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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		
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		
Address		
	Town	
	Postcode	
Ordnance Survey Grid Reference	Easting :	Northing :
Site area (hectares)		
Net developable area (hectares)		
What is your interest in the site? (please tick one)	Owner	Lessee
	Prospective Purchaser	Neighbour
	Other	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							
Alternative future use(s)							
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	No		

(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			
No			
Don't know			

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		
Site under option to a developer		
Enquiries received		
Site is being marketed		
None		
Not known		

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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)		
Neighbouring Uses		
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?		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?		

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)?		% (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					
b) Land stability					
c) Mains water supply					
d) Mains sewerage					
e) Drainage, flood risk					
f) Tree Preservation Orders					
g) Electricity supply					
h) Gas supply					
i) Telecommunications					
j) Highways					
k) Ownership, leases etc.					
l) Ransom strips, covenants					
m) Other (Please provide details)					

(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.

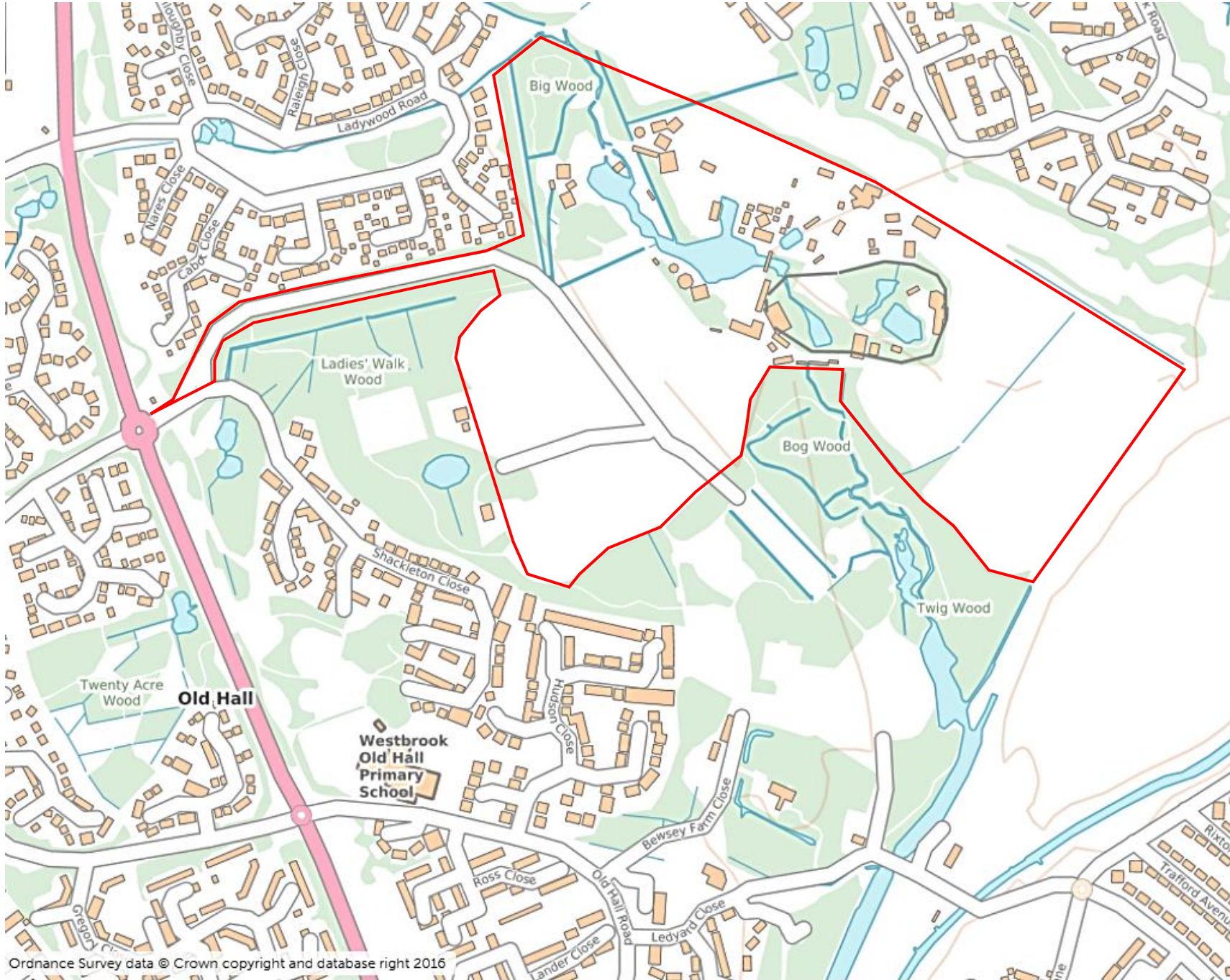
**Planning Policy– Warrington Borough Council,
New Town House, Buttermarket Street, Warrington, WA1 2NH**

