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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

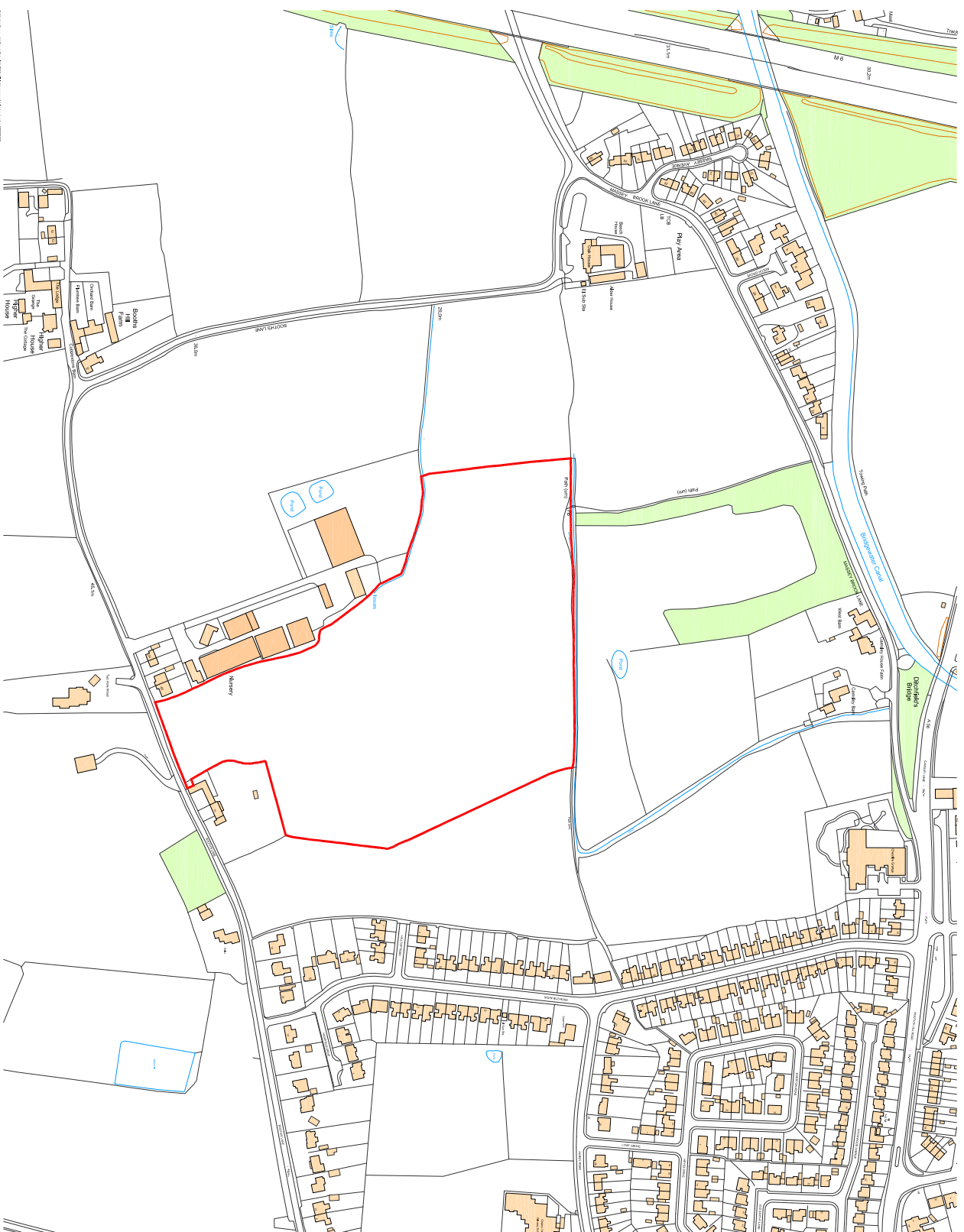
Please tell us anything else of relevance regarding this site if not already covered above that will ensure that it contributes positively to the achievement of sustainable development. Please use a separate sheet/s if necessary.

