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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 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	Mosswood Hall	
Address	Stretton Rd	
	Stretton	
	Warrington	
	Town	Cheshire
Postcode	WA4 4NW	
Ordnance Survey Grid Reference	Easting :	Northing :
Site area (hectares)	0.4573	
Net developable area (hectares)	0..4573	
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: 14	Number of Pitches:	SqM	SqM	SqM	SqM
	or flats:					
Employment Use Class (E.g. B1)	N/A					
* If "Other", please indicate which use(s):	N/A					
Potential Density	30/hectare					
	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:

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<b>(4) Site Ownership</b>				
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	[REDACTED]			
Address				
		Town		
		Postcod		
<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 <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?	None			

<b>(5) Market Interest</b>		
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 type="checkbox"/>	
Enquiries received	<input type="checkbox"/>	
Site is being marketed	<input type="checkbox"/>	
None	<input type="checkbox"/>	
Not known	<input checked="" 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)	One residential dwelling and gardens		
Neighbouring Uses	Residential and farm units		
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	6	%	Proportion not covered by buildings	94	%
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If there are buildings on the site, please answer the following questions:

How many buildings are there on the site?	2	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?	none	

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)?	0	% (A)*
What proportion is <b>previously developed</b> and cleared?	0	% (B)*
What proportion is <b>previously developed</b> but not cleared? (e.g. demolition spoil, etc.)	100	% (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	None	No perceived constraint		<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Land stability	None	No perceived constraint		<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Mains water supply	None	No perceived constraint		<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Mains sewerage	None	No perceived constraint		<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Drainage, flood risk	None	No perceived constraint		<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Tree Preservation Orders	None	No perceived constraint		<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Electricity supply	None	No perceived constraint		<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Gas supply	None	No perceived constraint		<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Telecommunications	None	No perceived constraint		<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Highways	None	No perceived constraint		<input type="checkbox"/>	<input checked="" type="checkbox"/>
k) Ownership, leases etc.	None	No perceived constraint		<input type="checkbox"/>	<input checked="" type="checkbox"/>
l) Ransom strips, covenants	None	No perceived constraint		<input type="checkbox"/>	<input checked="" type="checkbox"/>
m) Other (Please provide details)	N/A			<input type="checkbox"/>	<input checked="" 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: N/A

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.

This existing site would appear to fall within the proposed Garden City suburb development being considered by WBC. Our client is therefore prepared to potentially offer this site forward as part of the overall master plan scheme and would welcome further discussions with the council.

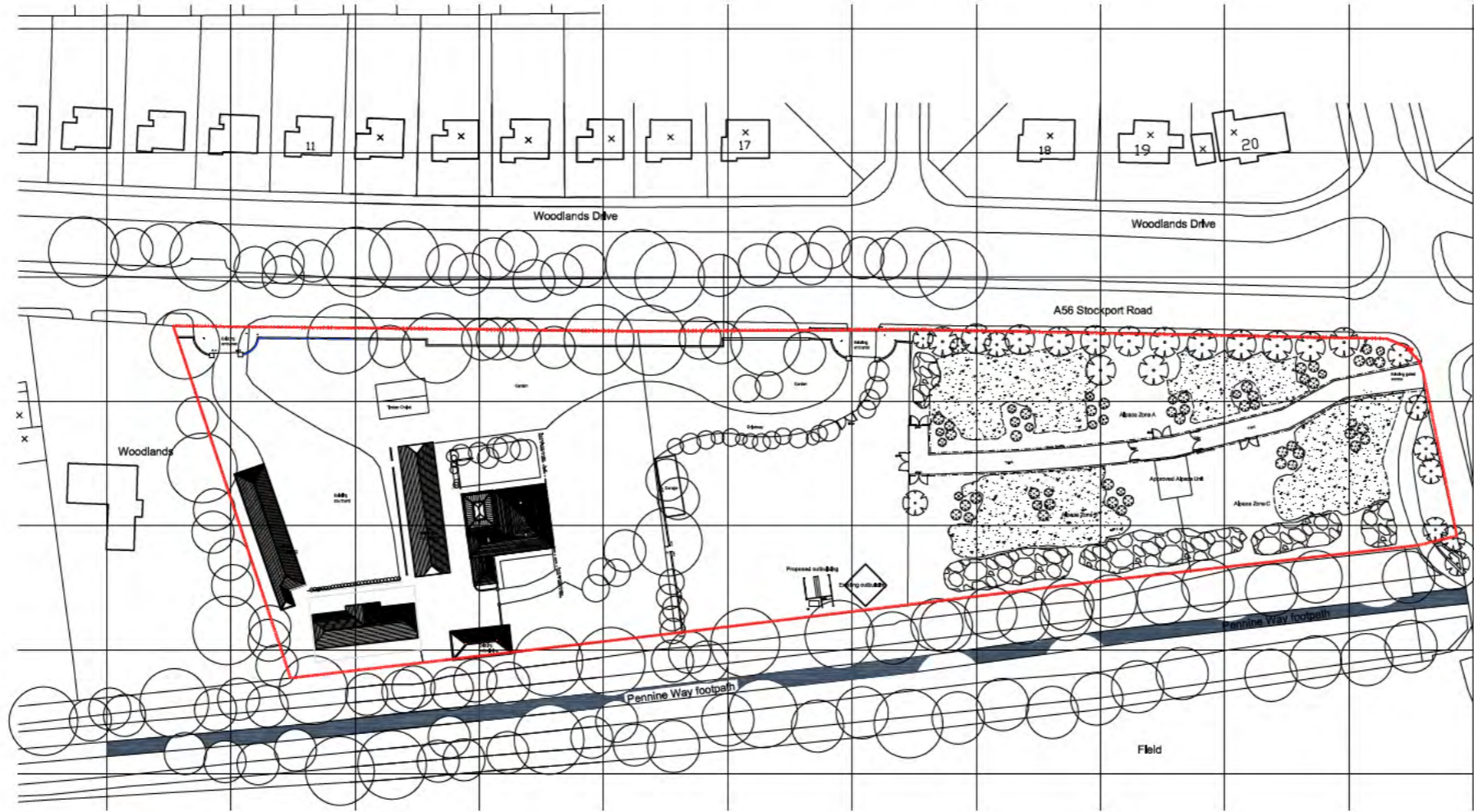
**Planning Policy– Warrington Borough Council,  
New Town House, Buttermarket Street, Warrington, WA1 2NH**

