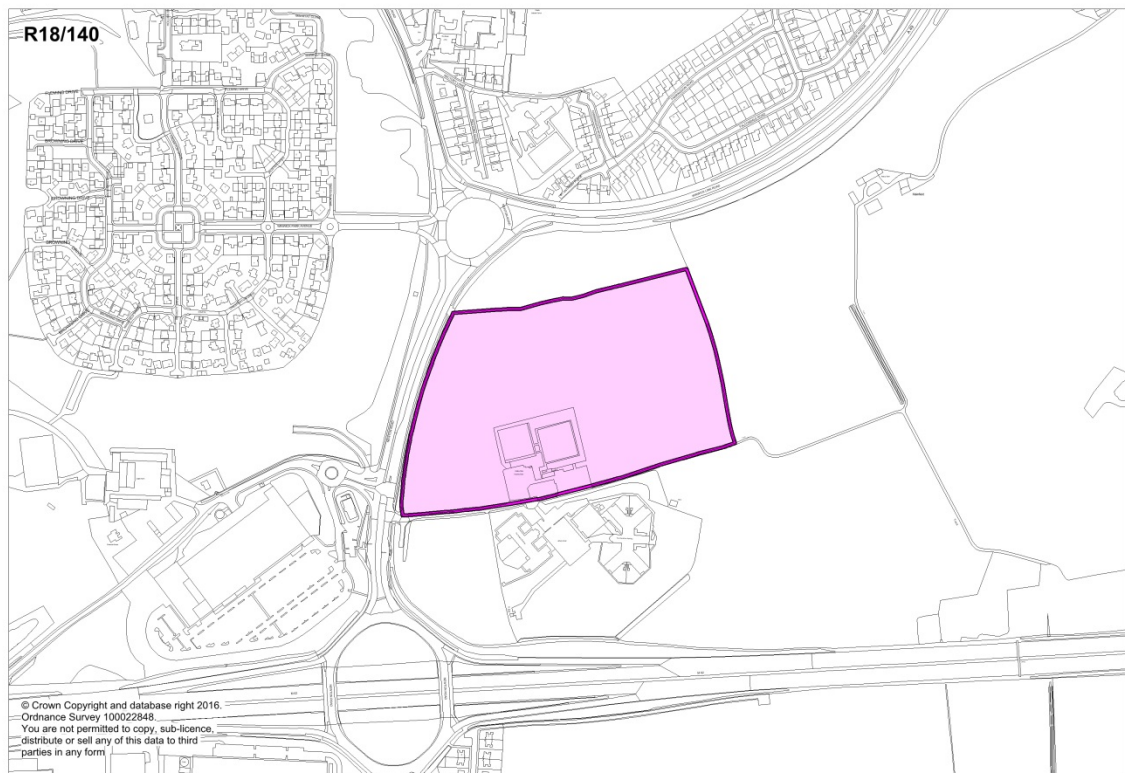
It is currently predominantly flat agricultural land with some semi mature tree/hedge coverage to the boundaries, with an area of hard standing and buildings housing a Country Club and Motorbike Training Centre to the southern end of the site.

The northern boundary of the site is formed by a field hedge, agricultural land and the A49 Winwick Link Road beyond, the eastern boundary is also formed by a field hedge and open Agricultural land beyond, the southern boundary is Townfield Lane and a Care Home, with the western boundary being the A49 Newton Road.

The site is also in close proximity to the Strategic Road Network and the assessment of the site in Green Belt terms concluded that the parcel of land makes a moderate contribution.

Local Plan Review Call for Sites Proforma

Figure 2: Site Boundary R18/140



Site Reference: **R18/141**

Site Name: **Land west of Delph Farm, Winwick**

Settlement Profile: **North Warrington**

Date of site visit: 22/03/2017

Ward: **Burtonwood & Winwick**

Owner / Developer / Promoter: **Mr D Beattie & Mrs C Leyland**

Agent: **Berrys**

Site submitted by: **H Howie (Agent)**

Submitted Site Area (Hectares): **13.3**

Mapinfo measured Site Area (Hectares): **13.7**

Greenfield or Brownfield: **GF/PDL**

Preferred Use for Site: **Multi**

Preferred Use Comments

The site has been submitted as a site for a number of uses including residential, leisure, retail and office development at the Regulation 18 stage Call for Sites. It would be accompanied by a surface water balancing pond on a 2.4 hectare site on adjoining land.

