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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	Wainhomes North West Ltd	Stephen Harris
Position		Director
Organisation		Emery Planning
Address		2-4 South Park Court
		Hobson Street
	Town	Macclesfield
	Postcode	SK11 8BS
Telephone		01625 433881
Email address		stephenharris@emeryplanning.co.uk

(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 south of Lumber Lane, Burtonwood	
Address		
	Town	Burtonwood
	Postcode	
Ordnance Survey Grid Reference	Easting :	Northing :
Site area (hectares)	10.07	
Net developable area (hectares)	7.5 hectares	
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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Potential Capacity	houses: 225	Number of Pitches:	SqM	SqM	SqM	SqM
	or flats:					
Employment Use Class (E.g. B1)						
* If "Other", please indicate which use(s):						
Potential Density	30					
	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		
<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 th 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:		
	<input type="checkbox"/>	<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 checked="" type="checkbox"/>	Discussions progressing with developers
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)	Agricultural		
Neighbouring Uses	Residential development to the south		
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	%	Proportion not covered by buildings	%
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If there are buildings on the site, please answer the following questions:

How many buildings are there on the site?	3	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?	to be confirmed	

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)?	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	The EA Flood Map confirms Flood Zone 1 so there is no flood risk		<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	SHLAA confirms no access issues		<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 Yes (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:

The site is available as it is brought forward by the landowners as part of the call for sites and is being promoted as a Green Belt release through the Local Plan Review

(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.

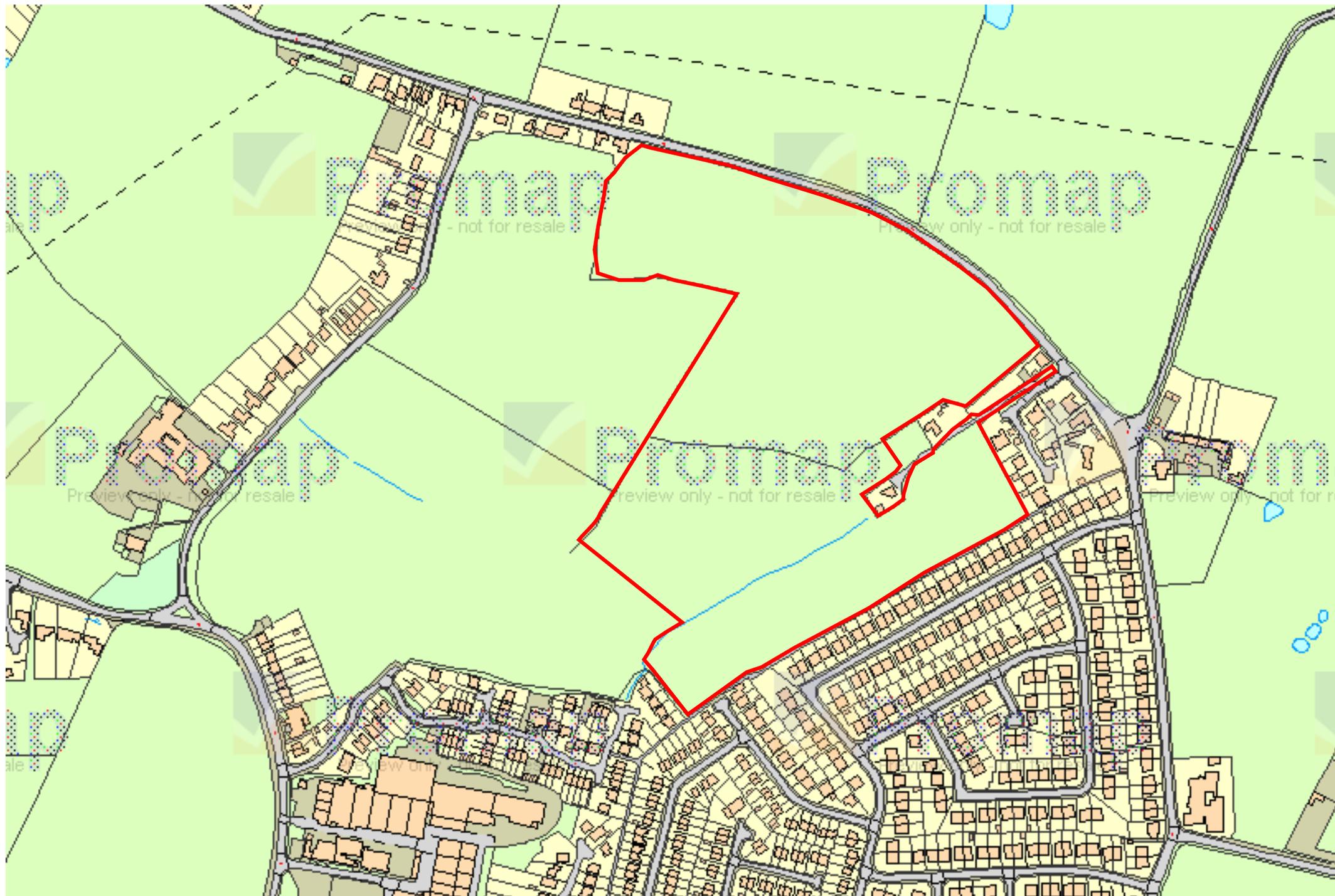
Please see accompanying letter of representation

