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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 north of Manchester Road/ A57	
Address	Land north of Manchester Road/ A57	
	Hollins Green	
	Town	
	Postcode	WA3 6JN (nearest)
Ordnance Survey Grid Reference	Easting : 369453	Northing : 390690
Site area (hectares)	4.1 hectares	
Net developable area (hectares)		
What is your interest in the site? (please tick one)	Owner <input type="checkbox"/>	Lessee <input type="checkbox"/>
	Prospective Purchaser <input checked="" 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: 80	Number of Pitches:	SqM	SqM	SqM	SqM
	or f	Potential capacity: of between 40 and 80 dwellings				
Employment Use Class (E.g						
* If "Other", please indicate w use(s):						
Potential Density	circa 20 - 30 dwellings per hectare					
	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:


N/A

(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		
<u>Or</u> : 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 th and subsequent owners (where necessary).			
Yes	<input checked="" 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?	No		

(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 type="checkbox"/>	
Site under option to a developer	<input checked="" type="checkbox"/>	
Enquiries received	<input type="checkbox"/>	
Site is being marketed	<input type="checkbox"/>	
None	<input type="checkbox"/>	
Not known	<input type="checkbox"/>	
<p>These representations confirm that the landowners are supportive of development of the site for residential dwellings and that Richborough Estates have an agreement to actively promote the site for development.</p> <p>Richborough Estates have a proven track record of facilitating the delivery of high quality housing developments on suitable and sustainable sites and can confirm that the site north of Manchester Road can be delivered for housing within the early stages of the Warrington Local Plan. The site is therefore confirmed as being available.</p>		

(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)	Agricultural land		
Neighbouring Uses	Existing residential development to the north east and north west, the A57/ Manchester Road to the south, and the buildings and fields of Brook Farm to the west. 		
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	%
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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)?	100	% (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	No	The site is greenfield and therefore has not been subject to any contamination		<input type="checkbox"/>	<input type="checkbox"/>
b) Land stability	No	The site is greenfield with no previous history of mining, therefore no issues of land stability are anticipated.		<input type="checkbox"/>	<input type="checkbox"/>
c) Mains water supply	No	Any future residential development on site will be able to connect to the existing utilities networks which serve the area.		<input type="checkbox"/>	<input type="checkbox"/>
d) Mains sewerage	No	Any future residential development on site will be able to connect to the existing utilities networks which serve the area.		<input type="checkbox"/>	<input type="checkbox"/>
e) Drainage, flood risk	No	The entire site is located within Flood Zone 1 on the EA flood maps. Housing would therefore be an appropriate use.		<input type="checkbox"/>	<input type="checkbox"/>
f) Tree Preservation Orders	Unknown	Unknown. However, all trees are on the boundaries of the site and can be easily retained in any development.		<input type="checkbox"/>	<input type="checkbox"/>
g) Electricity supply	No	Any future residential development on site will be able to connect to the existing utilities networks which serve the area.		<input type="checkbox"/>	<input type="checkbox"/>
h) Gas supply	No	Any future residential development on site will be able to connect to the existing utilities networks which serve the area.		<input type="checkbox"/>	<input type="checkbox"/>
i) Telecommunications	No	Any future residential development on site will be able to connect to the existing utilities networks which serve the area.		<input type="checkbox"/>	<input type="checkbox"/>
j) Highways	No	A high level review by PTB Transport confirms safe and suitable access achievable from A57.		<input type="checkbox"/>	<input type="checkbox"/>
k) Ownership, leases etc.	No	All landowners are known and have confirmed they are willing to see the site developed.		<input type="checkbox"/>	<input type="checkbox"/>
l) Ransom strips, covenants	No	The site is not subject to any ransom strips or covenants		<input type="checkbox"/>	<input type="checkbox"/>
m) Other (Please provide details)				<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:

There are no legal or technical constraints that would prevent the development of the site immediately, upon the granting of the necessary consents. Please see enclosed cover letter from Nexus Planning for further details.

(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 see enclosed cover letter from Nexus Planning.

**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.



BAS NW

St Helens C Of E Primary School

Moss Side Ln

Moss Side Ln

Moss Side Ln

School Ln

School Ln

Birch Rd

Briar Ave

Glen Ct

Manchester Rd

A57

A57

A57

Manchester Rd

Chapel Ln

pel Ln

██████████
Planning Policy

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

Manchester

Eastgate
2 Castle Street
Castlefield
Manchester M3 4LZ

nexusplanning.co.uk

26th June 2018

Dear ██████████

**Land north of Manchester Road/ A57, Hollins Green
Call for Sites Submission on behalf of Richborough Estates**

On behalf of our client, Richborough Estates, I am pleased to enclose a completed 'Call for Sites' form in relation to land north of Manchester Road/ the A57 in Hollins Green. Richborough Estates have recently entered into an agreement with the landowner of the site to promote the site for residential development through the Warrington Local Plan Review.

In the latest Strategic Housing Land Availability Assessment (SHLAA) (2016), the site has been promoted as part of a much larger site 'Land between Chapel Lane and Manchester Road' (ref: 2170). The SHLAA identifies the site as 'suitable' for housing, albeit 'constrained' by its location in the Green Belt.

