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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 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		Mr Tony McAteer
Position		Director
Organisation		McAteer Associates Ltd
Address		4 St Johns Wood
		Lostock
	Town	Bolton
	Postcode	BL6 4FA
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 and South of Bank Street and Glazebrook Lane	
Address		
	Town	Glazebrook
	Postcode	
Ordnance Survey Grid Reference	Easting :	Northing :
Site area (hectares)	37	
Net developable area (hectares)	35	
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:	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:

(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?

None

(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 checked="" type="checkbox"/>	Redrow hold an option on the site
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)	Agriculture	
Neighbouring Uses	Agriculture/Residential	
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	5	%	Proportion not covered by buildings	95	%
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If there are buildings on the site, please answer the following questions:

How many buildings are there on the site?	6	buildings
What proportion of the buildings are currently in use?	% in use: 1	%
	% derelict: 6	%
	% vacant: 93	%
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?		%
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			<input type="checkbox"/>	<input type="checkbox"/>
b) Land stability	No			<input type="checkbox"/>	<input type="checkbox"/>
c) Mains water supply	No			<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	No			<input type="checkbox"/>	<input type="checkbox"/>
h) Gas supply	No			<input type="checkbox"/>	<input type="checkbox"/>
i) Telecommunications	No			<input type="checkbox"/>	<input type="checkbox"/>
j) Highways	No			<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: 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:

(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.

See attached submission

**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.

DEVELOPMENT STATEMENT
LAND WEST OF GLAZEBROOK LANE
AND
BANK STREET, GLAZEBROOK

On behalf of Redrow Homes Ltd (Lancashire)

McAteer Associates Ltd
4 St Johns Wood
Lostock
Bolton
BL6 4FA

1 INTRODUCTION

1.1 This statement has been prepared on behalf of Redrow Homes. It seeks to promote the allocation of the land edged red to the south and west of Glazebrook Lane, and north and south of Bank Street, Glazebrook, for residential development in the emerging Warrington Local Plan Review.

1.2 The site is located on the edge of the built up area to the west of the settlement. It extends to some 37 hectares and is irregular in shape.

1.3 This statement will demonstrate that:

- the site should be allocated for housing to assist the Council in meeting the housing requirements of the Borough.
- housing development on the site would support the spatial strategy of the Council's Local Plan Review
- the site is well related to local services and facilities, especially Glazebrook Station.
- access to the site is available off Glazebrook Lane and Bank Street and there will be no adverse impacts on highway safety.
- development of the site would not harm the character of the area, and the site could be laid out in accordance with national and local planning policies.

2 SITE AND SURROUNDINGS

- 2.1** The site lies to the south and west of the main areas of housing in Glazebrook and consists of some 37ha on either side of Bank Street which joins Glazebrook Lane, the B5212, to the north of the housing. The site also includes a smaller parcel of land around Brash Farm on the north east side of Glazebrook Lane.
- 2.2** The site consists of a mix of open farmland, a nursery and two disused camp sites. The site encompasses unrelated residential properties on Bank Street and Vetech Close. The site has strong outer boundaries which separate it from the wider open countryside, including the railway line to the north west and Glaze Brook to the north west.
- 2.3** Glazebrook lies to the eastern side of Warrington Borough and is well related to the main urban area of Cadishead.

3 NATIONAL PLANNING POLICY

3.1 Introduction

3.1.1 Planning policy is provided at the national level by the National Planning Policy Framework (NPPF), Circulars and Ministerial Statements. It is not considered necessary to quote extensively from these documents but the following points are highlighted.

3.2 National Planning Policy Framework

3.2.1 On 27 March 2012 the NPPF was published, in an attempt to make the planning system more accessible to the general public.

3.2.2 The Ministerial foreword to the Framework states that the purpose of planning is to help achieve sustainable development, and that development that is sustainable should go ahead without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision.

