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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	Chapel Lane Quarry (Rixton Quarry, Rixton Brick Works)	
Address	Chapel Lane	
	Rixton	
	Town	Warrington
	Postcode	
Ordnance Survey Grid Reference	Easting : 53° 24'.39	Northing : 2° 28'.10
Site area (hectares)	6.7	
Net developable area (hectares)	6.7	
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:	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 type="checkbox"/>	No <input checked="" type="checkbox"/>	

**(3b) Proposed future use(s) - Minerals and Waste**

Details:

Site had existing permission for extraction and infilling (permission 1/30037 with planning permission 1/33520 18 October 1995)

The following are attached:

Permission 1/30037

Planning Permission 1/33520

WBC Letter dated 1 January 2005 confirming end date for quarry work to be 21 February 2042

#### (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 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:

		Any comments
Site is owned by a developer	<input type="checkbox"/>	
Site under option to a developer	<input type="checkbox"/>	
Enquiries received	<input checked="" 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)	Dormant Quarry		
Neighbouring Uses	Housing, Employment		
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?	100	%
What proportion is <b>greenfield</b> (not previously developed)?		% (A)*
What proportion is <b>previously developed</b> and cleared?	100	% (B)*
What proportion is <b>previously developed</b> 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			<input type="checkbox"/>	<input type="checkbox"/>
b) Land stability	No			<input type="checkbox"/>	<input type="checkbox"/>
c) Mains water supply	Yes			<input type="checkbox"/>	<input type="checkbox"/>
d) Mains sewerage	Yes			<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	Yes			<input type="checkbox"/>	<input type="checkbox"/>
h) Gas supply	Don't Know			<input type="checkbox"/>	<input type="checkbox"/>
i) Telecommunications	Yes			<input type="checkbox"/>	<input type="checkbox"/>
j) Highways	Yes			<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)		Re-profiling of quarry required prior to development	12 Months	<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: 12 Months

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:

Quarry would need to be re-profiled for development

## **(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.

We believe the existing housing on the former brickworks factory site at Rixton should be extended in to the adjoining quarry to replace ongoing mineral extraction, planning granted through to 2042 with permitted infilling of the quarry (Planning application no 1/33520 Cheshire County Council, referable to permission 1/30037).

We would like to offer to discontinue mineral extraction and instead propose a housing development on this brownfield site.



**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.







# Notice of Permission

Application No. 1/33520

CHESHIRE COUNTY COUNCIL

## Town and Country Planning Act 1990

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To BROCK PLC  
NEW HEY  
CHESTER ROAD  
GREAT SUTTON, SOUTH WIRRAL, CHESHIRE L66 2LS

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### Particulars of Development

VARIATION OF PLANNING PERMISSION 1/30037 AND CONDITIONS RELATING TO THE PHASING OF INFILLING AT CHAPEL LANE QUARRY, CHAPEL LANE, RIXTON

In pursuance of their powers under the above Act, the Council hereby PERMIT the above development to be carried out in accordance with the application and accompanying plans submitted by you, subject to compliance with the condition(s) specified hereunder.

1. The development must be begun not later than the expiration of five ~~XXXXXXXXXX~~ years beginning with the date of this permission.

SEE ATTACHED SCHEDULE OF CONDITIONS

The reason(s) for the Council's decision to grant permission for the development subject to compliance with the condition(s) hereinbefore specified are:

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

SEE ATTACHED SCHEDULE OF CONDITIONS

SEE NOTES ON REVERSE

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Date: 18 OCT 1995  
Address: ENVIRONMENTAL PLANNING  
COMMERCE HOUSE  
HUNTER STREET  
CHESTER  
CH1 2QP

Signed...

[REDACTED]  
[REDACTED]  
Brock Plc  
New Hey  
Chester Road  
Great Sutton  
Ellesmere Port CH66 2LS

**Our Ref:** DAR/SJ/chapellanequarry 14  
**Date:** 7 January 2005

Dear [REDACTED]

***CHAPEL LANE QUARRY, RIXTON, WARRINGTON***

I refer to my letter of 16 December 2004 with regard to the above. I can inform you that my report was submitted to the meeting of the Development Control Committee held on 5 January 2005 when it was resolved that:

1. Officers advise Brock Plc that the Council agrees the statutory end date for operations at the quarry is 21 February 2042;
2. Officers be instructed to continue discussions with the developer to agree realistic timescales, investigate operational measures to minimise environmental nuisance during the extended life of the site; agree a revised after-use for the restored site and any other material planning considerations.
3. Officers write to the residents of Claydon Gardens and Chapel Lane informing them of the change in circumstances with regard to the statutory end date.

I can therefore confirm that the Council accepts 2042 as the statutory end date for operations at the quarry.

I will shortly be writing to local residents explaining the change of circumstances and I would anticipate some concern being expressed. Whilst officers will initially have to respond to any queries from local residents the Company might wish to consider arranging a meeting with local residents and the Parish Council to explain the Company's longer term intentions for the site.

In accordance with point 2 above I would like to arrange a further meeting with you to discuss the potential for variations to the existing planning permission 1/30037. Please let me know some times and dates convenient to yourself.

I look forward to hearing from you in the near future.

Yours sincerely

[REDACTED]  
**Minerals & Waste Planning Officer**



**WARRINGTON  
BOROUGH  
COUNCIL**

[www.warrington.gov.uk](http://www.warrington.gov.uk)

Strategic Director  
A Stephenson  
BSc (Hons) Dip T.P.

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WA1 2NH



INVESTOR IN PEOPLE

