



**WARRINGTON**  
Borough Council

# **Warrington Borough Council Local Plan**

## **Site Proformas - West**

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





Site Reference: **R18/001**

Site Name: **Stocks Lane / Laburnum Lane**

Settlement Profile: **West Warrington**

Date of site visit: 07/03/2017

Ward: **Penketh & Cuerdley**

Owner / Developer / Promoter: **Mr Rod Owen**

Agent: **N/A**

Site submitted by: **Rod Owen (Landowner)**

Submitted Site Area (Hectares): **32.6**

Council measured Site Area (Hectares): **32.1**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Housing**

**Preferred Use Comments**

The site is in single family ownership and in forward negotiations with a nationwide house builder with a view to entering in to an options agreement. New water and sewer main recently laid adjacent to site. Proposed 950 homes across the 32 hectare site through the Regulation 18 Call for Sites submission; however, no indicative Masterplan or layout submitted.

**Residential**

Dwelling Total Submitted: **950**

Council assumed 30dph Total: **0**

**Employment**

Employment Site Area: **0**

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

Council assumed 35% Plot Ration (sqm): **0**

## **Local Plan Review Call for Sites Proforma**

### **Constraints**

Floodzone 2: **Yes**

Floodzone 3: **Yes**

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: **A57 Liverpool Road**

Local Highway Access: **Laburnum Lane / Friends Lane / Stocks Lane**

Access comments: **Multiple access on north and east edges. Central access from Laburnum Lane**

Neighbouring Uses: **Predominantly residential. One commercial unit to north.**

Air Quality Management Areas: **No**

Agricultural Land Classification: **2**

Potentially Contaminated Land: **Yes**

Hazardous Installation Zone: **No**

Public Rights of Way: **Yes**

### **Green Belt Assessment**

General Area Assessment Parcel Reference: **17**

General Area Assessment Parcel Result: **Strong**

Green Belt Parcel Reference: **WR82**

Green Belt Parcel Result: **Strong**

## Local Plan Review Call for Sites Proforma

### Site Comments

The site is relatively flat in nature and consists of 2 parcels of land, has some mature tree and hedge coverage along with ponds and the site and is currently in agricultural use. There is a small area of the site to the south western corner that is within Flood zones 2 & 3, and a Public Right Of Way passes into the site.

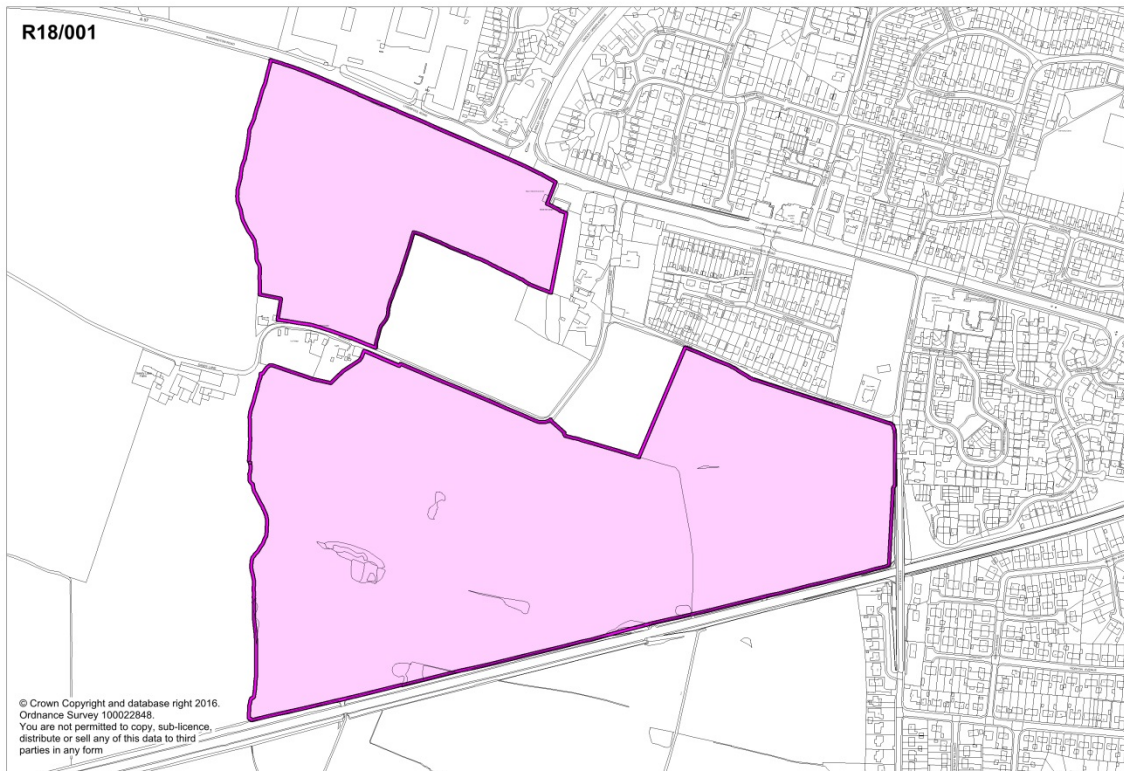
The north of the site is bordered by Friends Lane and residential development, to the east is Stocks Lane and residential development, the southern boundary is an active railway, with the western boundary being agricultural fields, associated buildings and the Borough of Halton.