3.2.3 The Framework states that there are three dimensions to sustainable development:

- an **economic** role – contributing to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places at the right time to support growth and innovation.
- a **social** role – supporting strong vibrant and healthy communities by providing the supply of housing to meet the needs of present and future generations; and by creating a high quality built environment with accessible local services.
- an **environmental** role – contributing to protecting and enhancing our natural built and historic environment part of which includes improving biodiversity (para 7).

- 3.2.4** The Framework states that there is a set of core land-use planning principles which should underpin both plan-making and decision taking. These include a planning system which proactively drives and supports sustainable economic development to deliver the thriving local places the country needs, a system that always seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; protecting Green Belts; contributing to conserving and enhancing the natural environment; encouraging the effective use of previously developed land; and managing growth to make the fullest possible use of public transport, walking and cycling (para 17).
- 3.2.5** The Framework states the Government attaches great importance to the design of the built environment (para 56), and plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area (para 58). Decisions should also address the connections between people and places and the integration of new development into the built and historic environment (para 61).
- 3.2.6** At paragraph 70, the Framework states decisions should ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.
- 3.2.7** The Framework states the Government attaches great importance to Green Belts, with the fundamental aim of preventing urban sprawl (para 79). It states that as with previous Green Belt policy, once established Green Belt boundaries should only be altered in exceptional circumstances through the preparation of the Local Plan (para 83).
- 3.2.8** Separately from Green Belt designation the Framework states the planning system should contribute to and enhance the natural and local environment, including remediating and mitigating despoiled, degraded, derelict, and contaminated land (para 109).

3.3 National Planning Practice Guidance

- 3.3.1** On 6 March 2014, the Government published a suite of guidance notes to supplement the policies of the National Planning Policy Framework. These guidance notes expand upon matters set out in the Framework and explain, for instance, design of a high quality is a prerequisite of planning, the importance of the built environment, and the importance of sustainability.

4 DEVELOPMENT PLAN

4.1 Core Strategy

- 4.1.1** The Council adopted the Warrington Local Plan Core Strategy in July 2014, and, whilst it was the subject of a successful legal challenge, this challenge only led to the quashing of policies relating the quantum of new homes to be delivered between 2006 and 2027.
- 4.1.2** The Core Strategy contains a number of guiding principles including maintaining the permanence of the Green Belt and the character of the countryside in the Borough; to be as accessible as possible; to secure high quality design, reinforcing local distinctiveness and to ensure the prudent use of resources.
- 4.1.3** Policy CS1 states development that is sustainable will be welcomed, but to be sustainable it must have regard for the planned provision made for economic and housing growth; the requirement to provide for recognised and identified development needs; the priority afforded to the protection of the Green Belt and the character of the countryside; the importance of accessibility to services; and the need to sustain and enhance the boroughs built heritage, biodiversity and geodiversity.
- 4.1.4** Policy SN1 states 40% of new homes will be achieved primarily through development within suburban Warrington and the Borough's defined outlying settlements, Whilst Policy SN2 requires a mixture of housing types and tenures to be provided.
- 4.1.5** Policy QE3 states the Council will seek to develop and adopt an integrated approach to the provision care and management of the Boroughs green infrastructure. Whilst Policy QE5 states sites of recognised nature and geological value will be protected and where possible enhanced.
- 4.1.6** Policy MP1 states that to secure sustainable development, the Council will support proposals that reduce the need for private car use through the location of development.

4.1.7 Policy CC1 identifies Glazebrook as a settlement washed over by the Green Belt where new development is subject to Green Belt policies set out in national planning policy, although some infill development might be appropriate..

4.2 Local Plan Review

4.2.1 In October 2016, the Council published for public comment the Regulation 18 Consultation Scope and Contents Document of the Local Plan Review. This is the first stage in reviewing the adopted Core Strategy given the Housing requirement was quashed and the emerging evidence underpinning the Boroughs growth needs and economic development ambitions, including the Mid Mersey SHMA figure for Warrington of 839 houses per year up to 2037, and the economic growth aspirations of the Borough which will deliver 31,000 new jobs up to 2040, suggest an increased housing need in the Borough.