[ldf@warrington.gov.uk](mailto:ldf@warrington.gov.uk)

01925 442841

This form is available in other formats or languages on request.





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Rev.C Date:16-04-15 Initial:RW

Description: Building reduced to accommodate planners comments in email dated 19th February 2015.

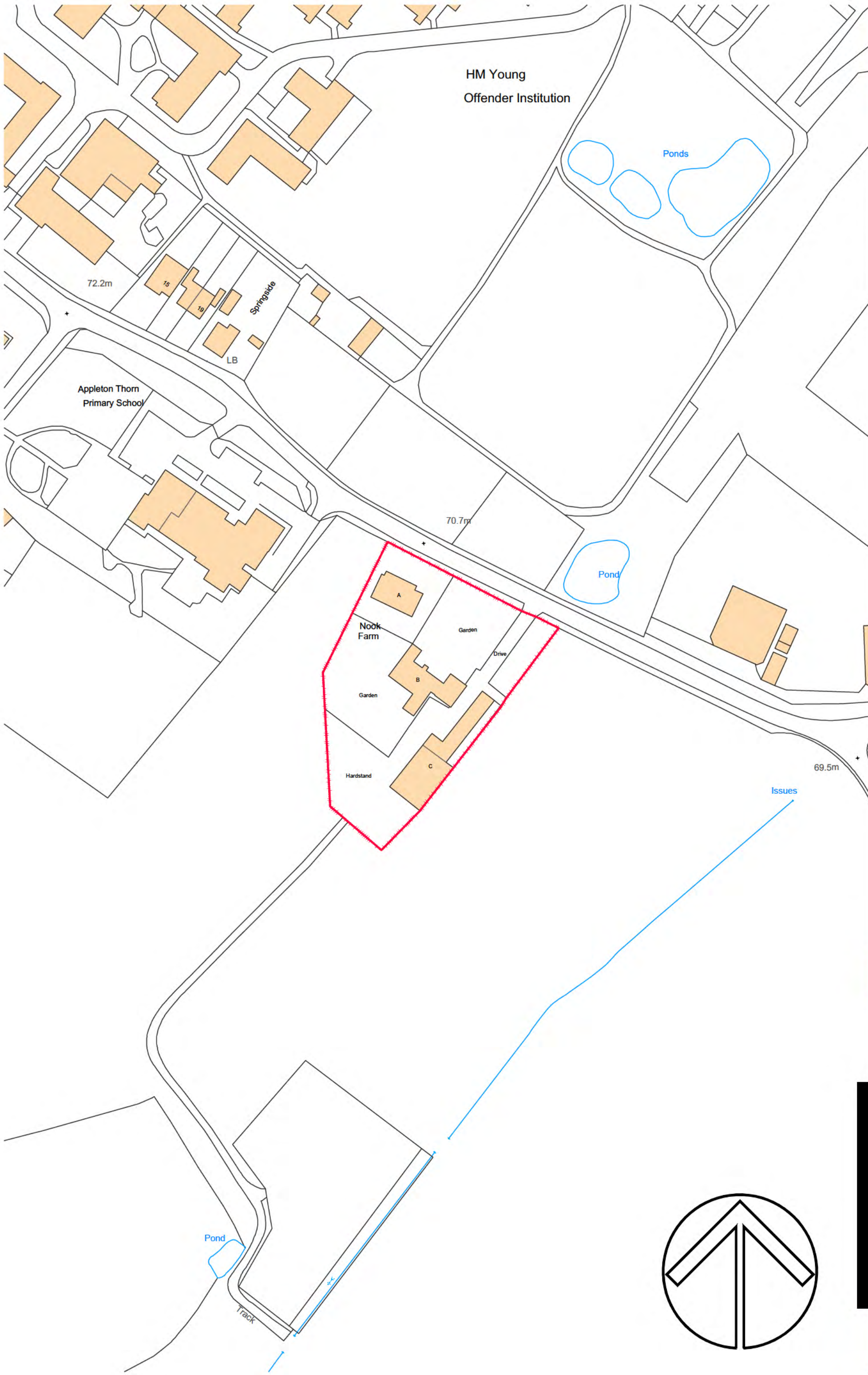
Rev.B Date:26-01-15 Initial:RW

Description: Existing outbuilding labelled on plan.

Rev.A Date:2015-01-19 Initial:RW

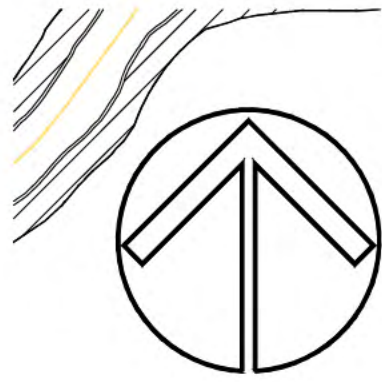
Description: Land to South east of Transpennine trail is an agricultural field. Extended red line to include existing access track as approved under application 2014-023327.

