



**WARRINGTON**  
Borough Council

**Warrington Borough Council**

**Proposed Submission Version Local Plan**

**Green Belt Assessment**

**(Additional Sites Assessments - Main Urban Area)**

**May 2018**

Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
R18/P2/005	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all sides. Mill Lane forms a durable boundary along the sites northern boundary which would be able to prevent encroachment if the site were developed. The remaining boundaries are less durable and consist of a path to the east, a treelined field boundary to the south, and a field boundary to the west. These less durable boundaries would not be able to prevent encroachment if the site were developed. The existing land use consists of scrubland and a house. There is some patchy vegetation across the site. The site supports limited long line views to the south and the topography of the site slopes up to the south. There is a residential house to the west but this still accounts for less than 10% built form on the site. As such, the site supports a strong- moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mainly less durable boundaries and its strong- moderate degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong- moderate degree of openness and there are mainly less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/P2/008	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Widnes whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The site is not directly connected to the settlement. The site is connected to the countryside along the northern, western and southern boundaries. The boundary to the north is comprised of Station Road and the boundary to the south is comprised of the River Mersey which are durable and would be able to prevent encroachment if the site were developed. The boundary to the west is an unnamed road which is less durable and would not prevent encroachment if the site were developed. The existing land use consists of a caravan park and a dwelling. There are low levels of vegetation on the site. The site supports no long line views due to the existing use of the site as a caravan park and the topography of the site is generally flat. There is less than 10% built form on the site. As such, the site supports a strong- moderate degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its mainly durable boundaries with the countryside and its strong- moderate degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology the site has been judged to make a weak contribution to the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes a moderate contribution to safeguarding from encroachment as it has a strong- moderate degree of openness and mainly durable boundaries with the countryside.	Weak contribution

R18/P2/012	Weak contribution: The boundary between the site and the built up area consists of the Bridgewater Canal which represents a durable boundary which could prevent sprawl. The site is connected to the built up area along its western boundary. Development of the site would not round off the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is connected to the settlement along its western boundary which is durable consisting of the Bridgewater Canal which could prevent encroachment. The site is connected to the countryside along its northern, eastern and southern boundaries. The northern boundary is comprised of a field boundary and the eastern boundary is comprised of the edge of residential development which are less durable and would not prevent encroachment if the site were developed. The boundary to the south is comprised of Stockton Lane which is durable and would be able to prevent encroachment if the site were developed. The existing land use consists of open countryside. There are low levels of vegetation on the site. The site supports long line views to the north and the topography of the site slopes up gradually to the east. There is less than 10% built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mix of durable and less durable boundaries with the countryside and its strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution to the Green Belt. Whilst the site supports a strong degree of openness and there are some less durable boundaries with the countryside, the site has a durable western boundary with the built-up area consisting of the Bridgewater Canal. This would prevent development from encroaching into the parcel and threatening the openness and permanence of the Green Belt.	Moderate contribution
R18/P2/015	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all of its boundaries. The northern boundary is comprised of Hatton Lane which is durable and the rear of residential development which is less durable, the southern boundary is comprised of the M56 which is durable, the eastern boundary is comprised of the edge of development and field boundaries which are less durable and part of Fir Tree Close which is durable, and the western boundary is comprised of field boundaries which are less durable. As such, the site is comprised of a mix of durable and less durable boundaries with the durable boundaries being able to prevent encroachment and the less durable boundaries being unable to prevent encroachment if the site were developed. The existing land use consists of open countryside in agricultural use. There are low levels of vegetation on the site. The site supports long line views to the north and the west. The topography of the site is flat. There is less than 10% built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mix of durable and less durable boundaries with the countryside and its strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution to the Green Belt. Whilst the site supports a strong degree of openness and is completely connected to the countryside, the site has some durable boundaries including Hatton Lane, the M56, and part of Fir Tree Close. Furthermore, the surrounding area to the east and west consists of durable road boundaries which would contain development and prevent it from encroaching into the wider Green Belt.	Moderate contribution