4.2.2 The Council is therefore proposing a minimum supply of homes of around 1000 per annum.

4.2.3 As a consequence, the Council state that if it is to meet its development needs, then based on the updated assessment of urban capacity, sufficient Green Belt land will need to be released to deliver some 5000 homes and 261ha of employment land over the next 20 years.

4.2.4 The Review of the Local Plan will therefore consider the provision of land and level of housing development that can be accommodated within Warrington, taking into account Objectivity Assessed Needs (OAN).

5. SUITABILITY OF THE SITE FOR DEVELOPMENT

Settlement strategy

- 5.1 The development of the land, identified on the plan at Appendix 1, for housing would accord with the policies of the emerging Local Plan Review in seeking to locate new development, where insufficient appropriate previously developed land is not available, on undeveloped land, and other land within existing urban areas, which is well located in relation to jobs, services and infrastructure, including land which is currently Green Belt.
- 5.2 It is respectfully submitted that, as recognised by the emerging Local Plan, there is insufficient previously developed or suitable land in the urban area to meet the housing needs of the Borough. Furthermore the redevelopment of existing housing areas will require new housing to be provided on Green Belt land throughout the plan period. The site is immediately available to assist this form of development, and could accommodate approximately 800 dwellings plus incidental uses.
- 5.3 The site lies on the edge of Glazebrook, in close proximity to the railway station and is large enough to generate shops, services and facilities. It is therefore considered that the site accords with the spatial policies of the emerging Local Plan review.

Character Impact

- 5.4 The main site lies either side of Bank Street and is well contained by existing physical features. Development of the site would be able to enhance the existing residential areas by effectively enlarge the community without detriment to the character of the area.
- 5.5 The wooded areas of the site sweep north west and south east around the site to create a natural boundary that would fit in well with the character of the area. Existing views into the site from the local roads are limited by this woodland.
- 5.6 Access into the site can be achieved from Bank Street and Glazebrook Lane.

5.7 The development would complement the existing residential areas by widening the existing range and choice of housing to meet local needs. It would also provide an element of affordable housing to the benefit of the existing local community.

5.8 It is submitted that the site could be developed for housing without detriment to the character of the area, and that it would represent the kind of Green Belt release envisaged by the emerging Local Plan without detriment to the purposes of Green Belt in the locality as a result of its containment by existing wooded areas and strong physical boundaries..

Location and Accessibility

5.9 National planning guidance indicated that a comfortable walking distance to local services is around 10 minutes walk, or 800 – 1600 m. This distance is also considered an appropriate area of search to assess access to public transport. It is considered that the site is well located in relation to community services and facilities. In addition because of its size it would be able to generate sufficient facilities to meet the needs of future residents.

5.10 The site has a good public transport and non-car mode links to a wide range of services and facilities as advocated by both national and local planning policies.

Physical and Social Infrastructure

5.11 There is adequate capacity in the physical infrastructure to accommodate the development. In particular the access into the site can meet the standards of the highway authority, and the adjoining highways can accommodate the traffic generated by the development.

5.12 The site is not recorded by the Environment Agency to be subject to flooding and there are adequate water services and drainage capacity. The site has limited biodiversity interest and this could be greatly enhanced.

- 5.13** The development of the site is unlikely to have a significant impact on the social infrastructure in the area.
- 5.14** The development of the site would help to sustain the existing services and facilities in the area, including schools and community facilities, and be capable of providing enhanced provision to the benefit of existing and future residents. It will also help sustain public transport services, which will also benefit the wider community.

