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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 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		
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 surrounding Brook head farm AKA Abbeys Farm	
Address	Brook Head Farm	
	Tan House Lane	
	Burtonwood	
	Town	Warrington
	Postcode	WA5 4BZ
Ordnance Survey Grid Reference	Easting : 357221	Northing : 392139
Site area (hectares)	29	
Net developable area (hectares)	27	
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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Alternative future use(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Potential Capacity	houses: 850	Number of Pitches:	SqM	SqM	SqM	SqM
	or flats:					
Employment Use Class (E.g. B1)						
* If "Other", please indicate which use(s):	school and training facilities					
Potential Density						
	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			
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 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?

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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	<input type="checkbox"/>	
Site under option to a developer	<input checked="" type="checkbox"/>	Peter Hayes, Engie regeneration, The Lighthouse, 14 t
Enquiries received	<input checked="" type="checkbox"/>	Carl Palmer Urban Developments ltd Unit 7 Oak Tree
Site is being marketed	<input type="checkbox"/>	
None	<input type="checkbox"/>	
Not known	<input 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)	multi use site, equestrian riding and grazing, sports pitch use, agricultural storage, industrial storage of plant and <del>equipment from roads rehabilitation centre</del> Application <b>+</b>		
Neighbouring Uses	Agricultural		
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?		buildings
What proportion of the buildings are currently in use?	% in use: 100	%
	% derelict:	%
	% vacant:	%
Are any existing buildings on the site proposed to be converted?	not currently	

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)?	95	% (A)*
What proportion is <b>previously developed</b> and cleared?	5	% (B)*
What proportion is <b>previously developed</b> but not cleared? (e.g. demolition spoil, etc.)	0	% (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	no			<input 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	yes		mains sewer for the whole village runs through the east of 	<input type="checkbox"/>	<input type="checkbox"/>
e) Drainage, flood risk	no			<input type="checkbox"/>	<input type="checkbox"/>
f) Tree Preservation Orders	no			<input type="checkbox"/>	<input type="checkbox"/>
g) Electricity supply	no			<input type="checkbox"/>	<input type="checkbox"/>
h) Gas supply	yes	no current gas supply to the site	to be actioned by developer on release of land	<input type="checkbox"/>	<input type="checkbox"/>
i) Telecommunications	no			<input type="checkbox"/>	<input type="checkbox"/>
j) Highways	yes	As part of the development the developers have committed to a considerable section 106 to develop the current road 	to be actioned by the developer on release of land	<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

(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 ind sheets attached

**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.



Supporting Documents for the proposed development of land at Brook Head Farm.

Site history: The site has been owned since 1972 by [REDACTED] through various companies and operations as well as personally. Farmers lane and Tan House Lane both had significantly more houses post war, our site alone housed 10 cottages until we demolished them in the early 1970's. There has been a significant area of industrial tipping during the late 80's early 1990's that have been cleared of contamination and passed by planning for the erection of Chicken rearing units in 1997 under application 97/36077. These sheds were never erected by the company that bought the land and [REDACTED] company Abbey Pack Eggs Ltd bought the land back in late 2017, although it is understood that the 192 application for commencement of works could be enacted due to new evidence after an attempt to enact it in 2015 failed. 10 x 500meter square sheds and associated feed bins, car parks, communal workers areas and road infrastructure are all still possible to be erected under this scheme. Originally farmed this soon became economically unviable as explained below

The site has been in continual use for the production of horses for leisure for over 25 years. This has not just been limited to the buildings but to the land surrounding the farm.

This diversification began due to the fact that united utilities has enforced through legislation a no nitrate spreading zone of 500 meters from the pumping station at Forest Farm Cottage. This has left the land surrounding this unusable for the growing of crops and adequate grass as the lands drainage schemes all run back to the area covered by the no spreading zone. This is shown on map appendix 1. Although other farmers in the area continue to spread against the banning order we deemed it prudent not to continue the practice of spreading due to the huge fines that were being actioned against farmers that have broken these restrictive orders.