ldf@warrington.gov.uk

01925 442841

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

PROPOSED ALLOCATION - LAND AT GULLIVERS WORLD, OFF SHACKLETON CLOSE, WARRINGTON, WA5 9YZ



Michael Bell (Planning Policy Manager)
Warrington Borough Council
New Town House
Warrington
Cheshire
WA1 2NH

Your Ref:
Our Ref: DJM/1641/Gullivers
Date: 5th Dec 2016

Dear Sirs

RE: STAGE 1 LOCAL PLAN REVIEW, REGULATION 18 CONSULTATIONS - DEVELOPMENT PLAN REPRESENTATIONS IN RELATION TO LAND AT GULLIVERS WORLD, WARRINGTON.

This representation relates to approx 26ha of land at Gullivers World, situated off Shackleton Close, Warrington as shown edged red on the attached plan. It is our considered opinion, in light of the Council's evidence base, that alternations to the plan are desirable and necessary in order to recognise the site's ability to provide much needed additional capacity for employment land and recreation in connection within the existing urban area. Gullivers World Ltd seeks both amendments to the policies and allocation of the site for future development.

Proposed allocation

Gullivers World Ltd seeks a mixed use allocation of the site for future development falling within the following use classes as defined by the Use Classes Order 1987 (as amended):

Mixed use development site for the provision of:

B1 a) Offices

B1 b) Research and development

C1 Hotel/overnight tourist-visitor accommodation

D1 Day nursery; crèche and museum (existing)

D2 Assembly and Leisure, inc. amusement park

This future provision would comprise sustainable development and allow the company to use their extensive knowledge and experience of more than 30 years in offering children's entertainment, tourism and business administration to provide development that will meet local needs as identified in the emerging local plan and adopted Core Strategy.

The emerging local plan evidence base

The current emerging Local Plan is a combined Call for Sites, greenbelt review and a re-evaluation of the Council's 2013 adopted Core Strategy policy insofar as the policies are relevant. It is apparent from the Council's evidence base, chiefly its Economic Development Needs Study (Oct 2016) that there is an under-supply of employment land:

- There is a higher than average employment sector in administrative; professional; scientific; IT and communications which combined account for 46% of employment.
- The majority of the current supply (65%) is from strategic sites meaning that there are comparatively small amounts of locally based and available land supply.
- Both smaller office suites up-to 300sq metres and larger suites of 1000+ sq.m in area are needed. In particular, it is noted that Warrington is losing out on B1 b) users due to regional competition and a lack of available premises.
- There is a need for the Council to identify more land for development of B-Class uses.

Whilst the Council's Economic Development Needs Study (Oct 2016) is not without merit, it is considered that the research base could be improved in the following regards:

- It fails to properly engage with and identify solutions to the loss of B1 b) uses to other competitor authorities and does not propose to identify further land for such uses.
- In the west of the borough, the research focuses too closely on large strategic sites at Omega and Gemini and lacks any in-depth evaluation of the supply/demand requirements in the Westbrook, Sankey and Burtonwood wards for B1 class uses.
- The proposition of designating Woolston Grange and areas of Birchwood for future B1 development appears at odds with the amount of already available business premises in the areas which stood at 33,560sq. m of vacant office space across 98 units.
- The research does not take into account notable *sui generis* non-B class employment generating uses, e.g. the positive benefits of tourism and recreational opportunities; these opportunities ought to be properly considered before the next stage.