Residential

Dwelling Total Submitted: **300**

Assumed 30dph Total: **0**

Employment

Employment Site Area: **13.7**

Employment Floor space (sqm): **30,000**

Assumed 35% Plot Ratio (sqm): **0**

Local Plan Review Call for Sites Proforma

Constraints

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **TPO groups adjacent to northern boundary**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **None**

Local Highway Access: **Delph Lane / Mill Lane**

Access comments: **Access from Delph Lane (S) and Mill Lane (W)**

Neighbouring Uses: **Retail /Farm/Medical**

Air Quality Management Areas: **No**

Agricultural Land Classification: **2 & 3**

Potentially Contaminated Land: **Yes**

Hazardous Installation Zone: **No**

Public Rights of Way: **No**

Green Belt Assessment

General Area Assessment Parcel Reference: **19**

General Area Assessment Parcel Result: **Moderate**

Green Belt Parcel Reference: **W11**

Green Belt Parcel Result: **Weak**

Local Plan Review Call for Sites Proforma

Site Comments

The site is predominately accessed down Delph Lane, a narrow Lane off the main A49 Newton Road. Delph Lane can also be accessed off Mill Lane. It is located within the Green Belt and has a Pylon within the boundary and overhead power lines crossing the site along its western edge.

There is an existing access into the site off Delph Lane, adjacent to Delph Farm. On the day of the site visit, there was heavy standing water across parts of the site, and parts of the site have been identified as areas of intermediate and high risk of surface water flooding by the Environment Agency.

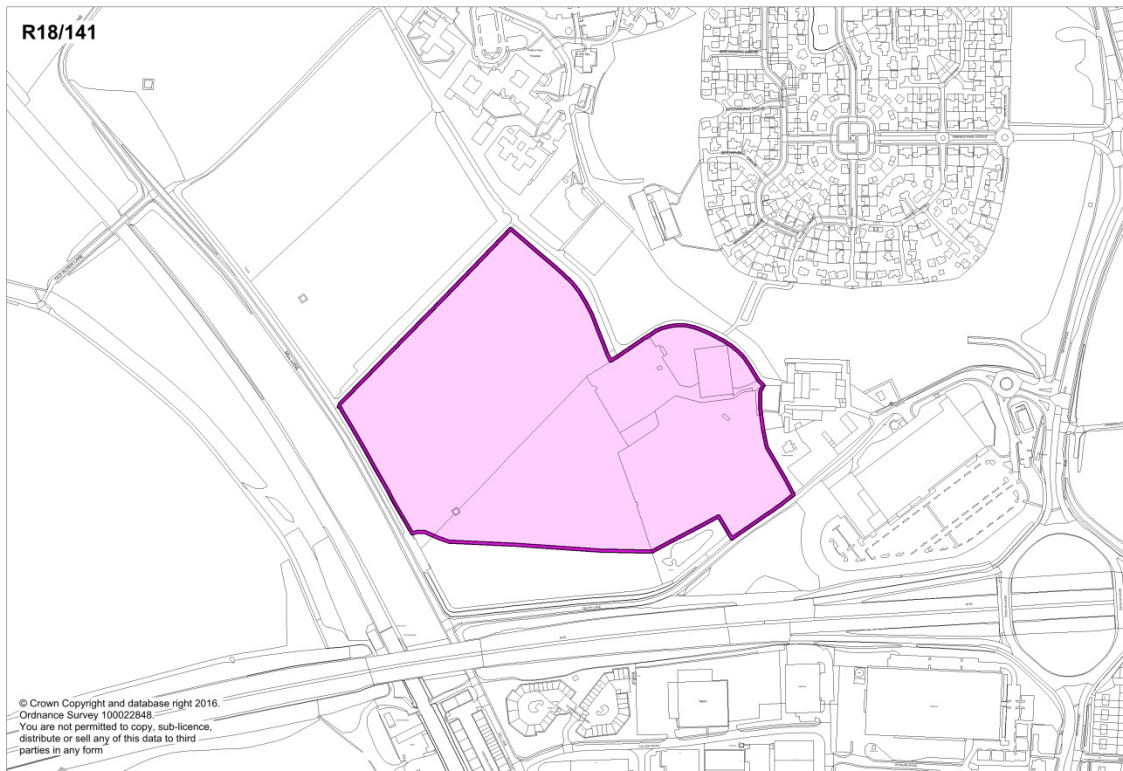
It is currently predominantly flat agricultural land with some mature tree/hedge coverage to the boundaries, a couple of small ponds, as well as a field hedge running across the site east to west. There is also an area of hard standing (along with lighting columns) that has been created and used as a Ménage to the north east of the site boundary.