6. CONCLUSION

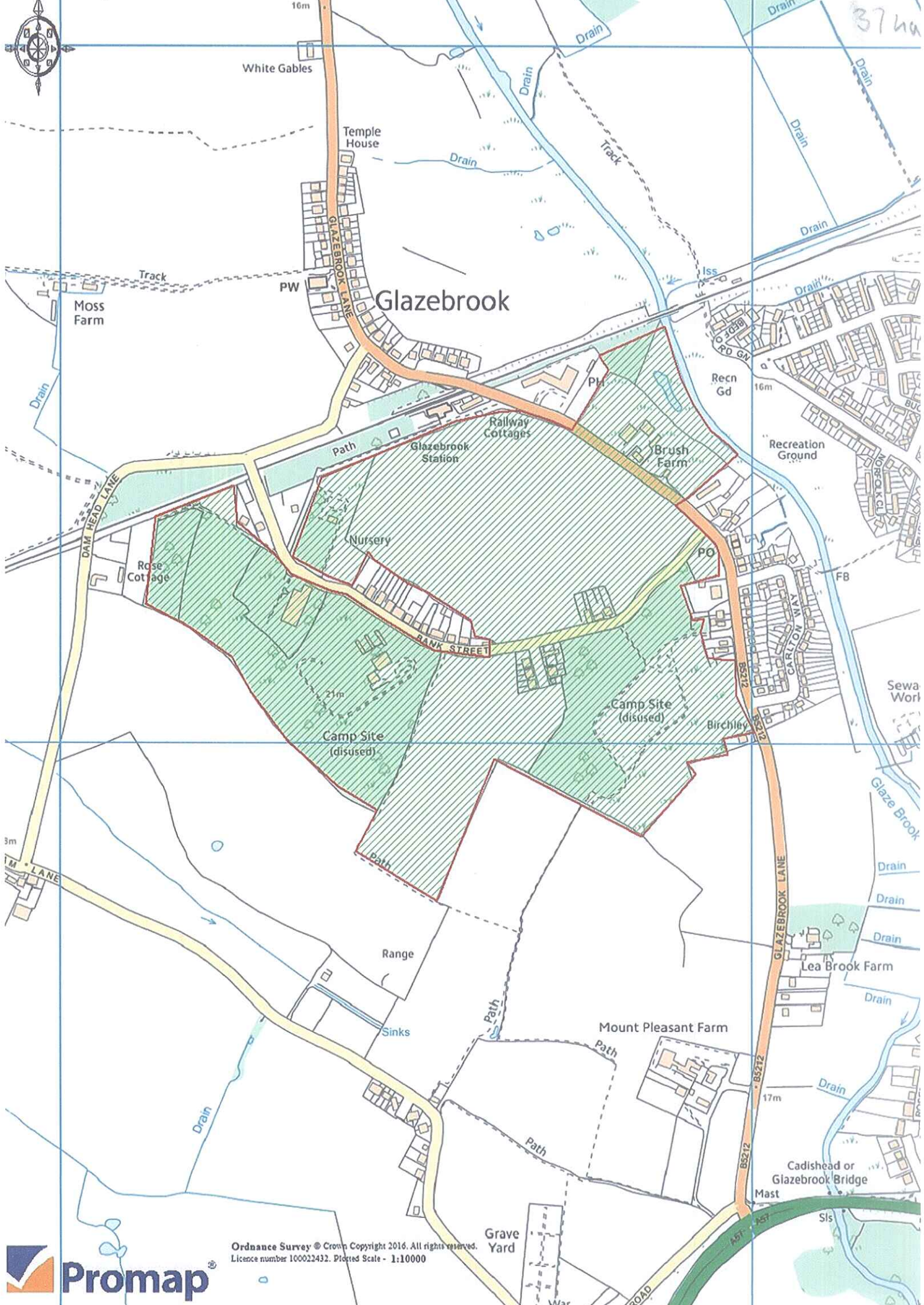
6.1 It is considered that the allocation of the land at Glazebrook for housing should be supported in the Local Plan for the following reasons:

- It is recognised that over the life of the Local Plan, Green Belt release will be required.
- Development of the site for housing would accord with the Core Strategy and emerging Local Plan locational policies.
- The site is well contained by durable boundaries.
- The site is located near to a range of services and has excellent public transport links.
- Existing and future residents will benefit from the provision of new affordable housing in the area.
- The site is physically capable of being developed in the short term.
- The site is available for development and its allocation would support the Council's housing requirement.

APPENDIX 1



37 ha



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