**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.



Planning Policy
Warrington Borough Council
Planning Department
New Town House
Buttermarket Street
Warrington
Cheshire
WA1 2NH

2 – 4 South Park Court
Hobson Street
Macclesfield
Cheshire
SK11 8BS

T: 01625 433881
F: 01625 511457

info@emeryplanning.com
www.emeryplanning.com

5 December 2016

EP ref: 14-116

Stephen Harris
T: 01625 442 786
stephenharris@emeryplanning.com

Dear Sir/Madam

Re: Representations to the Warrington Borough Council Regulation 18
Consultation

Emery Planning is instructed by Wainhomes North West Ltd to prepare and submit representations to the Regulation 18 Consultation currently being conducted by Warrington Borough Council.

The representations are submitted in the form of this representation, which assesses the strategic element of the consultation before going on to promote the land south of Lumber Lane, Burtonwood as part of the call for sites. We enclose the completed Call for Sites form and location plan.

We address each relevant question as set out in the Regulation 18 Consultation Standard Response Form in turn. Many of the questions are linked which results in some repetition in our responses. We answer questions relevant to our client's interests only.

Regulation 18 Consultation

Question 2 - Do you consider the assessment of Housing Needs to be appropriate?

Paragraph 2.6 states that an Objectively Assessed Need of 839 new homes (to include 220 Affordable units) per year up to 2037, and an additional 62 bed spaces in Care Homes (specialist housing for elder people), per year up to 2037. This is a total of 901 dwellings per annum.

The plan has then sought to provide a homes/jobs balance which we answer next.

Question 4 - Do you consider the alignment of Housing Needs and Job's Growth to be appropriate?

We acknowledge the need for demographic projections to provide the starting point for the assessment of housing need to ensure the approach complies with national policy/guidance and best practice. However, we support the approach taken by the Council which seeks to ensure that the economic and employment potential of the area is not constrained by a lack of available workforce.

The figure of a minimum of 1,000 homes per annum is supported. However the evidence base rightly sets out that there are various assumptions to take account as part of the methodology. However we do question a number of these assumptions, for example;

- The increased productivity (10.45%) of the workforce and longer retirement ages, which has resulted in a reduction in the housing need; and,
- Seeking to maintain a commuting rate of 88% which results in net in-commuting to Warrington. The plan should seek to reduce the level of in commuting by providing a range of housing type, size and tenure to meet the needs of the workforce in the Borough.

Our overall position is that whilst we support the uplift in the housing requirement to that in the Core Strategy, we have concerns on the actual uplift set out in the evidence base to provide homes/jobs alignment and the uplift should be greater.

Question 5 - Do you consider the assessment of Land Supply to be appropriate?

Our client's specific interest is Green Belt land. Paragraph 2.20 of the consultation document states that if Warrington 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 approximately 5,000 homes and 261 hectares of employment land over the next 20 years.

This figure is based on a total housing land supply in the urban area and on green field sites outside of the Green Belt of approximately 11,500 dwellings as set out in paragraph 2.15 of the consultation document. Paragraph 2.16 then states that Warrington & Co have commissioned more detailed master planning work relating to the town centre and inner Warrington, including the Waterfront Strategic Development Opportunity. This has identified the potential for approximately 3,500 homes in addition to those identified in the SHLAA over the next 20 years.

We have significant reservations on the urban capacity and specifically the town centre in meeting that level of new dwellings in the plan period. Therefore going forward there should be a recognition that the level of Green Belt releases is likely to be significantly greater.

Question 6 - Do you consider that Green Belt land will need to be released to deliver the identified growth?

Yes.

It is apparent from the evidence base that a significant amount of Green Belt will now need to be released in order to meet the objectively assessed housing and employment needs. This need provides the exceptional circumstances required for Green Belt release as well as the identification of safeguarded land.

The Green Belt in Warrington has not been reviewed in full for a significant period of time, during which development needs have not been met and adverse housing market signals have been allowed to worsen.