There is an existing field access into the site off Friends Lane, near to its junction with Stocks Lane and an area of what looks like hard standing and several man hole drainage access points. There is also access into the site from Laburnum Lane. A small amount of existing residential development on Sandy Lane is situated between the 2 parcels of land.

The assessment of the site in Green Belt terms concluded that the parcel of land makes a strong 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 R18/001



Site Reference: **R18/013**

Site Name: **Stocks Lane / Friends Lane**

Settlement Profile: **West Warrington**

Date of site visit: 07/03/2017

Ward: **Penketh & Cuerdley**

Owner / Developer / Promoter: **Ms Gillian Bothwell**

Agent: **N/A**

Site submitted by: **G Bothwell (Owner)**

Submitted Site Area (Hectares): **6.8**

Council measured Site Area (Hectares): **6.7**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Housing**

**Preferred Use Comments**

The site has been submitted as a residential development site and negotiations are ongoing with two nationwide housebuilders to secure an options agreement. The site forms a small parcel of submission R18/001.

**Residential**

Dwelling Total Submitted: **250**

Council assumed 30dph Total: **0**

**Employment**

Employment Site Area: **0**

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

Council assumed 35% Plot Ration (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: **None**

Local Highway Access: **Friends Lane / Stocks Lane**

Access comments: **Access from both Friends Lane and Stocks Lane**

Neighbouring Uses: **Residential**

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: **17**

General Area Assessment Parcel Result: **Strong**

Green Belt Parcel Reference: **WR82**

Green Belt Parcel Result: **Strong**



## Local Plan Review Call for Sites Proforma

### Site Comments

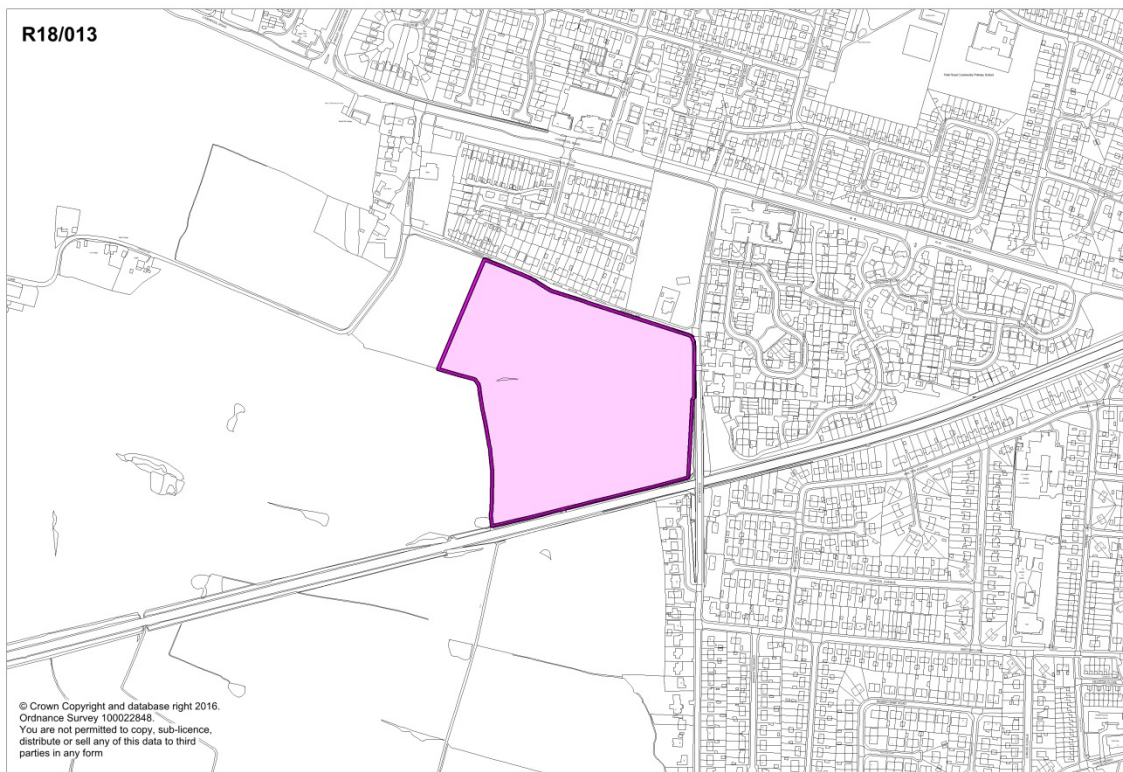
The site is relatively flat in nature, has some mature tree and hedge coverage and the site and is currently in agricultural use. The north of the site is bordered by Friends Lane and residential development, to the east is Stocks Lane and residential development, the southern boundary is an active railway, with the western boundary being agricultural fields and associated buildings and the Borough of Halton beyond.