R18/P2/031 R18/P2/115	Moderate contribution: The site is connected to the built up area along its northern boundary and its eastern boundary. Its northern boundary is comprised of the Manchester Ship Canal which is durable and would be able to prevent sprawl. The eastern boundary is comprised of a hedge and tree lined garden boundary which is less durable and may not be able to prevent sprawl. Development of the site would not round off the settlement pattern. Overall the site makes a moderate contribution to checking unrestricted sprawl due to its mix of durable and less durable boundaries. .	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement along its northern and eastern boundaries. The northern boundary is comprised of the Manchester Ship Canal which is durable and would prevent encroachment and the eastern boundary is comprised of a hedge and tree lined garden boundary which is less durable and would not prevent encroachment. The site is connected to the countryside on its southern and western boundaries. The southern boundary is comprised of Chester Road (A56) and Mill Lane which are both durable boundaries which would prevent encroachment if the site were developed. The western boundary is comprised of a tree lined field boundary which is less durable and would not be able to prevent encroachment if the site were developed. The existing land use consists of open in agricultural use. The site does not support long line views and the topography of the site slopes down gradually to the south. There are low levels of vegetation on the site. There is no built form on the site. As such, the site supports a strong- moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to some of the boundaries being less durable and its strong- moderate degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to one purpose. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site had been judged to make a moderate overall contribution to the Green Belt. Whilst the site supports a strong- moderate degree of openness and has some less durable boundaries, its northern and southern boundaries are durable and could contain development preventing it from threatening the overall openness and permanence of the Green Belt.	Moderate contribution
R18/P2/036 R18/P2/059 R18/P2/119	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. In addition, the gap is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all of its boundaries. The northern boundary is comprised of field boundaries and the edge of a dwelling, the eastern boundary is comprised of a tree lined walking track and the southern boundary is comprised of tree lined field boundaries and part of a wooded area which is durable. These are all less durable and would not prevent encroachment if the site were developed. The western boundary is mainly comprised of tree lined field boundaries which is less durable apart from a small section which is adjacent to Broad Lane which is durable and the edge of a farm house which is less durable. As such, the western boundary is comprised of mainly less durable boundaries which would not be able to prevent encroachment if the site were developed, and a small section of durable boundary which would be able to prevent encroachment if the site were developed. The existing land use consists of open countryside in agricultural use. The site supports some long line views to the north but this is limited by boundary vegetation. The topography of the site slopes up gradually to the east. There is no built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mainly less durable boundaries with the countryside and its strong degree of openness.	Weak contribution: The site is not adjacent to a historic town. However, the site does cross an important viewpoint of the Parish Church. As such, the parcel makes a weak contribution to preserving the setting and special character of historic towns	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong degree of openness and there are mainly less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution

R18/P2/039	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all of its boundaries. The northern and eastern boundaries are comprised of Bradley Brook, the southern boundary is comprised of the edge of development, and the western boundary is not defined by a boundary. As such, these boundary represent less durable features which would not prevent encroachment if the site were developed. The existing land use consists of open in agricultural use. There are low levels of vegetation on the site. The site supports significant long line views to the north. The topography of the site is flat. There is no built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its completely less durable boundaries with the countryside and its strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong degree of openness and there are mainly less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/P2/051	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all of its boundaries. The eastern, southern and western boundaries are comprised of field boundaries which are less durable and would not prevent encroachment if the site were developed. The northern boundary is comprised of Arley Road which is durable and would be able to prevent encroachment if the site were developed. The existing land use consists of a farm house and abandoned farm buildings. There are low levels of vegetation on the site. The site does not support long line views due to existing development on the site. The topography of the site is flat. The farm houses are considered appropriate uses in the Green Belt and as such there is no built form on the site. As such, the site supports a strong- moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mainly less durable boundaries with the countryside and its strong- moderate degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong- moderate degree of openness and there are mainly less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/P2/052 R18/P2/140	Weak contribution: The boundary between the site and the built up area consists of Stockport Road which represents a durable boundary which could prevent sprawl. The site is connected to the built up area along its northern boundary. Given the pattern of the built up area, development of the site (alongside the adjacent areas of land to the east and west which are already mostly developed) could be seen as rounding off the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.	No contribution: The site does not play a role in preventing towns from merging.	Weak contribution: The site is connected to the settlement along the northern boundary which is comprised of Stockport Road (A56) which is durable and would prevent encroachment into the site. The site is connected to the countryside on its eastern, western and southern boundaries. The eastern boundary is comprised of an unnamed track road which is less durable, the southern boundary is comprised of a heavily tree lined footpath which is a disused railway which is durable, the western boundary is comprised of the edge of residential development. The less durable boundaries would not prevent encroachment if the site were developed however there is limited potential for further encroachment given the surrounding existing development. The existing land use consists of existing residential development. There is some vegetation across the site consisting of mainly boundary hedging between houses. The topography of the site is generally flat and there is approximately 20% built form and no long line views thus the site supports a weak degree of openness. Overall the site makes a weak contribution to safeguarding from encroachment due to its mainly less durable boundaries with the countryside and a weak degree of openness.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology, the site has been judged to make a weak contribution. The site makes a weak contribution to safeguarding from encroachment as it has a weak degree of openness and has mainly less durable boundaries with the countryside. There are durable boundaries between the site and the built up area and development of the site alongside other adjacent areas of land could be seen as rounding off the settlement pattern thus it makes a weak contribution to checking unrestricted sprawl. The site makes a moderate contribution to assisting in urban regeneration.	Weak contribution

