

[REDACTED]

Hi [REDACTED]

As you may be aware, we represent a client (Majornet Ltd) with site interests at the edge of Lymm and off Rushgreen Road. We submitted representations on their behalf to your SHLAA and most recent Reg 18 Local Plan consultation (please see attached location plans and call for sites forms for the two parcels of land). We were hoping to arrange a meeting with you and your colleagues to discuss the potential allocation of our client's sites in order to meet the identified draft housing requirement for Lymm. We would like to discuss the merits of these sites and whether there is any additional technical information we can provide to assist you.

One of our client's sites (Tanyard, Rush Green Road – Parcel A on the attached) is the subject of a pre-application enquiry by Bellway Homes.

We are available to meet as soon as possible, depending on your calendar and commitments. I'd appreciate it if you could get back to me with your view on having this meeting, and some potential dates.

If anything is unclear, please do not hesitate to contact me or my colleague, [REDACTED].

Kind regards,

[REDACTED]

[REDACTED]

Consultant

[REDACTED]

Emery planning



Emery Planning
2-4 South Park Court
Hobson Street
Macclesfield
SK11 8BS

Emery Planning Partnership Ltd trading as
Emery Planning
Registered in England No. 4471702

Registered
office as above

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Date received:	
Scanned /Saved:	
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Site Ref:	
SHLAA Site Ref:	

'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	Land at Tanyard	
Address	Rushgreen Road	
	Town	Lymm
	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 <input checked="" type="checkbox"/>	Lessee <input type="checkbox"/>
	Prospective Purchaser <input 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:	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 <input type="checkbox"/>	No <input 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?	None. The site falls wholly within our client's single ownership, including all		

(5) Market Interest	
Please choose the most appropriate category below to indicate what level of market interest there is in the site:	
	<i>Any comments</i>
Site is owned by a developer	<input checked="" type="checkbox"/> See below.
Site under option to a developer	<input type="checkbox"/>
Enquiries received	<input checked="" type="checkbox"/> See below.
Site is being marketed	<input type="checkbox"/>
None	<input type="checkbox"/>
Not known	<input type="checkbox"/>
<p>Majornet Ltd is a developer with a track record of delivering residential schemes regionally. Enquiries have been received from national housebuilders for redevelopment of this site.</p>	

(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)	Refer to separate sheet provided.		
Neighbouring Uses	Refer to separate sheet provided.		
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	%
---------------------------------	---	-------------------------------------	---

If there are buildings on the site, please answer the following questions:

How many buildings are there on the site?	12	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 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.)	85%	% (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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Land stability	No.			<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Mains water supply	No.			<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Mains sewerage	No.			<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Drainage, flood risk	No.			<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Tree Preservation Orders	No.			<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Electricity supply	No.			<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Gas supply	No.			<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Telecommunications	No.			<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Highways	No.			<input checked="" type="checkbox"/>	<input type="checkbox"/>
k) Ownership, leases etc.	No.			<input checked="" type="checkbox"/>	<input type="checkbox"/>
l) Ransom strips, covenants	No.			<input checked="" type="checkbox"/>	<input type="checkbox"/>
m) Other (Please provide details)				<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

(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:

Existing tenants are on rolling month-to-month contracts.
Clearance of the existing buildings could be carried out within 12 months.

(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 refer to separate sheet provided.

