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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		

--

(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

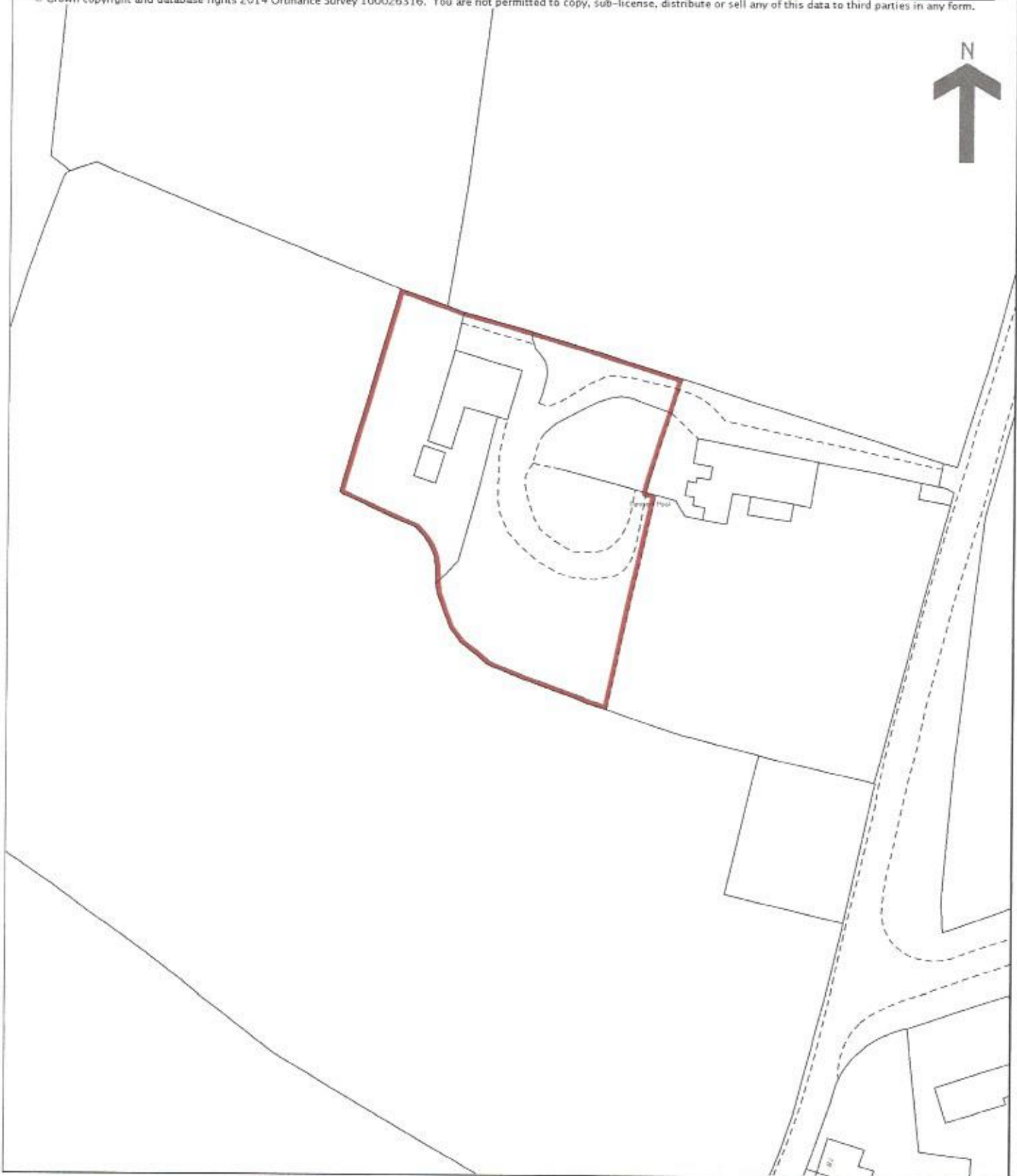
This form is available in other formats or languages on request.