There is an existing field access into the site off Friends Lane, near to its junction with Stocks Lane and an area of what looks like hard standing and several man hole drainage access points.

The site is part of the larger R18/001 site and the assessment of the site in Green Belt terms concluded that the parcel of land makes a strong contribution.

# Local Plan Review Call for Sites Proforma

Figure 2: Site Boundary R18/013



Site Reference: **R18/044**

Site Name: **Land at Penketh Hall Farm**

Settlement Profile: **West Warrington**

Date of site visit: 07/03/2017

Ward: **Penketh & Cuerdley**

Owner / Developer / Promoter: **Mr K Ditchfield**

Agent: **Steven Abbott Associates LLP**

Site submitted by: **C McDonald (Agent)**

Submitted Site Area (Hectares): **18.3**

Council measured Site Area (Hectares): **16.9**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Housing**

**Preferred Use Comments**

The site has been submitted as a residential development site for 540 houses with no Masterplan or supporting information submitted.

**Residential**

Dwelling Total Submitted: **540**

Council assumed 30dph Total: **0**

**Employment**

Employment Site Area: **0**

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

Council assumed 35% Plot Ration (sqm): **0**

## Local Plan Review Call for Sites Proforma

### Constraints

Floodzone 2: **Yes**

Floodzone 3: **Yes**

Green Belt: **Yes**

TPO Issues: **Yes**

Nature Designations: **SE boundary with Local Wildlife Site**

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: **Hall Nook**

Access comments: **Access from small stretch of Hall Nook**

Neighbouring Uses: **Residential and Education**

Air Quality Management Areas: **No**

Agricultural Land Classification: **2 & 3**

Potentially Contaminated Land: **Yes**

Hazardous Installation Zone: **No**

Public Rights of Way: **Yes**

### Green Belt Assessment

General Area Assessment Parcel Reference: **17**

General Area Assessment Parcel Result: **Strong**

Green Belt Parcel Reference: **WR77**

Green Belt Parcel Result: **Moderate**

## Local Plan Review Call for Sites Proforma

### Site Comments

The site is relatively flat in nature with some mature and semi mature sporadic tree cover within and to the boundaries of the site, with trees to the north of the site being the subject of a group Tree Preservation Order. It is currently in agricultural use (along with some Equestrian use), with parts of the north east and southern part of the site within Flood zones 2 & 3.

The norther boundary is formed by Well Lane (that narrows to a footpath), along with a watercourse and residential development, the eastern boundary is with Penketh Hall Farm and Hall Knook, the southern boundary is with an existing field track, active railway line and the Sankey Canal beyond (with a Local Wildlife site being adjacent to the Canal), with the eastern boundary being residential development and 2 Primary Schools.