To supplement the Call for Sites form enclosed, this letter provides additional information to confirm that the site is available, suitable, achievable and deliverable for housing development, with regard to the tests contained in footnote 11 of Paragraph 47 of the National Planning Policy Framework (NPPF).

The Site and Surrounding Area

The site north of Manchester Road/ the A57 comprises approximately 4.1 hectares of agricultural land to the immediate south west of the settlement of Hollins Green. The site currently lies within designated Green Belt land. The north-eastern boundary runs adjacent to the houses and gardens of Glen Close, Warburton View and Orchard Brow in Hollins Green. The north-western boundary runs adjacent to the cul-de-sac of Marsh Brook Close, areas of green amenity space and a small area of woodland. The south-western boundary of the site is formed by Marsh brook and a buffer of trees, beyond which is the access road and buildings of Brook Farm. The south-eastern boundary is formed by the A57. There is limited vegetation on the site, with the exception of trees along the south-western boundary along Marsh Brook, and a hedgerow between the site and the A57.

Demonstrating Deliverability

These representations confirm that the site is available, suitable and achievable with a realistic prospect that housing could be delivered on the site within five years. As such, the site can be considered deliverable in accordance with footnote 11, Paragraph 47 of the NPPF.

Available

Richborough Estates have entered into an agreement with the landowners to actively promote the entire site for residential development. They intend to continue promoting the site as a housing allocation through the Warrington Local Plan Review. Richborough Estates have a proven track record of facilitating the delivery of high quality housing developments on suitable and sustainable sites and can confirm that the site can be delivered for housing within the early phases of the Local Plan. The site is therefore confirmed as being available.

Suitable

Hollins Green is one of 7 'outlying settlements' in Warrington which, by virtue of their size, are not washed over by Green Belt. The village benefits from a good level of local facilities and public transport links and is therefore an appropriate and sustainable location to direct a proportion of future housing growth. This has been recognised in the 'Preferred Options' draft of the Local Plan Review, which was consulted on in July 2017 and proposes an indicative distribution of 40 dwellings to Hollins Green.

The site identified north of Manchester Road/ the A57 is within reasonable walking distance of all the facilities within the village. It is able to accommodate the 40 dwelling allocation for Hollins Green. Furthermore, initial masterplanning work, which will be submitted to the Council shortly, demonstrates there is also an option for the site to accommodate a greater amount of development (up to 80 dwellings).

The site is currently within the Green Belt that surrounds the existing settlement. The Green Belt Assessment (2016) (GBA) undertaken to inform the Local Plan Review assessed the site as part of the wider parcel 'HG6' (including Marsh Brook Close and surrounding land to the immediate north-west). The GBA concludes that parcel 'HG6' makes a 'strong contribution' towards the purposes of the Green Belt.

However, having regard to the assessment of Parcel 'HG6' within Appendix G of the GBA (2016), it is apparent that very different conclusions would be reached regarding the smaller site now being promoted by Richborough Estates.

	GBA (2016) Assessment of Parcel HG6	Richborough Assessment of smaller identified site (land north of Manchester Road/ A57)
Purpose 1: To check the unrestricted sprawl of large built-up areas	No Contribution	Agree - No Contribution
Purpose 2: To prevent neighbouring towns merging into one another	Weak Contribution	Weak/No Contribution – with the exception of a small area to its south-western boundary, the site identified is enclosed on all sides by existing man-made boundaries (Warburton View, Orchard View, Marsh Brook Close, Brook Farm and the A57). It therefore plays no role in maintaining separation with the nearest town of Warrington (Urban Area) some 3.4

		<p>kilometres to the west. What is more, there are several other areas of development between the site and the Warrington Urban Area (namely Hollybank Caravan Park and the commercial and residential development around Chapel Lane) which prevent even the perception of separation between the site and Warrington when traveling along the A57.</p> <p>What is more, the site does not contribute towards maintaining separation between Hollins Green and Cadishead to the north-east, given the site's position on the other side of Hollins Green.</p>
<p>Purpose 3: To assist in safeguarding the countryside from encroachment</p>	<p>Strong Contribution</p>	<p>Weak Contribution – The GBA describes Parcel 'HG6' as being well connected to the countryside. It states '<i>the field boundary to the south west is not durable and would not be able to prevent further encroachment beyond the parcel if the parcel were developed.</i>'</p> <p>The site being promoted by Richborough however, is much less connected to the countryside than the wider Parcel 'HG6'. With the exception of a small part of the south-western boundary, the site identified is enclosed on all sides by existing man-made boundaries (Warburton View, Orchard View, Marsh Brook Close, Brook Farm and the A57). All of these boundaries are durable and would be able to prevent future encroachment.</p> <p>As such, it is considered the site north of Manchester Road/ A57 can only be assessed as having a <u>weak</u> contribution towards safeguarding the countryside from encroachment.</p>
<p>Purpose 4: To Preserve the Setting and Special Character of Historic Towns</p>	<p>No Contribution</p>	<p>Agree - No Contribution</p>
<p>Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land</p>	<p>Moderate Contribution</p>	<p>Agree - Moderate Contribution - Richborough Estates welcomes the recognition in the GBA that all Green Belt sites make the same level of contribution towards this purpose.</p>
<p>Overall Assessment:</p>	<p>Strong Contribution</p>	<p>Weak Contribution</p>

The table above provides an assessment of the site being promoted by Richborough Estates, and demonstrates that the site makes an overall weak contribution towards the five purposes of including land within the Green Belt (paragraph 80 of the NPPF) and only a weak contribution towards fulfilling the fundamental aim of the Green Belt in protecting the openness of the Green Belt (paragraph 79 of the NPPF). It can therefore be considered suitable for development.