R18/P2/076	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all of its boundaries. The eastern and southern boundaries are comprised of field boundaries and the western boundary is comprised of dense vegetation which are all less durable boundaries. A very short section of the northern boundary is comprised of Hobb Lane which is durable and the remainder of the northern boundary is comprised of the edge of residential development and field boundaries which are both less durable. As such, the majority of the boundaries are less durable and would not be able to prevent encroachment if the site were developed, and a short section of the northern boundary is durable and would be able to prevent encroachment if developed. The existing land use consists of open countryside in agricultural use. There are low levels of vegetation on the site. The site supports long line views to the south. The topography of the site is slightly undulating. There is no built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mainly less durable boundaries with the countryside and its strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong degree of openness and there are mainly less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/P2/077	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all of its boundaries. The western and northern boundaries are comprised of tree lined field boundaries and the eastern boundary is comprised of the edge of development, which are all less durable and would not be able to prevent encroachment if they were developed. The southern boundary is comprised of a tree lined buffer and Knutsford Road (A50) which is durable and would be able to prevent encroachment if the site were developed. The existing land use consists of open countryside in agricultural use. There are low levels of vegetation on the site. The topography of the site rises up in the centre from the road which limits long line views across the site. There is no built form on the site. As such, the site supports a strong- moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mainly less durable boundaries with the countryside and its strong-moderate degree of openness.	Weak contribution: The site is not adjacent to a historic town. However, the site does cross an important viewpoint of the Parish Church. As such, the parcel makes a weak contribution to preserving the setting and special character of historic towns	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong- moderate degree of openness and there are mainly less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution

R18/P2/094	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all of its boundaries. The northern boundary is comprised of field boundaries and the edge of residential development which is less durable and Weaste Lane which is durable. The eastern boundary is comprised of a tree lined drainage ditch, the edge of development, field boundaries and short sections of private road including Cinder Lane which is private, and therefore all the eastern boundaries are less durable. The southern boundaries are comprised of field boundaries and the edge of residential development which are less durable and Weaste Lane which is durable. The western boundary is comprised of a public right of way, field boundary and the edge of residential development which are all less durable boundaries. As such, there is a mix of durable and less durable boundaries across the site, of which the durable boundaries would be able to prevent encroachment and the less durable boundaries would not be able to prevent encroachment. The existing land use consists of open countryside in agricultural use and some scrubland. There are generally low levels of vegetation on the site. The topography of the site appears generally flat. There are long line views around the site. There is no built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mainly less durable boundaries with the countryside and its strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong degree of openness and there are mainly less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/P2/095	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all of its boundaries. The northern boundary is comprised of a railway track and the Manchester Ship Canal which are both durable and would be able to prevent encroachment if the site were developed. The western boundary is comprised of the railway line and Moore Lane which are durable and would prevent encroachment. The eastern boundary is comprised of Bellhouse Lane which is durable and would prevent encroachment and the dismantled railway line and field boundary which are both less durable and would not prevent encroachment. The southern boundary is comprised of the Bridgewater Canal and Runcorn Road which are both durable and would prevent encroachment. The existing land use consists of open countryside in agricultural use, a dismantled railway in agricultural use and a car garage. There is some spare vegetation across the site. The topography of the site slopes down to the north and north west. There is less than 10% built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mix of durable and less durable boundaries with the countryside and its strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong degree of openness and there are some less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution

