

Warrington Borough Council
Planning Department
(by e-mail)

29th September 2017

Dear Madam / Sir,

I have pleasure in enclosing two sites for consideration for allocation in Warrington's emerging Local Plan. The first, '**Orford Fields**', sits to the east of Orford Road, Padgate. The preferred allocation for this land would be for designated Gypsy / Traveller Use, which the site is well suited for. It is estimated the site would accommodate up to 48 pitches. The site benefits from direct access to the A50 from the south-east corner, with adjacent forestry / woodland to the north. To the south the railway line separates the site from the residential uses beyond. The land is not within the greenbelt.

An alternative land use of 'leisure' is also proposed to facilitate an operational holiday park comprising 20 'eco range' log cabins, in addition to a laundry and shower block.

The site forms part of a larger 'parcel', which has been held in trust by my client for many years. Previous negotiations with the Environment Agency resulted in flood mitigation proposals which have largely dictated the availability of the land for such a proposed use. To the west of the proposed traveller site runs Padgate Brook, beyond which is a larger piece of land, dominated by a floodplain. Neither of the proposals for the site include accommodation on this portion of the land. The land is currently vacant, and should designation be forthcoming work could be undertaken immediately to deliver either option.

The second site is known as '**Riverside Industrial**', and sits between Warrington and Widness on the northern banks of the River Mersey, and immediately to the south of the Sankey to St Helens canal. The site benefits from existing road access (Station Road) and is currently occupied by a touring caravan storage and distribution yard (use class B8). The land is currently underutilised, and does not support significant employment numbers. Its unique location adjacent to both the canal side and River Mersey is considered to be better utilised as residential land and/or leisure use. The site has been shown to yield up to 35 'eco range' temporary log cabins, with additional on-site welfare facilities.

The site sits within the greenbelt, but is dominated by impermeable brownfield land and light industrial uses, which is considered to have a detrimental impact on the openness and enjoyment of the greenbelt. Whilst the 'call for sites' represents a high-level designation only, I would highlight that any proposal submitted for planning by my client is likely to include the reinstatement of green open land, SuDS, and eco-friendly accommodation (log lodges) to better align with the principles and priorities of designated greenbelt land. The proposal to better use the land for leisure uses would also serve to increase the site's employment yield, and serve as a catalyst for additional employment uses (e.g. fishing / canoeing schools / activity centres), in accordance with the Council's adopted employment policies.

The site is within my client's ownership, who is in a position to develop this site. Due to an existing tenant on the site, the earliest date for development is considered to be 12 months.

I enclose with this correspondence:

- Completed 'Call for Sites' forms;
- Existing and Proposed (preferred) Site Layouts for both sites;
- Alternative sit layout (eco log cabins) for Orford Fields.

I trust this information is sufficient to consider these sites for allocation in this latest round of consultation. However, please do not hesitate to request additional information to better inform your decision. My client is committed to working closely with WBC to deliver both economic development and additional homes in accordance with the borough's strategic objectives.

I look forward to receiving confirmation of receipt of these two submissions, and feedback from you in due course on the next steps.

Kind Regards

██████████
██████████

For Office Use Only	
Date received:	
Scanned /Saved:	
Plotted:	
Site Ref:	
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	[REDACTED]		
Position			
Organisation			
Address	[REDACTED]	[REDACTED]	
	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	"ORFORD FIELDS"	
Address	LAND ADJACENT TO PADGATE BROOK / RAILWAY LINE.	
	Town	PADGATE, WARRINGTON
	Postcode	W91
Ordnance Survey Grid Reference	Easting: 362246	Northing: 389783
Site area (hectares)	0.69ha.	
Net developable area (hectares)	0.69ha.	
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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Potential Capacity	houses:	Number of Pitches:				
	or flats:	48	SqM	SqM	6868 SqM	SqM
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 checked="" type="checkbox"/>	No <input 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		RIVERSIDE NW		
Address		ESTATES LTD.		
	Town	c/o Agents		
	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 4th 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?	NONE.
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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 checked="" type="checkbox"/>	
Site under option to a developer	<input type="checkbox"/>	
Enquiries received	<input 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)	VACANT.	
Neighbouring Uses	FORESTRY TO NORTH. RESIDENTIAL TO SOUTH.	
If vacant	Previous use(s)	N/A.
	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?	0	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?	N/A.	

