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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.

(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		JOHN ALLEN	
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		RAMSWOOD NURSERY	
Address		MANCHESTER ROAD	
		RIXTON	
		Town	WARRINGTON
		Postcode	WA3 6EA
Ordnance Survey Grid Reference		Easting :	Northing :
Site area (hectares)		1.92	
Net developable area (hectares)		1.72	
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 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 4th and subsequent owners (where necessary).

Yes	<input checked="" type="checkbox"/>	<input checked="" 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?	
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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 type="checkbox"/>	
Enquiries received	<input checked="" type="checkbox"/>	
Site is being marketed	<input type="checkbox"/>	NOT YET
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)	NURSERY/GARDEN CENTRE	
Neighbouring Uses	RESIDENTIAL WOODLAND - WEST NURSERY - EAST	
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	30%	Proportion not covered by buildings	70%
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If there are buildings on the site, please answer the following questions:

How many buildings are there on the site?	10	buildings
What proportion of the buildings are currently in use?	60 % in use:	%
	40 % derelict:	%
	% vacant:	%
Are any existing buildings on the site proposed to be converted?	NO	

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 greenfield (not previously developed)?	0	% (A)*
What proportion is previously developed and cleared?	0	% (B)*
What proportion is previously developed 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	NO			<input type="checkbox"/>	<input type="checkbox"/>
b) Land stability	YES			<input type="checkbox"/>	<input type="checkbox"/>
c) Mains water supply	YES			<input type="checkbox"/>	<input type="checkbox"/>
d) Mains sewerage	NO			<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	NO			<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)	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.

SITE IS ALREADY LISTED ON WBC, STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA).
IN THE ASSESSMENT IT'S STATED NOT AVAILABLE AT PRESENT, THIS IS NOT THE CASE, SITE IS AVAILABLE.

**Planning Policy– Warrington Borough Council,
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This form is available in other formats or languages on request.