Achievable

The following section briefly demonstrates development of new housing on the site is achievable and confirms there are no known or anticipated physical constraints which would prevent the site from coming forward for housing development.

The site could accommodate around 40 dwellings, in line with the indicative allocation for Hollins Green indicated in the Preferred Options draft of the Local Plan. Masterplanning work demonstrates there is also an option for the site to accommodate a greater amount of development (up to 80 dwellings). The site therefore presents an opportunity to make a greater contribution towards the housing requirement in Warrington on land which makes only limited contribution towards the purposes of the Green Belt and where new logical and defensible Green Belt boundaries can be created. A higher level of development will also deliver the benefits of an additional number of affordable units in line with policy.

Illustrative Masterplans to present options as to the different levels of development possible on the site are being prepared and will be submitted to the Council in due course. We would welcome the opportunity to discuss the most appropriate layout of any future development on the site with officers.

Technical Considerations

Access and Highways – PTB Transport Consultants have undertaken a high level review of the site and confirmed that access for up to 80 dwellings would be achievable from Manchester Road/ the A57. The principle of direct access from the A57 is already established elsewhere in the vicinity (e.g. Manchester Road and Glazebrook Lane to the north and Chapel Lane to the south). It is confirmed that adequate visibility splays are achievable along the frontage of the site and similar to the Chapel Lane junction, a ghost island right turn could be provided to enable access to the site via the A57.

Given this immediate access onto the strategic road network, the development on the site would not result in any material increase of traffic on the local road network.

Flood Risk and Drainage - The entire site is located within Flood Risk Zone 1 with reference to the Environment Agency flood maps. Residential development would therefore be entirely acceptable in flood risk terms. There are no topographical constraints that would automatically prevent the implementation of a drainage strategy for development of the site.

Utilities - It is anticipated that residential development on the site will be able to connect to the existing utilities networks which already serve the area. Further investigations and enquiries would reveal any improvement works or on-site provision deemed necessary.

Trees and Ecology – Given the agricultural use of the site, it has limited vegetation other than hedgerows and a few trees along the existing boundaries. It is anticipated that these could be largely retained and new planting introduced as part of a wider landscaping strategy. This will help to ensure that the new development integrates positively with the green infrastructure in the surrounding area.

There are no designated sites of nature conservation interest within or adjacent to the site. The site lies within the Impact Risk Zone of the Rixton Clay Pits SAC and SSSI, approximately 550 metres away. However given the nature of the proposed use and the distance away, it is unlikely the development would lead to any adverse impacts on this designated site. Given its agricultural use, the majority of habitats on the site are likely to be common and only of local value. As set out above, existing trees and hedgerows will be incorporated into any future development layout along with appropriate buffers to preserve their value as wildlife habitat and opportunities for ecological enhancement would be incorporated into any future development such that there would be a net biodiversity gain to the proposals.

Overall, given the nature and location of the site, there are no overriding constraints to its development in respect of biodiversity and it is considered new housing on the site could be accommodated in a manner which provides appropriate mitigation and enhancements and achieves a net biodiversity gain.

Heritage – There are no listed buildings or Conservation Areas in close proximity to the site. As such, the development of the site would have no impact on heritage assets.

Conclusions

We trust this submitted information and the accompanying form is useful. It confirms that land north of Manchester Road/ A57 is now being actively promoted by Richborough Estates and is available, suitable, achievable and deliverable for housing in the short term. The site represents a sustainable and logical location to direct new development on the edge of Hollins Green and is well placed to contribute towards meeting housing needs in Warrington over the next plan period. Illustrative Masterplans to present options as to the different levels of development possible on the site are being prepared and will be submitted to the Council shortly.

We trust that the site and this supporting information can be taken into consideration through the next stage of the Local Plan preparation process. Please do not hesitate to contact me should you require any further information.







Yours sincerely



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Principal Planner



-  Application site boundary
-  Existing (retained) tree & hedge and root protection area
-  Indicative proposed planting (see landscape plan for details)
-  Existing Public Right of Way
-  Proposed pedestrian/cycle link
-  Potential for equipped play/LEAP



 Richborough Estates

nineteen47
 CHARTERED TOWN PLANNERS & URBAN DESIGNERS

Project
 Manchester Road, Rixton

Drawing Title
 Illustrative Layout (80 Dwellings)

Project Code	Drawing Nr	Rev	Drawing Scale
n47	003-02	A	1:1,250 @ A3