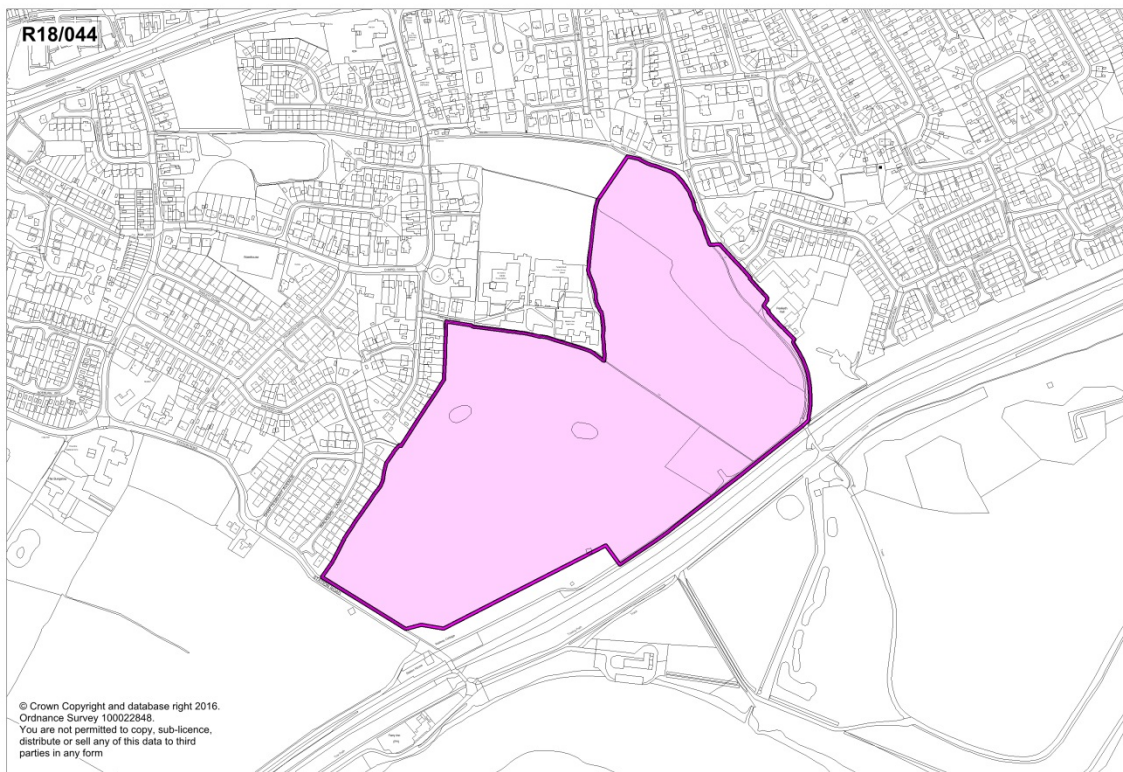
There are also Public Footpaths along the northern and eastern boundaries, as well as one running through the centre of the site. Pylons cross the southern boundary of the site and there is existing field access into the site from Station Road and Hall Nook.

Although not within the site boundary, there are two Grade II Listed Buildings (Penketh Hall and the 'L' shaped Bran at Penketh Hall) adjacent to the site's eastern boundary.

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 3: Site Boundary R18/044



Site Reference: **R18/066**

Site Name: **Land at Joy Lane, Burtonwood**

Settlement Profile: **West Warrington**

Date of Site Visit: 22/03/2017

Ward: **Burtonwood & Winwick**

Owner / Developer / Promoter: **V Capital**

Agent: **PRP Architects**

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

Submitted Site Area (Hectares): **13.5**

Council measured Site Area (Hectares): **13.6**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Employment**

**Preferred Use Comments**

The site has been submitted as primarily an employment site to deliver B1, B2 & B8 employment space, with a supporting Design Concept Statement. Alternative uses propose to deliver 300 new homes, or space for retail, leisure, or other development.

**Residential**

Dwelling Total Submitted: **300**

Council assumed 30dph Total: **0**

**Employment**

Employment Site Area: **13.6**

Employment Floor space (sqm): **50000**

Council 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: **None**

Local Highway Access: **Burtonwood Road / Joy Lane / Limekiln Lane / Wrights Lane**