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

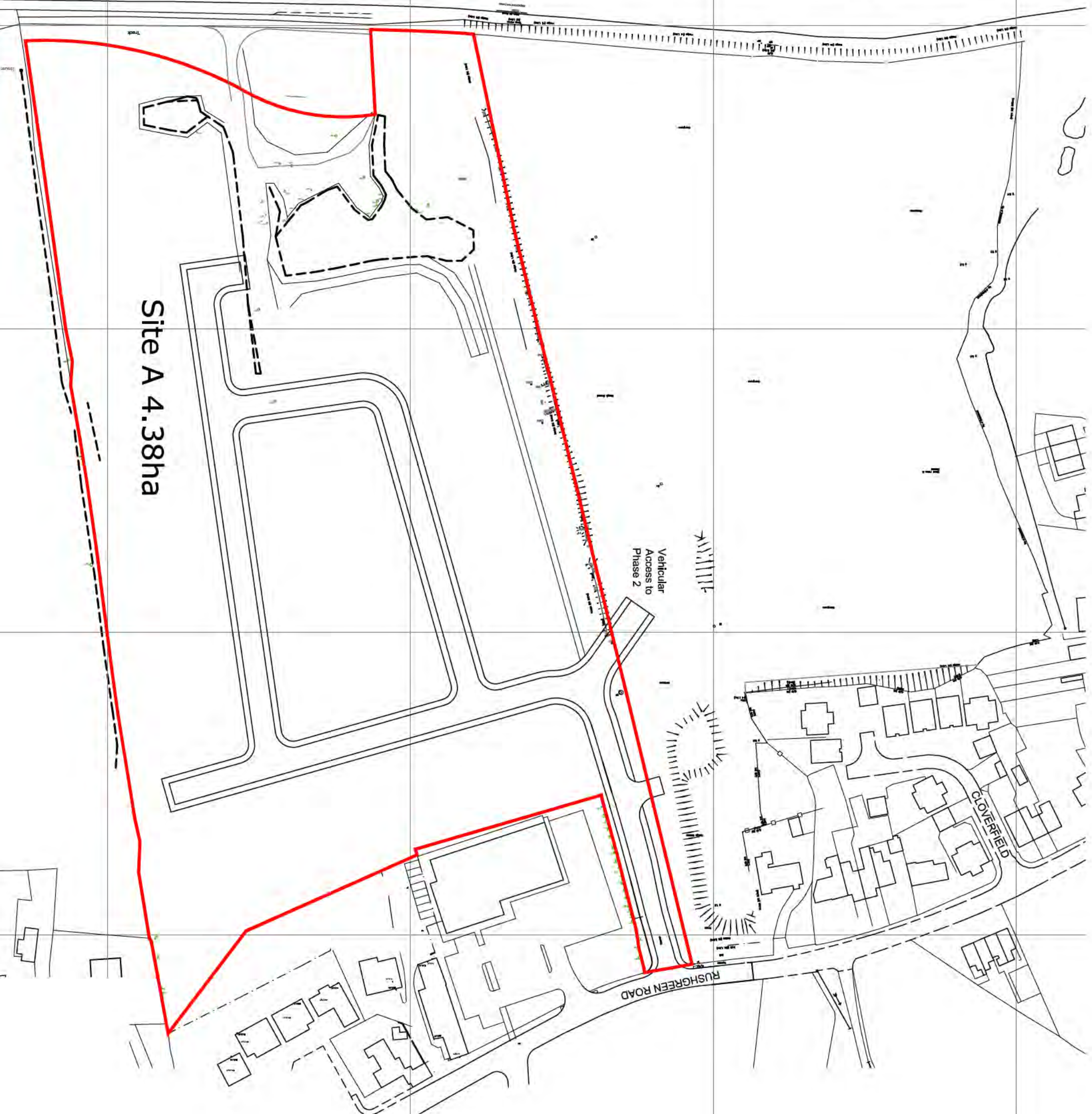
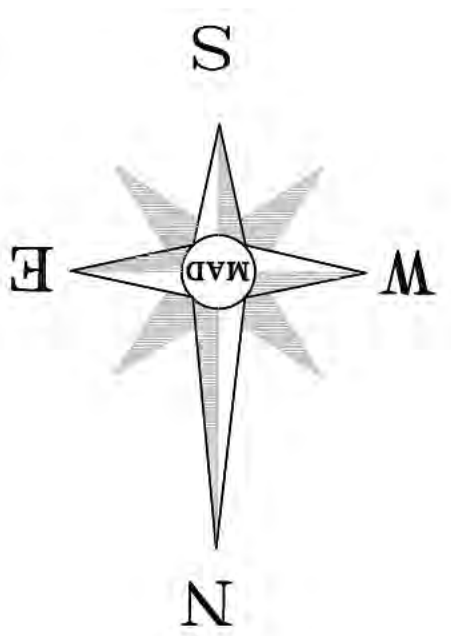
ldf@warrington.gov.uk

01925 442841

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

PURPOSE OF ISSUE DISCUSSION

All dimensions shall be verified by the Contractor on site prior to work commencing and relevant orders being placed. Do not scale from the drawing and only work to within dimensions. Any discrepancies to be brought to the attention of the Contract Administrator for instructions prior to proceeding.



Site A 4.38ha

Maybin Architectural Design

Hatherlow House
Hatherlow
Romiley
Stockport
SK6 3DY

PROJECT:
DEVELOPMENT SITES
LYMM
DRAWING:
SITE A

DATE	DRAWN BY	CHECKED BY
Nov 16	ARC	CPM
SCALE:	DRAWINGS	REV:
1:1250	1056-OP-SK20	

Tel: 0161 434 2800
Fax: 0161 406 7444
email: cp@maybin@btinternet.com

<i>For Office Use Only</i>	
Date received:	
Scanned /Saved:	
Plotted:	
Site Ref:	
SHLAA Site Ref:	

'Call for Sites'

Warrington Borough Council Local Plan Review

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October 2016

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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.

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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.