For the **parts of the site not covered by buildings**, please answer these questions:

What proportion of the land is currently in active use?	0	%
What proportion is greenfield (not previously developed)?	100	% (A)*
What proportion is previously developed and cleared?	0	% (B)*
What proportion is previously developed 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	N			<input type="checkbox"/>	<input type="checkbox"/>
b) Land stability	N			<input type="checkbox"/>	<input type="checkbox"/>
c) Mains water supply	N			<input type="checkbox"/>	<input type="checkbox"/>
d) Mains sewerage	N			<input type="checkbox"/>	<input type="checkbox"/>
e) Drainage, flood risk	Y	FLOOD RISK TO WEST OF SITE	N/A	<input type="checkbox"/>	<input type="checkbox"/>
f) Tree Preservation Orders	N			<input type="checkbox"/>	<input type="checkbox"/>
g) Electricity supply	N			<input type="checkbox"/>	<input type="checkbox"/>
h) Gas supply	N			<input type="checkbox"/>	<input type="checkbox"/>
i) Telecommunications	N			<input type="checkbox"/>	<input type="checkbox"/>
j) Highways	N			<input type="checkbox"/>	<input type="checkbox"/>
k) Ownership, leases etc.	N			<input type="checkbox"/>	<input type="checkbox"/>
l) Ransom strips, covenants	N			<input type="checkbox"/>	<input type="checkbox"/>
m) Other (Please provide details)	N/A			<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

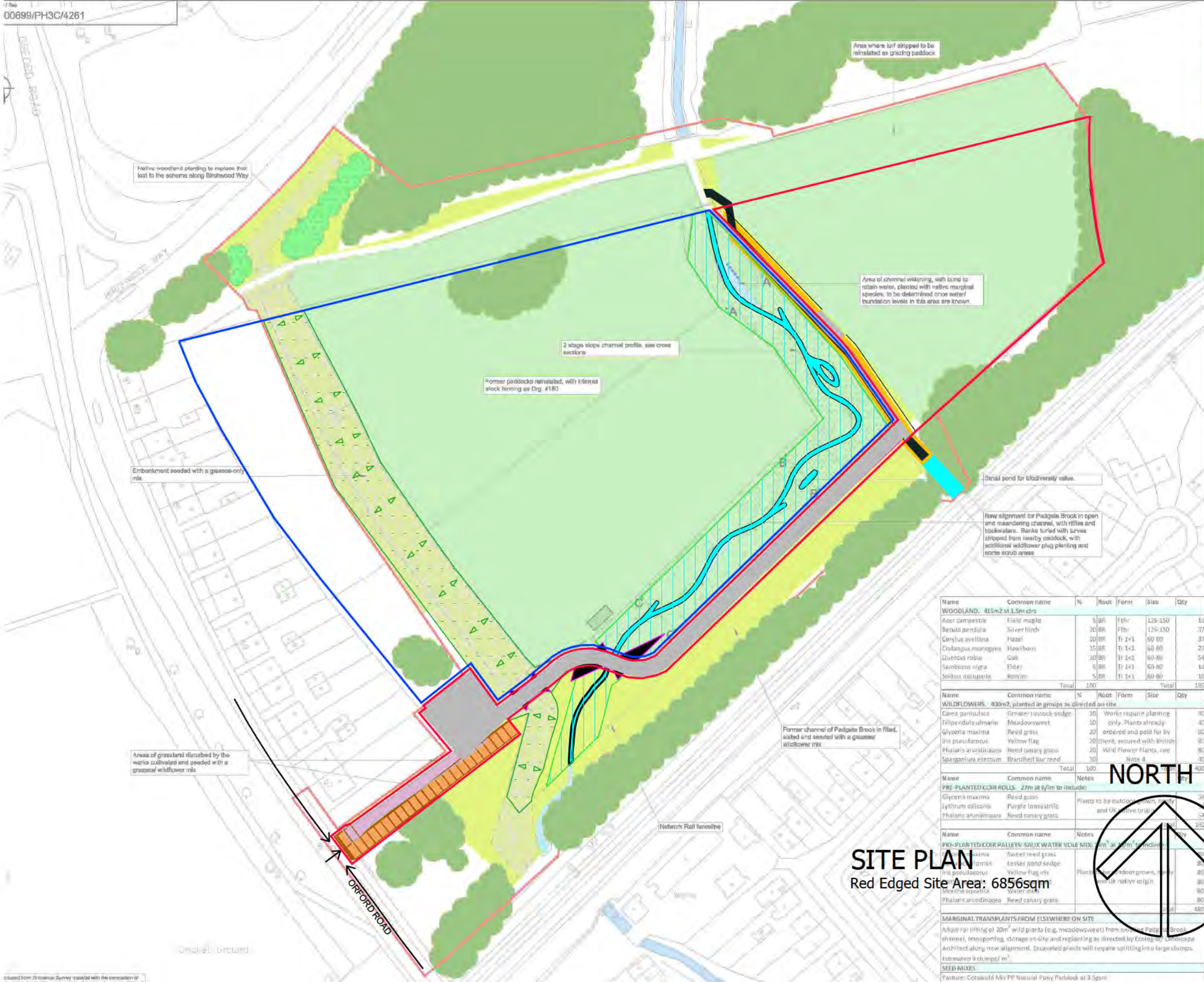
Please tell us anything else of relevance regarding this site if not already covered above that will ensure that it contributes positively to the achievement of sustainable development. Please use a separate sheet/s if necessary.