Access comments: **Access from all four local highways on N/S/E sides of site**

Neighbouring Uses: **Employment / Farm**

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: **18**

General Area Assessment Parcel Result: **Moderate**

Green Belt Parcel Reference: **R18/066**

Green Belt Parcel Result: **Moderate**



## Local Plan Review Call for Sites Proforma

### Site Comments

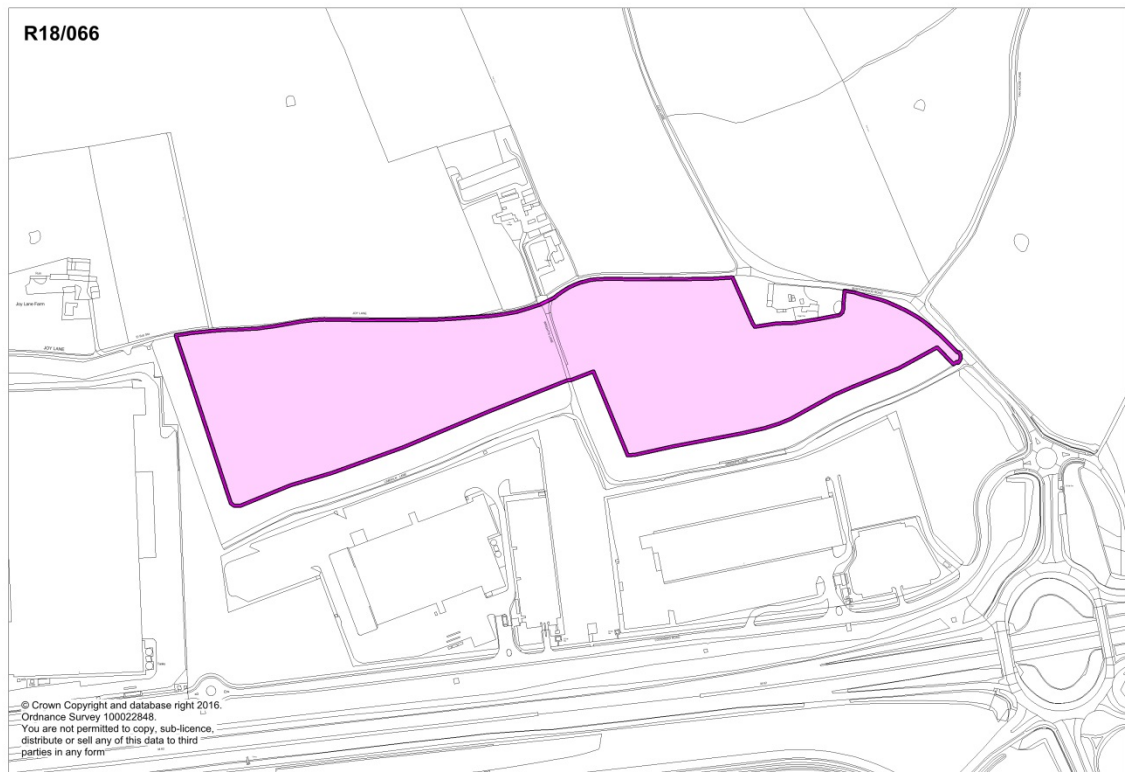
The site is accessed via Joy Lane, a narrow road off Burtonwood Road/Clay Lane that leads down to Joy Farm and there is existing access into the site from various points along Joy Lane. The site is predominately flat agricultural land with mature tree coverage to the southern and western boundaries.

The north of the site is bordered by Joy Lane, with agricultural land beyond and 1 residential dwelling, to the east is Burtonwood Lane, a further residential dwelling and agricultural land beyond. The southern boundary is formed by the existing Omega employment development and the M62 Motorway beyond, and the western boundary is also formed by the Omega development.

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 4: Site Boundary R18/066**



Site Reference: **R18/067**

Site Name: **Land at Penketh Hall Farm**

Settlement Profile: **West Warrington**

Date of site visit: 07/03/2017

Ward: **Penketh & Cuerdley**

Owner / Developer / Promoter: **V Capital**

Agent: **PRP Architects**

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

Submitted Site Area (Hectares): **16.5**

Council measured Site Area (Hectares): **16.9**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Housing**

**Preferred Use Comments**

This site has the same boundary as submission R18/044, but proposes 350 dwellings as opposed to 540 as per the R18/044 submission. Submission advises some master planning work has been undertaken, but no evidence as part of submission provided.

**Residential**

Dwelling Total Submitted: **350**

Council assumed 30dph Total: **0**

**Employment**

Employment Site Area: **0**

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

Council assumed 35% Plot Ration (sqm): **0**

## Local Plan Review Call for Sites Proforma

### Constraints

Floodzone 2: **Yes**

Floodzone 3: **Yes**

Green Belt: **Yes**

TPO Issues: **Yes**

Nature Designations: **Site borders LWS along south edge**

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: **Hall Nook**

Access comments: **Access from Hall Nook in NE. Possible access from Ditchfield Road in west**

Neighbouring Uses: **Residential / Education**

Air Quality Management Areas: **No**

Agricultural Land Classification: **2 & 3**

Potentially Contaminated Land: **Yes**

Hazardous Installation Zone: **No**

Public Rights of Way: **Yes**

### Green Belt Assessment

General Area Assessment Parcel Reference: **17**

General Area Assessment Parcel Result: **Strong**

Green Belt Parcel Reference: **WR77**

Green Belt Parcel Result: **Moderate**

## Local Plan Review Call for Sites Proforma

### Site Comments

The site is relatively flat in nature with some mature and semi mature sporadic tree cover within and to the boundaries of the site, with trees to the north of the site being the subject of a group Tree Preservation Order. It is currently in agricultural use (along with some Equestrian use), with parts of the north east and southern part of the site within Flood zones 2 & 3.