Paragraph 84 of the Framework requires that when reviewing Green Belt boundaries, local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.

In the case of Warrington, there would be very significant adverse social and economic consequences of not providing sufficient land to meet the objectively assessed needs. Warrington's neighbours (such as Cheshire East and Cheshire West) have recently prepared their own Local Plans, including Green Belt release, and are unlikely to be in a position to meet any of Warrington's need. Therefore it is apparent that the Green Belt around Warrington will need to be comprehensively reviewed and redrawn to provide land for development to meet the full housing need.

It appears that our view above is aligned with the Council. However where we take issue with the consultation paper is the quantum of Green Belt release required. The Scope and Contents document indicates that land for approximately 5,000 dwellings will need to be found in the Green Belt. For reasons set out elsewhere within these submissions, we consider that this figure substantially under-estimates the amount of land that will need to be released from the Green Belt.

Question 7 - Do you consider the three identified Strategic matters being the appropriate initial focus of the Local Plan review?

Whilst we agree that the matters identified are the main issues, we consider that they necessitate a full review of the Local Plan. The amount of land required for housing and employment goes to the very heart of the Local Plan, and has wide ranging implications for the vast majority of its policies.

Question 8 - Do you agree that further land will need to be removed from the Green Belt and safeguarded for future development needs beyond the plan period?

Yes.

Paragraph 83 of the Framework requires that when Green Belt boundaries are established or reviewed, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period.

Paragraph 85 states that when defining boundaries, local planning authorities should where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period. They should also satisfy themselves that Green Belt boundaries will not need to be reviewed at the end of the plan period.

Therefore national policy is clear on the need to provide for safeguarded land. In Warrington, it is clear that the borough will continue to be a focus for development, and it is therefore critical that sufficient safeguarded land is provided to meet needs stretching well beyond the period.

How much safeguarded land is needed in practice was considered in detail at the Cheshire East Local Plan examination, which is now reaching its final stages. In summary, sufficient safeguarded land should be provided to ensure that the current requirement could be carried forward to the next plan period (i.e. 2037 to 2057) without the need for Green Belt release. In practice the minimum requirement is to provide a similar amount of safeguarded land to the amount of Green Belt being released for development in this plan period. Ideally more should be provided, to allow flexibility for higher growth and to increase the permanence of the Green Belt.

Question 11- Do you consider the Spatial Distribution and Site Assessment Process at Appendix 2 to be appropriate?

We consider that the process set out in Appendix 2 is appropriate subject to one alteration. The alteration is that the spatial distribution should not just be informed by the availability of sites not in the Green Belt and across the Borough but that the needs of settlements, for example Burtonwood, are also taken into account. Each settlement should grow sustainably and provide a choice of location to existing and future Warrington residents which would accord with paragraph 50 of the Framework which seeks to "*identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand*".

Question 12 - Do you agree with the assessment of Local Plan Policies at Appendix 1?

We consider that a full review of the Local Plan is required. The amount of land required for housing and employment goes to the very heart of the Local Plan, and has wide ranging implications for the vast majority of its policies. This must include the spatial dimension of the plan.

Question 13 - Do you consider the proposed 20 year Local Plan period to be appropriate?

We consider the proposed 20 year plan period to be appropriate in this instance. It is inevitable that the release of Green Belt land will take a significant amount of time to achieve. It is therefore prudent for the authority to extend the usual timeframe of 15 years to 20 as it will facilitate a logical approach to strategic land release in the borough.

Question 14 - Having read this document, is there anything else you feel we should include within the 'Preferred Option' consultation draft, which you will be able to comment on at the next stage of consultation?

This completes our representations from a strategic perspective. We now submit specific site for consideration in the call for sites exercise.

Call for Sites Exercise

Land south of Lumber Lane, Burtonwood

Our particular interest relates to the land south of Lumber Lane, Burtonwood. A location plan is enclosed for ease of reference, along with the appropriate forms.

The site is a logical extension to Burtonwood. It is 10.07 hectares in size and comprises of land in two ownerships. The land owned by Mr Halton is 4.54 hectares and the land owned by Mr Owen is 5.53 hectares. The site is promoted for residential development however if there was an element of employment, retail or community uses required then this would be considered going forward.

The site has been assessed as part of a wider parcel of land in the Green Belt Assessment as 'BW3'. In that assessment 9 parcels of land were assessed adjacent to Burtonwood. As can be seen from the extract below, BW3 was assessed to be a 'moderate' contribution to the Green Belt purposes. All of the others in Burtonwood assessed as a strong contribution.