The northern boundary of the site is formed by a Group TPO with the Hollins Green Medical facility beyond; the eastern boundary is with Delph Farm and its associated agricultural/Livery buildings with a B&Q Superstore beyond. The southern boundary is with an established and mature pond and Delph Lane, with the M62 Motorway beyond and the western boundary is by way of a mature stone wall and Mill Lane.

The assessment of the site in Green Belt terms concluded that the parcel of land makes a weak contribution. The land is also identified as being potentially contaminated land and this would therefore require further investigation.

Local Plan Review Call for Sites Proforma

Figure 3: Site Boundary R18/141



Site Reference: R18/217

(SHLAA Reference: 2590)

Site Name: Land west of Delph Farm/Hollins Park Hospital

Settlement Profile: North Warrington

Date of site visit: 22/03/2017

Ward: Burtonwood & Winwick

Owner / Developer / Promoter:

Agent: N/A

Site submitted by: N/A

Submitted Site Area (Hectares): 33.76

Council measured Site Area (Hectares):

Greenfield or Brownfield: **GF**

Preferred Use for Site: Residential

Preferred Use Comments

The site is included in the Council's SHLLA as a constrained housing site due to its Green Belt designation. The site is capable of delivering (based on a standard 30dph calculation), 1,012 residential dwellings. Part of the site is formed by Regulation 18 submission R18/141.

Residential

Dwelling Total Submitted:

Council assumed 30dph Total: 1,012

Employment

Employment Site Area:

Employment Floor space (sqm):

Assumed 35% Plot Ratio (sqm):

Local Plan Review Call for Sites Proforma

Constraints

Floodzone 2: No

Floodzone 3: No

Green Belt: Yes

TPO Issues: Along south edge of site

Nature Designations: None

Conservation Areas: No

Statutory Listed Buildings: No

Locally Listed Buildings: No

Area of Archaeological Assessment: No

Scheduled Ancient Monuments: No

Strategic Road Network Access: **No**

Local Highway Access: Watery Lane / Hollins Lane

Access comments: Existing access directly onto both local highways

Neighbouring Uses: Agricultural

Air Quality Management Areas: No

Agricultural Land Classification: 2

Potentially Contaminated Land: No

Hazardous Installation Zone: No

Public Rights of Way: No

Green Belt Assessment

General Area Assessment Parcel Reference: **19**

General Area Assessment Parcel Result: **Moderate**

Green Belt Parcel Reference: **2590**

Green Belt Parcel Result: **Weak**

Local Plan Review Call for Sites Proforma

Site Comments

The SHLAA site as submitted consists of 4 distinct parcels of land, one of which has also been submitted through the call for sites exercise; site R18/141.

Site R18/141 is predominately accessed down Delph Lane, a narrow Lane off the main A49 Newton Road. Delph Lane can also be accessed off Mill Lane. It is located within the Green Belt and has a Pylon within the boundary and overhead power lines crossing the site along its western edge.

There is an existing access into the site off Delph Lane, adjacent to Delph Farm and on the day of the site visit, there was heavy standing water across parts of the site.

It is currently predominantly flat agricultural land with some mature tree/hedge coverage to the boundaries, as well as a field hedge running across the site east to west. There is also an area of hard standing (along with lighting columns) that has been created and used as a Ménage to the north east of the site boundary.

The northern boundary of the site is formed by a Group TPO with the Hollins Green Medical facility beyond, the eastern boundary is with Delph Farm and its associated agricultural/Livery buildings with a B&Q Superstore beyond, the southern boundary is with an established and mature pond and Delph Lane, with the M62 Motorway beyond and the western boundary is by way of a mature stone wall and Mill Lane.