Agreement reached previously w/ ENVIRONMENTAL AGENCY to mitigate flood risk - including widening channel of brook to west.

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.



Key

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- NOTES**
1. For final IMNWO
 2. Planting agreed
 3. Location for excavations
 4. Wildlife including British Burin Minn North NR13 6160; Conts Accra Contra to area program final for submit

Name	Common name	%	Root	Form	Size	Qty
WOODLAND: 415m² at 1.5m circ						
Acer campestre	Field maple	5	BR	Fthr	125-150	10
Betula pendula	Silver birch	20	BR	Fthr	125-150	37
Corylus avellana	Hazel	20	BR	Tt 1x1	60-80	37
Crataegus monogyna	Hawthorn	15	BR	Tt 1x1	60-80	27
Quercus robur	Oak	30	BR	Tt 1x1	60-80	54
Sambucus nigra	Elder	5	BR	Tt 1x1	60-80	10
Salix caprea	Bowen	5	BR	Tt 1x1	60-80	10
Total		100	Total			185
WILDFLOWERS: 400m², planted in groups as directed on site						
Carex paniculata	Greater tussock-sedge	20	Works require planting			
Filipendula ulmaria	Meadowsweet	10	only. Plants already ordered and paid for			
Glyceria maxima	Reed grass	20	Client, secured with British			
Iris pseudacorus	Yellow flag	20	Wild Flower Plants, see			
Phalaris arundinacea	Reed canary grass	20	None			
Sparganium erectum	Brantford Bur reed	20	None			
Total		100	Total			400
PRE-PLANTED COIR ROLLS: 27m² at 6/m to include:						
Glyceria maxima	Reed grass	30	Plants to be outdoor grown, J&H and UK native origin			
Lyttrum silicaria	Purple loosestrife	30	Plants to be outdoor grown, J&H and UK native origin			
Phalaris arundinacea	Reed canary grass	30	Plants to be outdoor grown, J&H and UK native origin			
Total		90	Total			270
PRE-PLANTED COIR PALLETS: SALIX WATER WOLE MIX: 5m² at 20m² foundation:						
Glyceria maxima	Sweet reed grass	50	Plants to be outdoor grown, J&H and UK native origin			
Lythrum silicaria	Lesker pond sedge	50	Plants to be outdoor grown, J&H and UK native origin			
Iris pseudacorus	Yellow flag iris	50	Plants to be outdoor grown, J&H and UK native origin			
Mentha aquatica	Water mint	50	Plants to be outdoor grown, J&H and UK native origin			
Phalaris arundinacea	Reed canary grass	50	Plants to be outdoor grown, J&H and UK native origin			
Total		250	Total			1250
MARGINAL TRANSPLANTS FROM ELSEWHERE ON SITE						
Allow for lifting of 20m ² wild plants (e.g. meadowsweet) from existing Padgate Brook channel, transporting, storage on site and replanting as directed by Ecology Landscapes Architect along new alignment. Excavated plants will require splitting into large clumps. Estimated 9 clumps/m ² .						
SEED MIXES						
Pasture: Cotswold Mix PP Natural Pony Paddock at 3.5g/m ²						