NEW RANGERS CLUB SHELTER  
 Scale : 1:1250 @ A3  
**14-169(PL)450** Rev C



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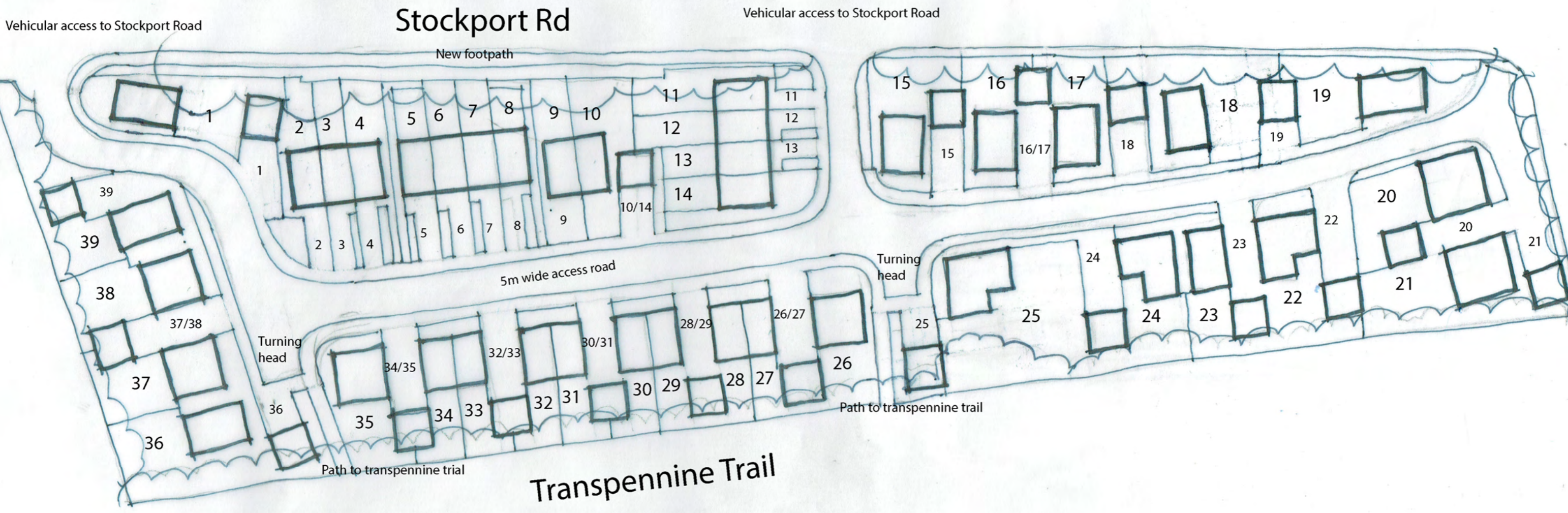
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Rev.	Date:	Initial:



JULY 2017  
 L.J.  
**17-081(EXT)450 Rev \***  
 Scale 1:1250@A3  
 AN

North



### Housing Legend

- 10no. 3 bed semi-detached 830sqft
- 11no. three storey 3 bed townhouses with integral garages 1135sqft
- 3no. 3 bed detached 965sqft
- 5no. 4 bed detached 1160sqft
- 4no. 4 bed detached 1260sqft
- 4no. 4 bed detached 1530 sqft
- 2no. 4 bed detached 1730sqft

39no. units total

## Proposed Site Plan

scale 1:625 @ A3