The norther boundary is formed by Well Lane (that narrows to a footpath), along with a watercourse and residential development, the eastern boundary is with Penketh Hall Farm and Hall Knook, the southern boundary is with an existing field track, active railway line and the Sankey Canal beyond, with the western boundary being residential development and 2 Primary Schools.

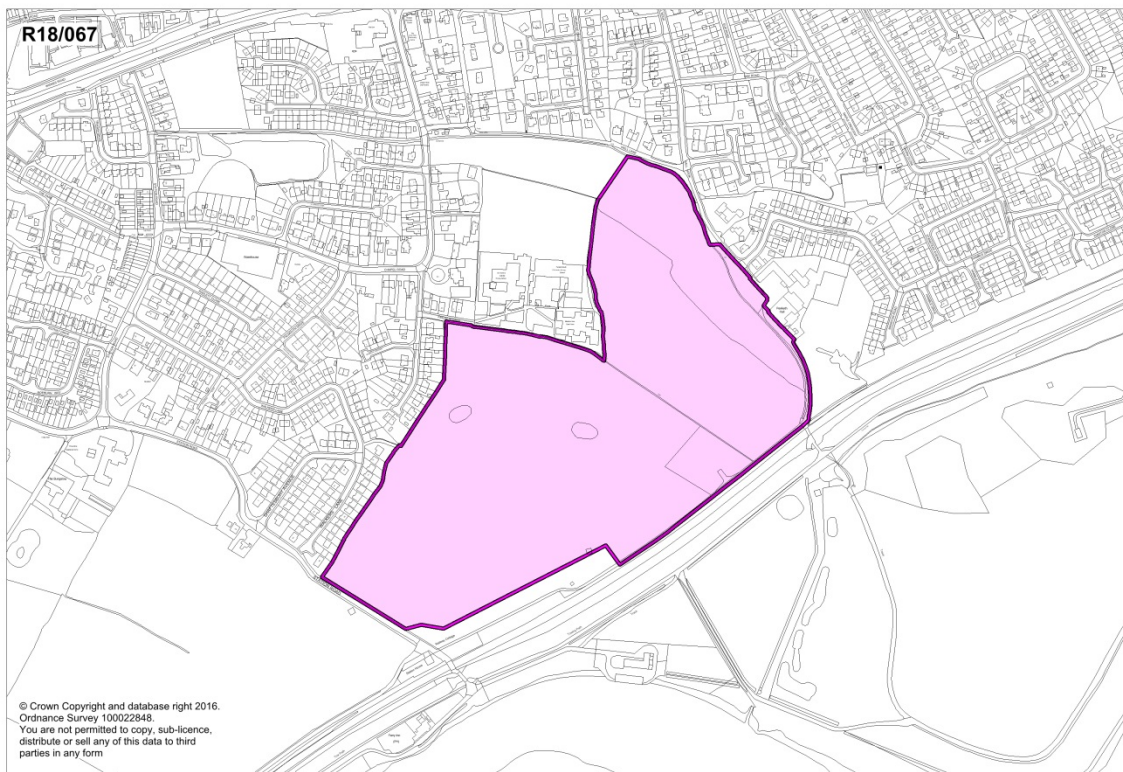
There are also Public Rights of Way along the northern and eastern boundaries, as well as one running through the centre of the site. Pylons cross the southern boundary of the site and there is existing field access into the site from Station Road and Hall Nook.

Although not within the site boundary, there are two Grade II Listed Buildings (Penketh Hall and the 'L' shaped Bran at Penketh Hall) adjacent to the site's eastern boundary.

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 5: Site Boundary R18/067



Site Reference: **R18/138**

Site Name: **Stocks Lane, Penketh**

Settlement Profile: **West Warrington**

Date of Site Visit: 07/03/2017

Ward: **Penketh & Cuerdley**

Owner / Developer / Promoter: **Taylor Wimpey UK Ltd**

Agent: **Pegasus Group**

Site submitted by: **G Lamb (Agent)**

Submitted Site Area (Hectares): **30.8**

Council measured Site Area (Hectares): **30.2**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Housing**

**Preferred Use Comments**

The Call for Sites submission indicates residential development of up to 650 new dwellings. However, additional Masterplanning work received by the Council advises that the site is proposed to deliver up to 600 dwellings.