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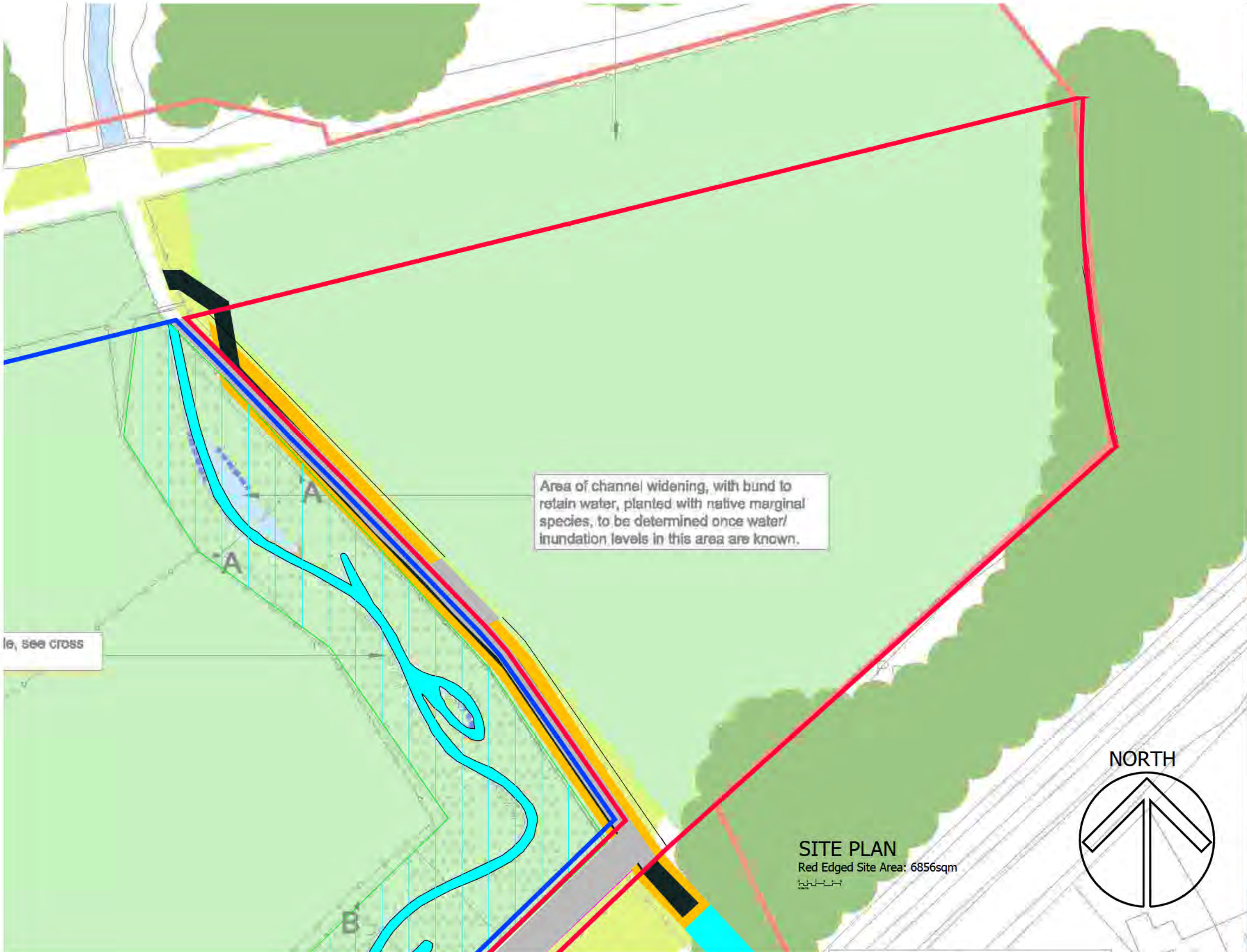
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Rev. Date	Info.
Rev. Date	Info.

