

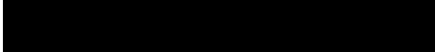


## (1) Your Details

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			James Mather
Position			Architect
Organisation		V Capital	PRP Architects
Address			C/o V Capital Booth Hall
			Chelford Road
			Knutsford
			Cheshire
	Town		Cheshire
	Postcode		WA16 8QZ
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 at PENKETH HALL FARM			
Address		Land off HALL NOOK AND STATION ROAD PENKETH			
	Town	PENKETH			
	Postcode	WA5 2HR			
Ordnance Survey Grid Reference		Easting : 356518	Northing : 387022		
Site area (hectares)		16.5			
Net developable area (hectares)		13.5			
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: 350	Number of Pitches:	SqM	SqM	SqM	SqM
	or flats:					
Employment Use Class (E.g. B1)						
* If "Other", please indicate which use(s):						
Potential Density	300 - 350 Houses					
	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:

No Mineral or Waste Proposal or Restriction

#### (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 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?  
No Ransom Strips or Restrictive Covenants constraining the site that cannot be resolved.

#### (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"/>	A Promotion Agreement
Enquiries received	<input type="checkbox"/>	
Site is being marketed	<input type="checkbox"/>	No
None	<input type="checkbox"/>	
Not known	<input type="checkbox"/>	

V Capital is the developer partner with the landowner under a promotion agreement

**(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, Employment and Agricultural	
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	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?	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 <b>greenfield</b> (not previously developed)?	100	% (A)*
What proportion is <b>previously developed</b> and cleared?		% (B)*
What proportion is <b>previously developed</b> 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	Desktop analysis complete no known contamination	Borehole analysis pre commencement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Land stability	No	Desktop Geo Technical Shows stable Ground Condition	Borehole Analysis pre commencement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Mains water supply	No	No known water supply crossing the site		<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Mains sewerage	No	No known sewerage crossing the site		<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Drainage, flood risk	No	The site is located in an area of historical flooding, An initial Desktop study shows parts of the site have flood mitigation measures to consider pre development		<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Tree Preservation Orders	No	No trees are present on the proposed site for development		<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Electricity supply	No	A DNO study has been completed, 3 sub stations lie within close proximity with capacity available, a DNO submission has been submitted	DNO offer submitted and POC offer due	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Gas supply	No	No Gas supply is evident across the site		<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Telecommunications	No	No telephone cabling or services run through the site.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Highways	No	Access to the site is restricted with Highways improvements required and access resolution under negotiation	Highway Analysis for access improvements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k) Ownership, leases etc.	No	The site is Freehold	Promotion Agreement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l) Ransom strips, covenants		No Ransom strip exists, electricity pylon consideration under legal review.	Legal team appointed to resolve	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m) Other (Please provide details)		Station Road ownership under legal review between the landowner and Network rail.	Legal team to resolve	<input checked="" 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:

## **(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.

A planning promotional document is to be submitted under separate cover to the LPA Between Dec 2016 and Q1 2017.

**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.