This has therefore lead to further diversification on the site into leisure facilities. We house a dozen rugby and football teams training in a floodlit area (over 20,000 watts of light pollution lighting up virtually the whole site), with over 100 cars a night entering and leaving the site between October and March every year, coupled with an established monthly equestrian event and show clinics on a monthly and weekly basis pushing well over 100 vehicles on and off the site, the infrastructure of the surrounding roads onto the site would allow significant development without necessarily altering greatly the road structure. With this in mind all the parties interested in developing the site are committed to the improvement of pedestrian, cycle and vehicular access along farmers lane, tan house lane and clay lane/burtonwood road in order to help develop safe access for all people living in Burtonwood village wanting to access both the work sites at omega and the motorway junction.

Further more all parties interested will have a restrictive covenant to build a brand new school for the parish of burtonwood big enough to accommodate all and any proposed increase in school age population, this is required immediately due to the Victorian school building that is unsuitable for 21<sup>st</sup> century education currently being used. Coupled to this would be leisure facilities to allow both football and rugby to be played safely on purpose built all weather training facilities to replace and upgrade the ones that are currently on site enhancing the provision for all in the village. These facilities would be gifted to the council / schools trusts as part of a 106 agreement along with the titles for the land.

There are currently nine access points onto the site. One on Barn Lane Which developers have said they would upgrade to a road and cycleway if required, 3 on clay lane and 5 on tan house lane. More than adequate to allow access onto and off the site without causing significant disruption to the road networks whilst under construction and when the site is developed.

Added to this there is currently a commercial gym and sports rehabilitation clinic onsite that again would be maintained in new purpose built buildings as part of the training facilities and leisure hub.

Developers I have spoken to are aware that there is no gas to site and that the capacity for electricity and gas into the village is already at capacity, they have therefore undertaken to work with providers to ensure increased capacity for the whole of the village and not just the site that would be developed. This is far beyond the economic reach of smaller sites that have already been proposed for development.

The site would also complete the roll out of superfast broadband to the remaining properties within the village boundaries, and it is anticipated all new houses would have FTTH capacity, as well as car charging ports and be as energy efficient as possible.

The developers would also have to agree to a significant amount of affordable housing in the region of 30% to ensure future generations are not priced out of living within the village boundaries.