The site adjacent to R18/141 is a series of 3 flat agricultural fields separated by field hedges. Electricity pylons cross the site along its western boundary and its northern boundary and there is some sporadic mature tree cover across the site.

The northern boundary of the site is Hollins Lane with agricultural fields beyond (and one Listed Building adjacent to this boundary-Lower Alder Root Farmhouse-Grade II), the eastern boundary is with Hollins Park Medical Facility, the southern boundary is site R18/141 and the western boundary is Mill/Watery Lane.

There is no existing access into the site from Mill Lane, but there is an existing field gate access into the site from Watery Lane and Hollins Lane.

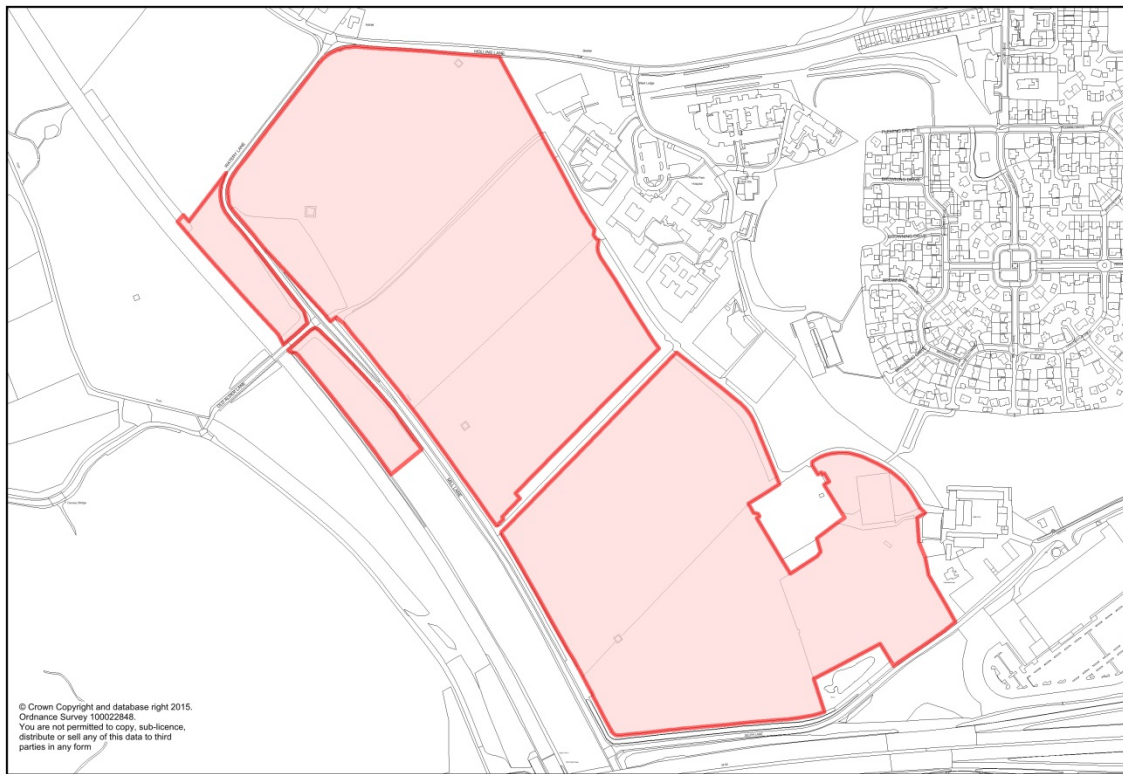
The remaining two parcels of land are separated from the rest of the site by Mill/Watery Lane, are dissected by Old Alder Lane and sit at a considerably lower level to the road than the adjacent sites.

A level of boundary treatment from existing field hedging is provided to the Mill Lane and Watery Lane boundaries and both sites are boarded to south by an active railway line.

All Four parcels of land are in close proximity to the Strategic Motorway Network and the assessment of the sites in Green Belt terms concluded that the parcels of land make a weak contribution.

Local Plan Review Call for Sites Proforma

Figure 1: Site Boundary R18/217





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