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

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(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	Land adjacent to Mardale Crescent (west) and Tanyard (east)	
Address		
	Town	Lymm
	Postcode	
Ordnance Survey Grid Reference	Easting :	Northing :
Site area (hectares)	3.53	
Net developable area (hectares)		
What is your interest in the site? (please tick one)	Owner <input checked="" type="checkbox"/>	Lessee <input type="checkbox"/>
	Prospective Purchaser <input 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 checked="" 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: 100	Number of Pitches:	SqM	SqM	SqM	SqM
	or flats:					
Employment Use Class (E.g. B1)						
* If "Other", please indicate which use(s):	Integrated Medical Centre (2,000sqm)					
Potential Density						
	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:

(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?	None. Our client owns the site in its entirety. Our client also owns land to the east at Tanyard (also being promoted for residential development through this 'Call for Sites Exercise') and access may be provided via the established access road off Rushgreen Road, which currently serves the commercial uses at Tanyard.		

(5) Market Interest		
Please choose the most appropriate category below to indicate what level of market interest there is in the site:		
		<i>Any comments</i>
Site is owned by a developer	<input checked="" type="checkbox"/>	
Site under option to a developer	<input type="checkbox"/>	
Enquiries received	<input checked="" type="checkbox"/>	
Site is being marketed	<input type="checkbox"/>	
None	<input type="checkbox"/>	
Not known	<input type="checkbox"/>	
Our client is a developer with experience of delivering residential and commercial schemes across the region. Enquiries have been received from national housebuilders in the past for the residential development of this site.		
Our client has also been in discussions with the Warrington Clinical Commissioning Group over part of the site being developed for an integrated medical centre to include a GP surgery and a pharmacy (see submitted location plan).		

(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)	Greenfield.	
Neighbouring Uses	Commercial to the east (Tanyard), residential to the west and north and canal 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	0	%	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?		

For the **parts of the site not covered by buildings**, please answer these questions:

What proportion of the land is currently in active use?	0	%
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	Don't know.	Unlikely to be a constraint given surrounding land uses and the history of the site being agricultural.		<input type="checkbox"/>	<input type="checkbox"/>
b) Land stability	Don't know.	Unlikely to be a constraint given surrounding land uses and the history of the site being agricultural.		<input type="checkbox"/>	<input type="checkbox"/>
c) Mains water supply	No.			<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Mains sewerage	No.			<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Drainage, flood risk	No.	Flood zone 1.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Tree Preservation Orders	No.	No Tree Preservation Orders on the site.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Electricity supply	No.			<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Gas supply	No.			<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Telecommunications	No.			<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Highways	No.	Existing access off Rushgreen Road has been assessed as part of planning applications for the adjacent land at 		<input checked="" type="checkbox"/>	<input type="checkbox"/>
k) Ownership, leases etc.	No.			<input checked="" type="checkbox"/>	<input type="checkbox"/>
l) Ransom strips, covenants	No.			<input checked="" type="checkbox"/>	<input type="checkbox"/>
m) Other (Please provide details)				<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 (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:

Immediately available.

(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 Statement enclosed.

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

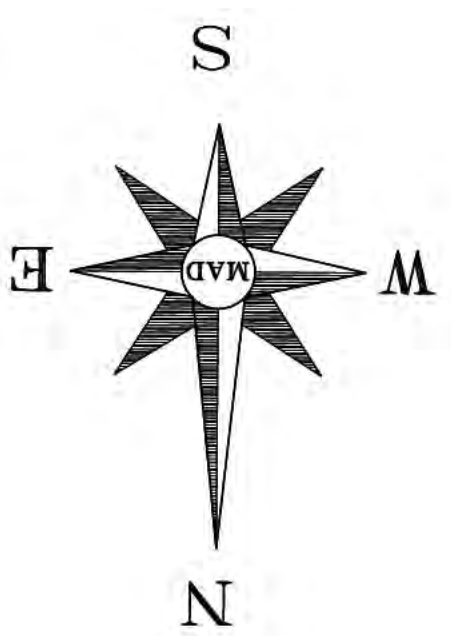
ldf@warrington.gov.uk

01925 442841

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

PURPOSE OF ISSUE	DISCUSSION

All dimensions shall be verified by the Contractor on site after to work commencing and relevant codes being issued. Do not scale from the drawing and only work to within dimensions. Any discrepancies to be brought to the attention of the Contract Administrator for instructions prior to proceeding.



potential link
to towpath

Area for Housing and Public
Open Space
Site B 3.53ha

Area for Medical Centre

Vertical
Access to
Phase 2

RUSHGREEN ROAD

Maybin Architectural Design

Hatherlow House
Hatherlow
Romiley
Stockport
SK6 3DY

Tel: 0161 494 2800
Fax: 0161 406 7444
email: spm@maybin.com

PROJECT:
DEVELOPMENT SITES
LYMM
DRAWING:
SITE B

DATE	DRAWN BY	CHECKED BY
Nov 16	ARC	CPM

SCALE	DRAWINGS	REV
1:1250	1056-OP-SK21	

BRIDGEWATER CANAL