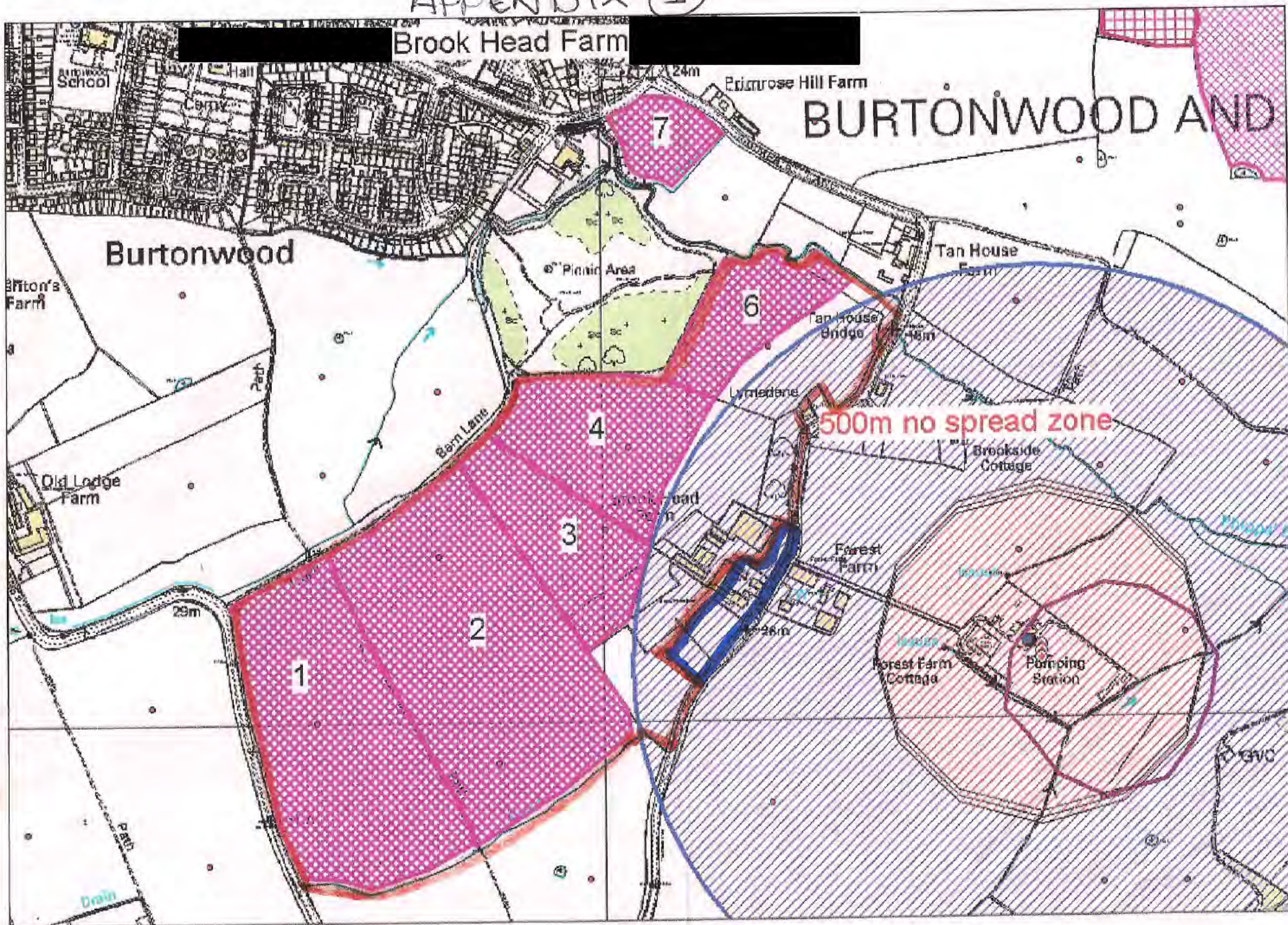
Burtonwood feels like a forgotten part of Warrington, underfunded by the council with significant pockets of deprivation, whilst areas of Dallam, Whitecross and Bewsey have had significant funding to improve schools, sports facilities and opportunities, we have been left behind with second rate services. This is not due to our councillors not putting forward our case but a seeming unwillingness for the area to be developed both socially and economically by the authority as a whole. Building significant amounts of houses in the south of the borough would bring the economic regeneration to an already significantly affluent area with some outstanding access to facilities. They have significantly more than one bus an hour, have infrastructure that isn't breaking or at capacity, and yet we choose to develop there rather than in an area that requires significant investment that the developers are willing to put in.

I implore whomever looks at this application to reconsider the paltry 150 houses earmarked for the village and the lack of significant improvement that that would bring through direct 106 agreements and compare it to the proposed new school infrastructure leisure facilities and employment opportunities a significant development of 800 plus houses would bring. This is not a greenbelt site other than by name, the light pollution alone as well as the continued development of non agricultural businesses mean that failure to progress this site would lead to either a proliferation of agricultural buildings for the production and slaughter of animals and further processing of vegetable and animal products, or further into mixed leisure use that would ultimately denigrate further the surrounding area and not enhance the desirability and infrastructure of the rest of the village.