**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.



planners | urbanists | architects



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Client Name
 Langtree PP

Project No
 4054

Project Title
 Booths Lane, Lymm

Drawn By	Reviewed By	Scale	Discipline	Date
SNW		1/5000@A3	Design	May 2017

Drawing No.	Drawing Title	Revision
4054 001 005	Site Boundary	

File Path

Important notice:
 Do not scale off this drawing. Critical dimensions should be checked on site prior to works commencing. Dimensional conflicts should be brought to the company's attention as soon as they become apparent. Failure to do so could render the contractor liable for subsequent losses. Copyright in this drawing and any work extracted from this drawing remains the property of Spawforths.

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

BY EMAIL ONLY

17 May 2017

Dear Sir / Madam

RE: CALL FOR SITES – WARRINGTON LOCAL PLAN REVIEW

Following the Council's recent 'Call for Sites' exercise, we have now been instructed by our clients, Langtree Property Partners, who act on behalf of JLPPT Holdco 7 Ltd, a subsidiary of John Lewis Partnership Pension Trust (JLPPT), to submit a site specific representation to the Warrington Local Plan Review in respect of their land interests at Booth's Lane, Lymm, Warrington.

This representation has been prepared and submitted to set out the opportunity this site embodies.

Spawforths consider that this site is available, suitable and achievable and should be released from the Green Belt to meet the Borough's housing needs over the new plan period.

AVAILABILITY

Ownership and Land Availability

The availability of the site is assessed in terms of the site ownership and whether all owners are known and in support of the development of the site. The land is currently owned by one family, who are wishing to promote this site for residential use through the Local Plan process. The site is therefore immediately available for development and could be delivered for housing within the next five years. There are therefore no site ownership issues which would prevent this site from coming forward for residential use.

Spawforths

Junction 41 Business Court, East Ardsley, Leeds, West Yorkshire. WF3 2AB
t: 01924 873873, f: 01924 870777, mail@spawforths.co.uk, www.spawforths.co.uk

SUITABILITY

The land at Booth's Lane is highly appropriate and suitable for a residential development. It is in a sustainable location and the land parcel of land encapsulated by Booth's Lane would round off the existing urban area West of Lymm.

In this context, this site is in an eminently sustainable location and serves a wider housing catchment area and should be considered as preferable site for Green Belt release, to meet Warrington's objectively assessed housing needs.

ACHIEVABILITY

It is considered that development on this site is achievable. There are no known constraints on this greenfield site that would prevent the site from coming forward for development. The site can be accessed from Booth's Lane. The proposed development of the site could have a number of significant positive effects on the local area including the provision of high quality residential properties which are required to meet identified needs within Warrington thereby meeting the requirements of paragraph 47 of the Framework. The site is also located within close distance to employment opportunities and various local amenities.

The development will provide a level of community and social infrastructure on site which is appropriate to the scale of development. This may include affordable housing, green space, renewable energy and cycle and walking routes which connect to the wider area.

The site is bounded by long term, defensible and suitable boundaries including a landscaped boundary to the north and west and beyond. This therefore confirms that this site would be an appropriate location in which to bring forward a sustainable new housing development.

The site is therefore available and is a suitable location for residential development, consistent with the tests set out in the NPPF.

Green Belt Purposes

It is clear based on our assessment of the Borough's objectively assessed need that the Council will need to identify a considerable amount of additional housing land with further Green Belt release to meet their need over the plan period. On this basis, we strongly recommend that this should be allocated for housing within the emerging Plan and the Green Belt boundary should be extended to include this land.

SUMMARY

Based on our professional judgement, we consider the impacts on the Green Belt purposes in this location are minor. Balanced with the need to identify more land for housing to meet the Borough's objectively assessed housing need we consider that this land is suitable for Green Belt release.

We trust that you will give due consideration to this submission and we request that you can confirm receipt of this letter.

Please do not hesitate to contact us to discuss any issues raised in this representation further.

Yours faithfully

GAVIN WINTER BA (Hons) MA MRTPI

Associate: Chartered Town Planner

Gavin.winter@spawforths.co.uk

P0-TP-SPA-LT-P4054-0001-A

Enc Site Location Plan