Egerton Trust
Land to rear of 57-91 Orford Road, Warrington, WA2 7SS
SITE LOCATION PLAN
September 2017
scale 1:1000@A3
17-134 (EXT)450 Rev *

derived from Ordnance Survey material with the permission of Ordnance Survey



Area of channel widening, with bund to retain water, planted with native marginal species, to be determined once water/ inundation levels in this area are known.

see cross

SITE PLAN
 Red Edged Site Area: 6856sqm

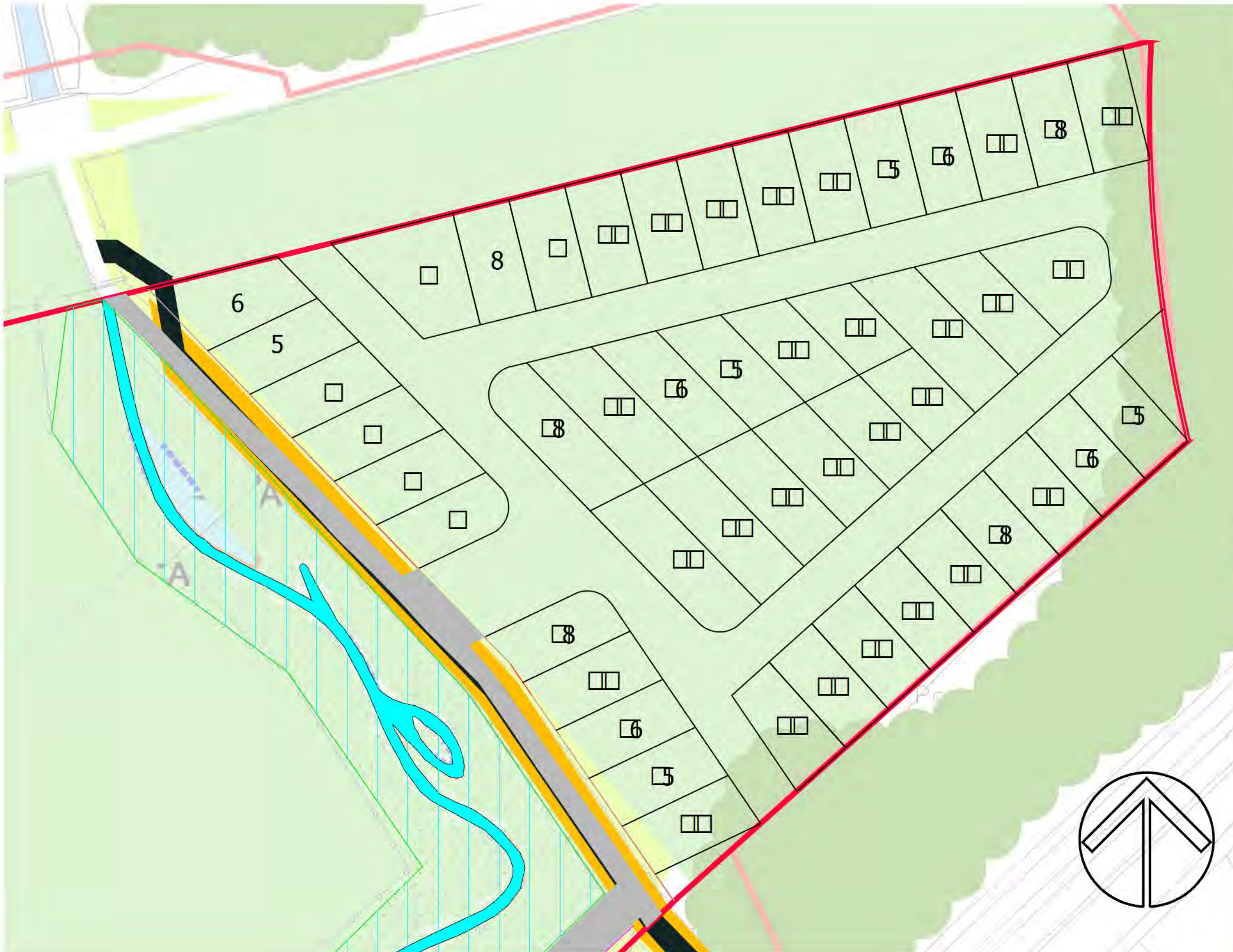


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Rev.	Date	Initia.