Table 10. Summary table of parcel assessment findings

Level of contribution	Parcel Reference
Strong contribution	Lymm: LY3, LY4, LY5, LY6, LY7, LY8, LY10, LY11, LY12, LY17, LY18, LY19, LY21, LY22, LY25, LY26 Grappenhall: GH5, GH6 Hollins Green: HG1, HG2, HG5, HG6 Warrington urban area: WR4, WR15, WR16, WR17, WR20, WR21, WR22, WR23, WR30, WR31, WR32, WR39, WR50, WR51, WR52, WR54, WR55, WR56, WR68, WR69, WR70, WR71, WR78, WR79, WR80, WR81, WR82, WR83, WR84 Glazebury: GB3, GB4, GB5, GB9, GB10, GB12, GB13 Culcheth: CH1, CH2, CH3, CH4, CH5, CH6, CH7, CH10, CH11, CH12, CH13, CH15 Burtonwood: BW1, BW2, BW4, BW5, BW6, BW7, BW8, BW9 Winwick: WI3, WI4 Croft: CR1, CR2, CR3, CR5 Appleton Thorn: AT7, AT8, AT9, AT14
Moderate contribution	Lymm: LY2, LY9, LY13, LY14, LY16, LY23, LY24, LY27 Cadishead: CD2 Grappenhall: GH4 Hollins Green: HG4 Warrington urban area: WR1, WR2, WR3, WR5, WR6, WR7, WR8, WR18, WR24, WR25, WR26, WR27, WR28, WR29, WR37, WR38, WR41, WR42, WR44, WR45, WR53, WR57, WR58, WR59, WR60, WR62, WR63, WR64, WR65, WR73, WR74, WR75, WR77 Glazebury: GB2 Burtonwood: BW3 Winwick: WI5, WI6, WI7, WI8, WI10 Croft: CR4, CR8 Newton-le-Willows: NW1 Appleton Thorn: AT1, AT2, AT5, AT11, AT12, AT13, AT16
Weak contribution	Lymm: LY1, LY15, LY20, LY28 Cadishead: CD1 Grappenhall: GH1, GH2, GH3, GH7, GH8 Hollins Green: HG3 Warrington urban area: WR9, WR10, WR11, WR12, WR13, WR14, WR19, WR33, WR34, WR35, WR36, WR40, WR43, WR46, WR47, WR48, WR49, WR61, WR66, WR67, WR72, WR76 Glazebury: GB1, GB6, GB7, GB8, GB11 Culcheth: CH8, CH9, CH14 Winwick: WI1, WI2, WI9 Croft: CR6, CR7 Newton-le-Willows: NW2, NW3, NW4

Therefore from the evidence base BW3 would be the most logical and have the least Green Belt impact to meet housing need at Burtonwood in this plan period.

Strategic Housing Land Availability Assessment (SHLAA)

The SHLAA has assessed the site as two separate parcels. The SHLAA was predicated on the basis that Green Belt sites would not be suitable due to that policy constraint. However with the recognition in the current consultation document that at least 5,000 dwellings will be required through Green Belt releases, the proposed site is a deliverable site. For ease of reference we summarise each parcel below.

SHLAA Reference - 1534

The SHLAA assessed a range of site specific issues and are as follows.

- Green Belt: Yes
- Greenfield / PDL: Greenfield

- Flood Zone: 1
- Contaminated Land Issues: No
- Ground Conditions Issues: Yes - Capable of being resolved
- Site Access Issues: No
- Surrounding Land Issues: No
- Infrastructure Issues: No
- Hazardous Installations Issues: No
- Amenity Issues: No

The concluding comments state:

"Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development".

Therefore there are no site specific matters which would prevent the site from being suitable. We can confirm it is available and achievable and therefore deliverable.

SHLAA Reference - 2146

The SHLAA assessed a range of site specific issues and are as follows.

- Green Belt: Yes
- Greenfield / PDL: Greenfield
- Flood Zone: 1
- Contaminated Land Issues: Yes
- Ground Conditions Issues: Yes -
- Capable of being resolved Site
- Access Issues: No
- Surrounding Land Issues: No
- Infrastructure Issues: No
- Hazardous Installations Issues: No
- Amenity Issues: No

The concluding comments state:

"Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development."

Therefore there are no site specific matters which would prevent the site from being suitable. The only issue identified is contaminated land, however the site is greenfield and we are not aware of

any contaminated land issues. However if required this can be confirmed, however it will not prevent the site from being developed.

We can confirm the site is available and achievable and therefore deliverable.

This concludes our representations for this site.

Yours sincerely
Emery Planning

Stephen Harris BSc (Hons), MRTPI
Director