**Residential**

Dwelling Total Submitted: **600**

Council assumed 30dph Total: **0**

**Employment**

Employment Site Area: **0**

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

Council assumed 35% Plot Ration (sqm): **0**

## Local Plan Review Call for Sites Proforma

### Constraints

Floodzone 2: **Yes**

Floodzone 3: **Yes**

Green Belt: **Yes**

TPO Issues: **Yes**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **1 SLB adjacent to east boundary**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **Farnworth Road**

Local Highway Access: **Farnworth Road**

Access comments: **Access to Farnworth Road on southern boundary**

Neighbouring Uses: **Residential**

Air Quality Management Areas: **No**

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: **17**

General Area Assessment Parcel Result: **Strong**

Green Belt Parcel Reference: **WR82**

Green Belt Parcel Result: **Strong**



## Local Plan Review Call for Sites Proforma

### Site Comments

Currently a collection of agricultural fields, with some equestrian use, the site is relatively flat in nature with some mature and semi mature tree and hedging across the site, some of which to the eastern boundary are the subject of a Tree Preservation Order. There are also some small ponds dotted around the site, and the southern end of the site is dissected by Penketh Brook running east to west, which forms part of Flood zones 2 & 3.

The northern boundary of the site is formed by an active Railway line with agricultural fields beyond, the eastern boundary is with residential development and Stocks Lane, the southern boundary is with Farnworth Road and some limited residential development, with the western boundary being further agricultural fields and some limited residential properties.

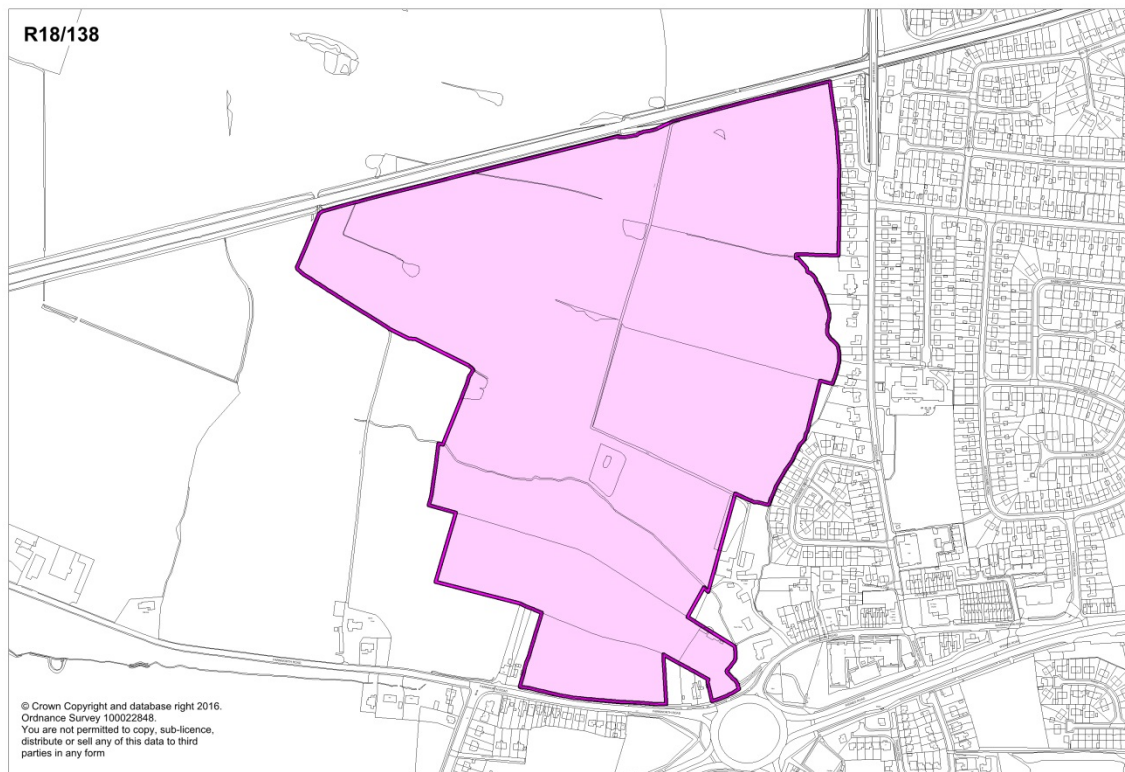
There are existing field accesses into the site off Farnworth Road alongside the existing residential developments.

Although not within the site's boundary, there is a Grade II Listed Building (Brookside Farm) adjacent to the eastern boundary and a Coal bed Methane extraction compound in close proximity to the western boundary.

The assessment of the site in Green Belt terms concluded that the parcel of land makes a strong 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 6: Site Boundary R18/138



Site Reference: R18/181

**(SHLAA Reference: 1630)**

Site Name: Penketh Hall Farm Site C

Settlement Profile: West Warrington

Date of site visit: 07/03/2017

Ward: Penketh & Cuerdley

Owner / Developer / Promoter:

Agent: N/A

Site submitted by: N/A

Submitted Site Area (Hectares): 17.7

Council measured Site Area (Hectares): N/A

Greenfield or Brownfield: **GF**

Preferred Use for Site: Residential

**Preferred Use Comments**

Site submitted as a site for residential development in the SHLAA 2009.