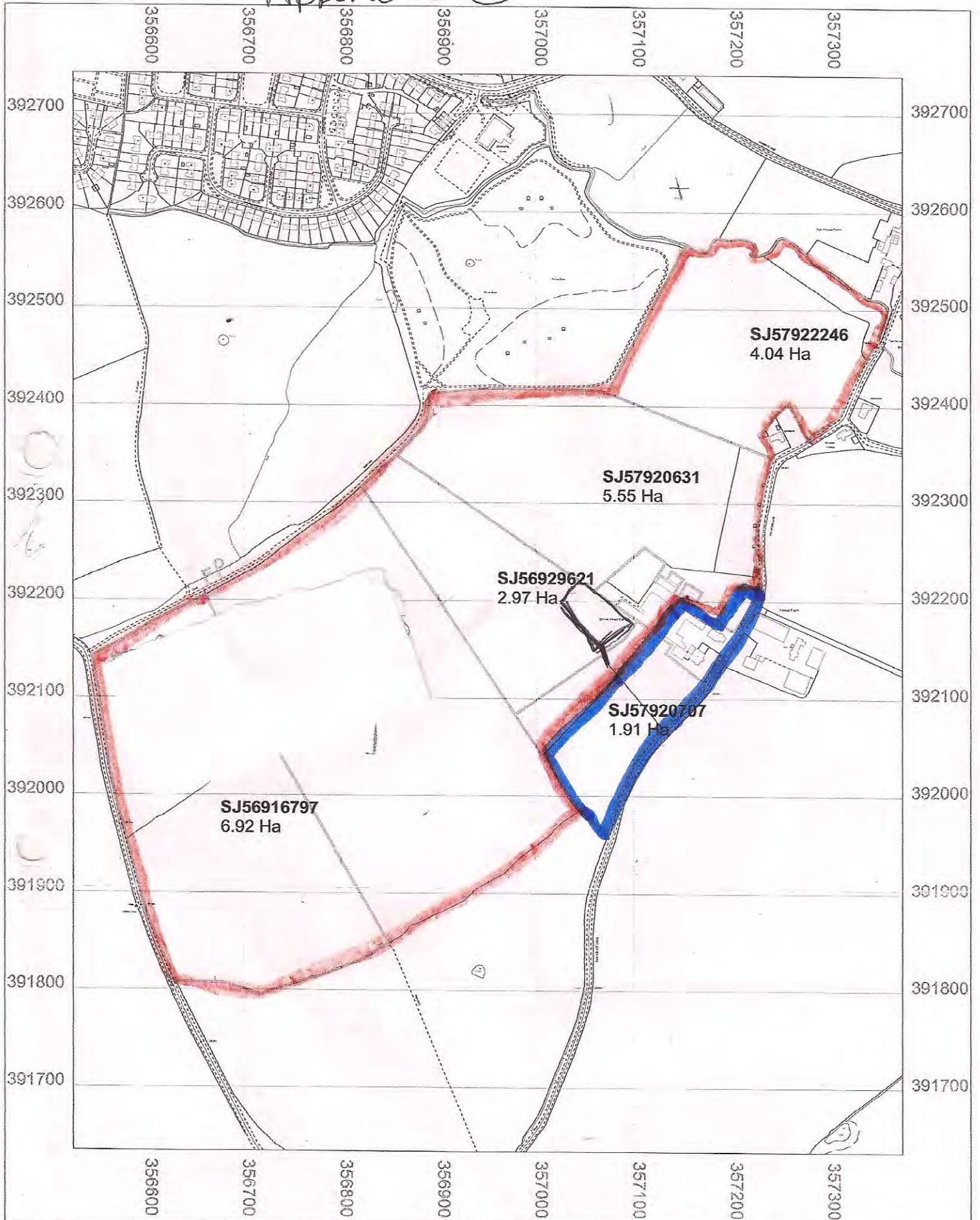
APPENDIX ①

Brook Head Farm

BURTONWOOD AND



# Appendix ②



Reference: IACS SJ56929621 (555m)	Scale: 1:5000	This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright. DEFRA licence No GD272361	
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