Egerton Trust
 Land to rear of 57-91 Orford Road, Warrington, WA2 7SS
EXISTING SITE PLAN
 September 2017
 LJ scale 1:400@A3
17-134 (EXT)400 Rev *

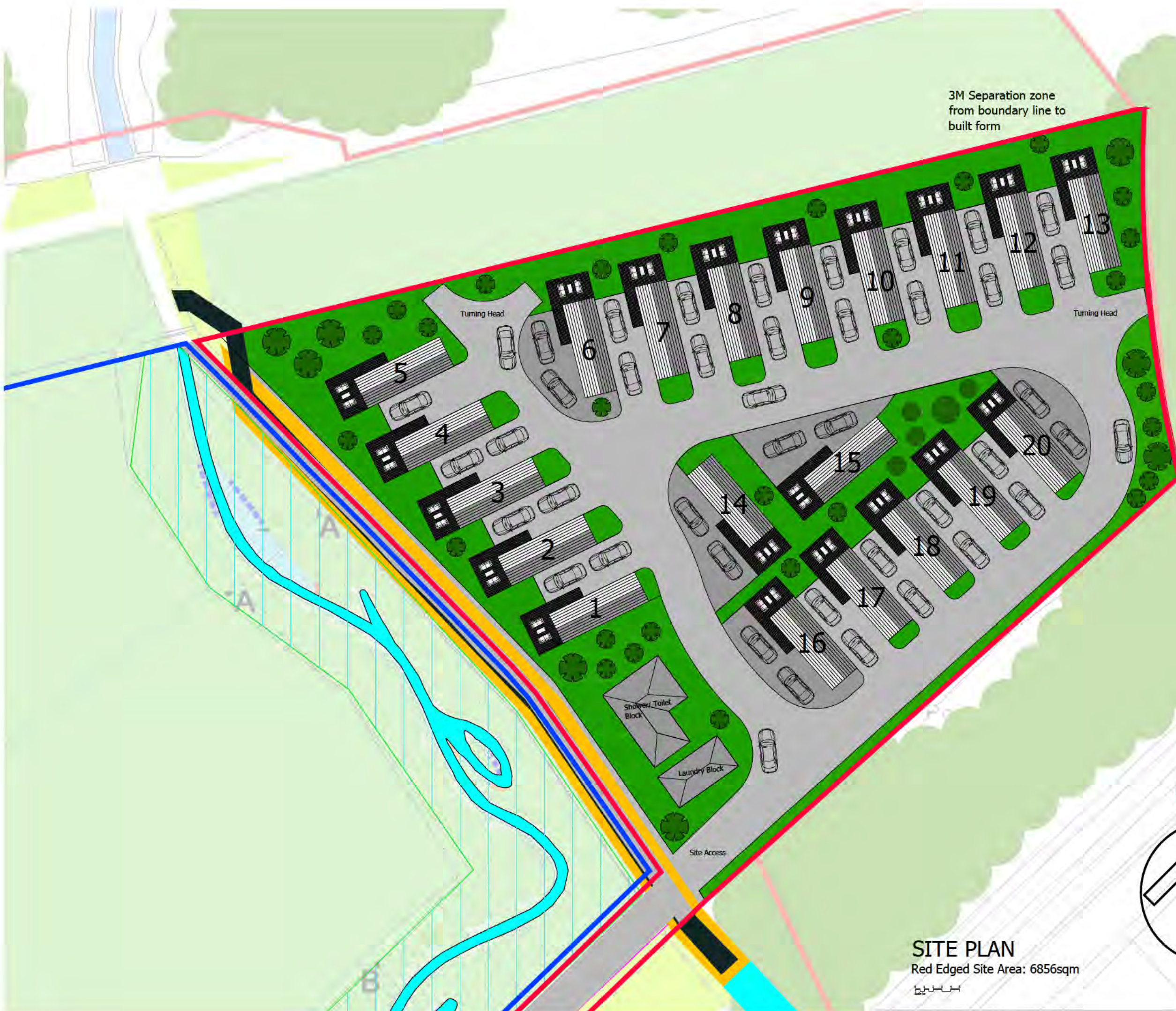


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Rev.	Date	Issue



Riverside Estate (Northwest Ltd.)
 Land off Orford Road
SITE LOCATION/ BLOCK PLAN
 September 2017
 scale 1:350@A3
17-134 (FE)400 Rev *



SITE PLAN
 Red Edged Site Area: 6856sqm



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Rev.	Date	Initials

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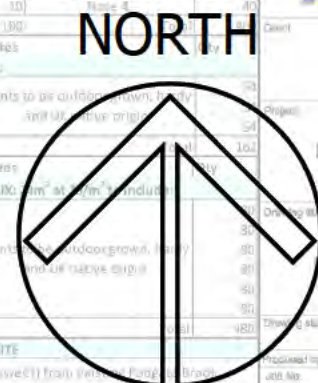
Key

- Boundary line
- 3M Separation zone
- Planting
- Grass
- Water
- Path
- Drain
- Structure
- Other

- NOTES**
- For info IMNW
 - Priority agreed
 - Location specific details
 - Within limits of...