**Residential**

Dwelling Total Submitted: 0

Council assumed 30dph Total: 531

**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: **No**

Local Highway Access: Station Road

Access comments: Access to Station Road via local track

Neighbouring Uses: Residential / Agricultural

Air Quality Management Areas: No

Agricultural Land Classification: 2

Potentially Contaminated Land: No

Hazardous Installation Zone: No

Public Rights of Way: Yes

### Green Belt Assessment

General Area Assessment Parcel Reference: **17**

General Area Assessment Parcel Result: **Strong**

Green Belt Parcel Reference: **1630**

Green Belt Parcel Result: **Moderate**

## Local Plan Review Call for Sites Proforma

### Site Comments

Currently a collection of agricultural fields, the site is relatively flat in nature with some mature and semi mature tree and hedging across the site, and a cluster of trees to the norther boundary.

The northern boundary of the site is formed by Station Road and existing residential development, the eastern boundary is with a service road that serves a small industrial estate, an active Railway line with the Sankey Canal beyond, the southern boundary is with the Railway line and Fiddlers Ferry Power Station operational land beyond, with the western boundary being a Golf Course.

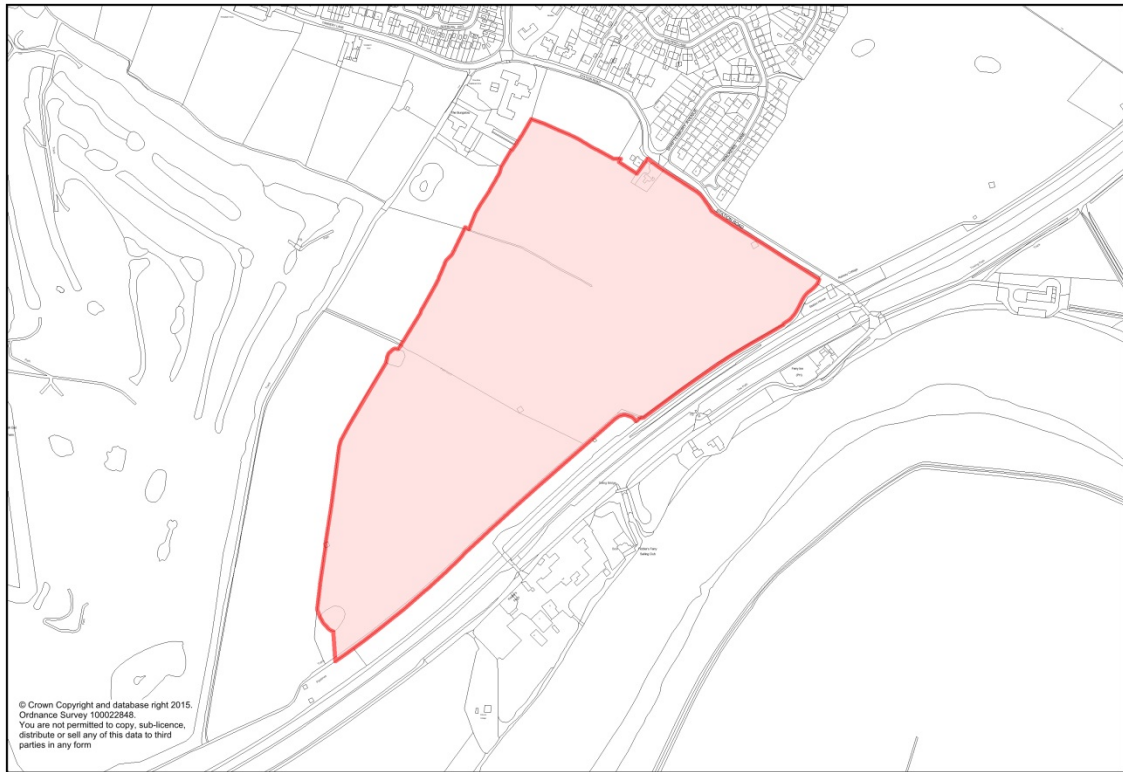
There are also public footpaths to the eastern and western boundaries, with one crossing the site linking the paths along the eastern and western boundaries.

There are existing field accesses into the site off Station Road and the service road that serves the industrial estate.

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 1: Site Boundary R18/181**







**WARRINGTON**  
Borough Council

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