Land Registry
Official copy of
title plan

Title number **CH628003**
Ordnance Survey map reference **SJ6786SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Warrington**



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Our Ref: GW/KN0108/16

Your Ref:

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

5 December 2016

Dear Sir/Madam

CALL FOR SITE 2016 REPRESENTATION THE TANNERY, CHERRY LANE, LYMM

On behalf of Mr and Mrs Towndrow, we would like to submit a representation for the 'Call For Sites' exercise for The Tannery, off Cherry Lane in Lymm. This letter provides background information relating to the site and supports the completed representation form and site location plan.

Site Background

The site is situated off Cherry Lane to the south of Lymm, adjacent to 122 Cherry Lane and is approximately 0.4Ha in size. The site is located outside of the settlement boundary of Lymm, within the Green Belt but is brownfield. The site comprises a disused tannery building, associated outbuildings and substantial areas of hardstanding. The Tannery ceased to operate in the early 1900s and in more recent years has been used mainly for storage. However, the buildings have gradually fallen into disrepair and were not maintained by the previous owner. There are a small number of large trees to the north of the site, located along the boundary.

The site is located adjacent to two existing residential properties and is accessed via a private road off Cherry Lane. The access is jointly owned and the maintenance responsibility is shared.

The site was subject to a planning application for residential development in 2014 and has permission for the demolition of the existing buildings and erection of a large single residential dwelling (planning application reference: 2014/24977). Furthermore, a substantial amount of background information was provided with this planning application including details regarding ecology, site investigation, trees and drainage. All of the pre commencement conditions relating to this consent have been discharged and the visibility splay works completed in accordance with Highways requirements.

Proposed Future Uses

We consider that the site is appropriate for residential development (Use Class C3) and can accommodate 5 medium sized open market detached dwellings with associated parking. The net developable area is 0.4Ha. The existing access would be utilised. There are no viability or physical constraints associated with the development of the site and could provide a much needed contribution to the Council's housing supply. The site is available now and could be developed in the short term (0-5 years) subject to obtaining the necessary planning permission.

Also at: Bourne House, Cores End Rd, Bourne End, Bucks, SL8 5AR
T: 01628 532244 F: 01628 532255 E: bourne.end@walsingplan.co.uk

And in association with Ian Jewson Planning
T: 0117 325 2000 E: admin@ianjewsonplanning.co.uk

Directors: Stephen Brooker Dip. T&CP.MRTPI. Mark Krassowski MRICS. Jonathan Vose Dip. TP. MRTPI.
Crowdcrete Ltd. Bourne House, Cores End Road, Bourne End, Bucks SL8 5AR Company Reg No. 1840469 VAT No. 413303013

Justification

Despite its location within the Green Belt, it has been accepted by Warrington Borough Council that this site is previously developed and is considered brownfield. The NPPF states at Paragraph 89 that the limited infilling or the partial or complete redevelopment of previously developed sites (brownfield), whether redundant or in continuing use, which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it other than the existing development is considered acceptable.

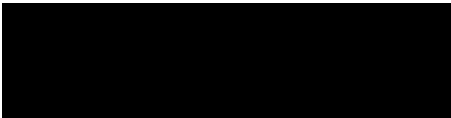
The principle of the demolition of the existing buildings and the erection of a new dwelling has been deemed acceptable by the Council and a significant amount of work has been undertaken to demonstrate that the redevelopment of the site would not have a detrimental impact on the Green Belt or its openness thereof. The site comprises a large existing L-shaped building, ancillary outbuildings and substantial hardstanding.

Whilst there is no definitive hierarchy for the development of sites, the NPPF '*encourages the effective use of land by reusing land that has been developed*' and we consider that this site should be brought forward prior to the release of any other greenfield or Green Belt site.

We trust that the above and accompanying information is all that you require to consider this site for development and for its inclusion as a suitable development site within the Council's Strategic Housing Land Availability Assessment and Local Plan Review.

Should you need anything further, please do not hesitate to contact me.

Yours faithfully



**Gillian Worden BA (Hons) MPlan MRTPI
Consultant**

Yours faithfully

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