Name	Common name	%	Root	Form	Site	Qty
WOODLAND 410m ² at 5.5m site						
Alexander's birch	Field maple	5.0%	T16	125-150		10
Betula pendula	Downy birch	30.0%	T16	175-195		37
Corylus avellana	Hazel	70.0%	T16	80-85		37
Crataegus monogyna	Hawthorn	15.0%	T16	80-85		27
Quercus robur	Oak	30.0%	T16	80-85		58
Sorbus domestica	Wild apple	5.0%	T16	80-85		18
Ulmus campestris	Wormy Elm	5.0%	T16	80-85		18
Total		100%				195
WILDFLOWERS 30m ² planted in groups as selected excites						
Adonis vernalis	Summer Pulsatilla	10		10	10	10
Alchemilla montana	Rock Rose	10		10	10	10
Aquilegia vulgaris	Blue Bell	10		10	10	10
Asperula cynosugetum	Wood Cow-wort	10		10	10	10
Campanula medium	Common Bellflower	10		10	10	10
Centaurea jacea	Common Knaut	10		10	10	10
Chamaemelum nobile	Roman Chamomile	10		10	10	10
Conium maculatum	Wormwood	10		10	10	10
Diarrhiza repens	Yellow Bedstraw	10		10	10	10
Erigeron annuus	Common Fleabane	10		10	10	10
Galium aparine	Common Nettle	10		10	10	10
Geranium robertianum	Stinking Stilton	10		10	10	10
Hypericum perforatum	St. John's Wort	10		10	10	10
Lythrum salicaria	Red Lythrum	10		10	10	10
Malva sylvestris	Common Mallow	10		10	10	10
Matricaria inodora	Common Chamomile	10		10	10	10
Mercurialis annua	Common Speedwell	10		10	10	10
Plantago lanceolata	Common Plantain	10		10	10	10
Prunella vulgaris	Common Self-heal	10		10	10	10
Rumex crispus	Common Dock	10		10	10	10
Sedum album	Common Stonecrop	10		10	10	10
Stachys recta	Common Stachys	10		10	10	10
Thymus praecox	Common Thyme	10		10	10	10
Urtica dioica	Common Nettle	10		10	10	10
Total		100%				195
PRE-PLANTED CORN BOLL: 27m ² in 6m x 6m grid						
Glycyrrhiza glabra	Licorice	10		10	10	10
Urtica dioica	Common Nettle	10		10	10	10
Plantago lanceolata	Common Plantain	10		10	10	10
Stachys recta	Common Stachys	10		10	10	10
Thymus praecox	Common Thyme	10		10	10	10
Total		100%				50
PRE-PLANTED CORN BOLL: 27m ² in 6m x 6m grid						
Urtica dioica	Common Nettle	10		10	10	10
Plantago lanceolata	Common Plantain	10		10	10	10
Stachys recta	Common Stachys	10		10	10	10
Thymus praecox	Common Thyme	10		10	10	10
Total		100%				40
MARGINAL TRANSPLANTS FROM ELSEWHERE ON SITE						
Urtica dioica	Common Nettle	10		10	10	10
Plantago lanceolata	Common Plantain	10		10	10	10
Stachys recta	Common Stachys	10		10	10	10
Thymus praecox	Common Thyme	10		10	10	10
Total		100%				40

SITE PLAN
Red Edged Site Area: 6856sqm



Rev. Date: 27/05/17
Description: IMNW

Rev. Date: 20/02/17
Description: IMNW

Rev. Date: 12/01/17
Description: IMNW

Rev. Date: 04/01/17
Description: IMNW

RIBA Chartered Practice

Egerton Trust
Land to rear of 57-91 Orford Road, Warrington, WA2 7SS
SITE LOCATION PLAN
September 2017
17-134 (FE)450 Rev *
scale 1:1000@A3

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