PROPOSED ALLOCATION

Land at Gullivers World, Off Shackleton Close, Warrington, WA5 9YZ.

Site description

The site occupies approximately 26Ha of land situated off Shackleton Close, south west of Westbrook retail parks. It is situated within the urban area and benefits from ready access to the motorway networks via Cromwell Ave, Burtonwood Rd and the A49 Winwick Rd.

Planning history

The site lies within the southern edge of the former RAF Burtonwood airbase (known as Camp 4) and following disposal by the Warrington and Runcorn Development Corporation in the mid-1980's, it has been operated as a children's theme park. More recently, additional facilities such as a hotel were added and it hosts the Burtonwood Heritage Museum.

The site already benefits from express planning permission to expand by an additional 1Ha through the erection of new amusements, hotel facilities, buildings and rides (See planning app refs 2005/05467; APP/M0655/A/052005001 and 2016/28049. In addition to mainstream permitted development (PD) rights, the site also has PD rights for erection of buildings and rides under Part 18 of the General Permitted Development Order 2015 (as amended).

Capacity at the site to meet identified needs

Further development at the site is preferable because:

- It is within the existing urban area, close to facilities and does not rely on the release of greenbelt land to provide additional capacity for employment and recreation uses.
- It benefits from existing transport networks which include travel routes from the motorways and access to the site by foot, cycle and public transport.
- There is suitable land available to accommodate future development at the site (up to 10ha). The land has its own private access, maintained and controlled by the landowner and it is not unduly constrained by ecological or other statutory designations.
- There are benefits to the local economy through the provision of the described mixed uses with additional employment opportunities in related service and supply sectors.

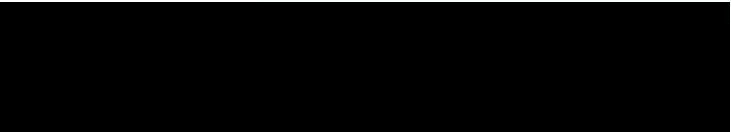
Supporting evidence

In due course, following engagement with the Council, the applicant will provide documentary evidence in support of the proposed allocation to show that it is suitable, available and deliverable within the plan period. We anticipate the evidence will include the following:

1. Topographical survey. A full topo survey will show the amount of land available for development and suitable locations. Drainage infrastructure has already been installed in connection with the previously approved development under 2005/05467.
2. Highways evidence. Previously conducted research, evaluated at a local public inquiry, was found by the Inspector to be sound and reliable. Up-to-date evidence will be provided to demonstrate that any increased vehicular access to the site will not have a severe adverse impact on the highway network; and sufficient parking is available.
3. Contaminated land report. A Phase 1 contaminated land study has already been conducted. It demonstrates that the site can be developed notwithstanding its previous association with the Burtonwood Airbase. A Construction Management Plan will be developed to handle any previously unidentified contamination during construction.
4. Woodland Management Plan and Arboricultural Impact Reports. The site is partially constrained by protected mature woodland trees. A 10 year management programme for the woodland has been approved by the relevant body. Furthermore, an Arboricultural Impact Report has been conducted which demonstrates no adverse impacts on protected woodland trees or mature native species are expected.

We would be pleased to hear from you so that we can agree the scope and extent of any further evidence required to support this allocation moving forward to the next stage.

Kind regards



Dan Matthewman LL.B (Hons), MSc, ACILEx, MTRPI
Associate

PROPOSED ALLOCATION - LAND AT GULLIVERS WORLD, OFF SHACKLETON CLOSE, WARRINGTON, WA5 9YZ