R18/P2/102	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. Overall the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all sides, comprising of a mix of durable and less durable boundaries. The eastern boundary is comprised of mainly the rear of residential development which is less durable and would not prevent encroachment if the site were developed, and a short section of Deans Wharf which is durable and would prevent encroachment if the site were developed. The western boundary is comprised of a tree lined boundary which is less durable and would not prevent encroachment if the site were developed. The northern boundary is comprised of a railway line and the southern boundary is comprised of the Bridgewater Canal which are both durable and would prevent encroachment if the site were developed. The existing land use consists open countryside. There is low levels of vegetation on the site and the topography of the site is generally flat. There is no built form in the site. The site supports no long line views and overall supports a strong-moderate degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its strong- moderate degree of openness and mix of durable and less durable boundaries	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, the site has been judged to make a weak contribution. The site makes a weak contribution to preventing towns from merging. In addition, the site has a mix of durable and less durable boundaries and a strong- moderate degree of openness	Weak contribution
R18/P2/103	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging	Strong contribution: The site is not directly connected to the settlement. The site is connected to the countryside on all of its boundaries. The eastern and western boundaries are comprised of the edge of residential development in the Green Belt and the northern boundary is comprised of a field boundary which are all less durable and would not prevent encroachment if the site were developed. The southern boundary is comprised of Runcorn Road which is durable and would prevent encroachment if the site were developed. The existing land use consists of overgrown scrubland. There are long line views to the north. There are low levels of vegetation across the site. The topography of the site slopes down to the north. There is no built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mainly less durable boundaries with the countryside and its strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong degree of openness and there are mainly less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution



R18/P2/116	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is connected to the settlement along its northern boundary. Half of this is durable consisting of a very dense wooded area which could prevent encroachment whilst the other half consists of a tree lined field boundary which is less durable and would not be able to prevent encroachment into the site. The north eastern boundary is comprised of Broad Lane which is durable and would be able to prevent encroachment if the site were developed. The eastern and southern boundaries are comprised of field boundaries and a walking track which are less durable and would not prevent encroachment if the site were development. The western boundary consists of a dense wooded area which is a durable boundary which could prevent encroachment. The existing land use consists of open countryside in agricultural use. There are significant long line views to the east and west. There are low levels of vegetation across the site apart from a section of dense vegetation in the south. The topography of the site slopes up slightly to the west. There is no built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mix of durable and less durable boundaries with the countryside and strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and the boundaries between the site and the countryside are of mixed durability, the site's boundary with the Settlement is partly durable and could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
R18/P2/117	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging	Strong contribution: The site is not directly connected to the settlement. The site is connected to the countryside on all of its boundaries. The northern and part of the eastern boundaries are comprised of Park Lane which is durable and would not be able to prevent encroachment if the site were developed. The remaining eastern boundary and the western boundary are comprised of the edge of development and the southern boundary is comprised of a field boundary which are all less durable and would not prevent encroachment if the site were development. The existing land use consists of open countryside. The topography of the site rises steeply up to the south which limits long line views. There are low levels of vegetation across the site. There is no built form on the site. As such, the site supports a strong- moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mainly less durable boundaries with the countryside and strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong degree of openness and there are less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/P2/125A	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement along its eastern boundary consisting of Broad Lane/Grappenhall Lane which is a durable boundary which could prevent encroachment. The site is connected to the countryside along its remaining boundaries. The northern boundary is comprised of Broad Lane which is a durable boundary which could prevent encroachment if the site were developed. The southern and western boundaries are comprised of field boundaries which are less durable and would not prevent encroachment if the site were development. The existing land use consists of open countryside in agricultural use. The topography of the site rises significantly up to the south and the site undulates. There are significant long line views to the north. There are low levels of vegetation across the site. There is no built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mix of durable and less durable boundaries with the countryside and strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and the boundaries between the site and the countryside are of mixed durability, the site's boundary with the Settlement is durable and could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution

R18/P2/125B	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement. The site is connected to the countryside on all of its boundaries. The southern and western boundaries are comprised of Cartridge Lane and Broad Lane which are durable boundaries which would not be able to prevent encroachment if the site were developed. The northern and eastern boundaries are comprised of tree lined field boundaries and a small section of the rear of residential development which are both less durable and would not be able to prevent encroachment if the site were developed. The existing land use consists of open countryside in agricultural use with a farm in the north western corner of the site which is considered an appropriate use in the Green Belt. The topography of the site rises up significantly to the south east. There are significant long line views to the north. There are low levels of vegetation across the site. There is no built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mix of durable and less durable boundaries with the countryside and strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong degree of openness and there are less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/P2/125C	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. In addition, the gap between the towns is already narrower in other places. Furthermore, the M62 ensures that separation is retained. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement. The site is connected to the countryside on all of its boundaries. The southern, western and eastern boundaries are comprised of the M6 and Cliff Lane/ Knutsford Road which are durable boundaries which would be able to prevent encroachment if the site were developed. The northern boundary is comprised partly of field boundaries, partly of Massey Brook and partly of the private Cinder Lane. These boundaries are of mixed durability and the less durable boundaries would not be able to prevent encroachment if the site were developed. The existing land use consists of open countryside in agricultural use with a farm in the south of the site which is considered an appropriate use in the Green Belt. The topography of the site slopes down to the north. There are significant long line views around the site. There are low levels of vegetation across the site. There is no built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mix of durable and less durable boundaries with the countryside and strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. The site supports a strong degree of openness and is well connected to the countryside along all of its boundaries however with the exception of the northern boundary, all of these boundaries are durable and could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging.	Moderate contribution

R18/P2/127A	<p>Weak contribution: The M62 combined with Delph Lane forms a durable boundary between the site and the built up area. This is a permanent boundary that is durable enough to prevent sprawl into the site in the long term. The site is only connected to the urban area along this southern boundary. Overall the parcel makes a weak contribution to checking unrestricted sprawl.</p>	<p>Weak contribution: The site forms a less essential gap between Newton-le-Willows and the Warrington urban area whereby development of the site would slightly reduce the gap between the towns however would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.</p>	<p>Moderate contribution: The boundary between the site and the settlement is the M62 and Delph Lane which is durable and would prevent encroachment. The site is connected to the countryside along the remaining boundaries. The eastern boundary is comprised of the edge of a hospital development and dense tree vegetation and an unnamed road, which are all less durable and would not prevent encroachment. However there is limited potential for encroachment to the east given the existing development within the Green Belt. The northern, western and southern boundaries are comprised of roads and a disused railway track including Hollins Lane and Watery Lane to the north, Mill Lane and the disused railway line (Sankey Valley Park Trail) to the west and Delph Lane to the south. These boundaries are durable and would prevent encroachment if the site were developed. The existing land use consists open countryside, some of which is in agricultural use. There are low levels of vegetation on the site apart from hedging which divides the site and the topography of the site generally slopes down gently to the south. The only built form on the site is Delph Farm in the south eastern corner of the site. The site supports no long line views and overall supports a strong- moderate degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its strong- moderate degree of openness and durable boundaries to the north, south and west.</p>	<p>No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.</p>	<p>Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.</p>	<p>The site makes a moderate contribution to two purposes, a weak contribution to two purposes and no contribution to one purpose. In line with the methodology, the site has been judged to make a weak contribution. The site has mostly durable boundaries with the countryside and it supports a strong- moderate degree of openness. In addition, the site makes a weak contribution to preventing towns from merging and a weak contribution to the checking of unrestricted sprawl.</p>	<p>Weak contribution</p>
R18/P2/131A	<p>Weak contribution: The site is connected to the built up area along its northern and western boundaries. The boundary between the site and the built up area consists of the M6 to the western boundary and a railway line to the northern boundary which are both durable boundaries which could prevent sprawl. Development of the western section of the site could be considered to round off the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.</p>	<p>Moderate contribution: The site forms a largely essential gap between the Warrington urban area and Cadishead within the neighbouring authority of Salford whereby development of the site would reduce the actual gap and the perceived gap between the towns but it would not result in them merging. Overall, the site makes a moderate contribution to preventing towns from merging</p>	<p>Strong contribution: The site is connected to the settlement along its northern and western boundaries which are comprised of a railway line to the north and the M6 to the west which are both durable and would be able to prevent sprawl. The site is connected to the countryside on the eastern and southern boundaries. The southern boundary is comprised of the River Mersey which is a durable boundary and would be able to prevent encroachment if the site were developed. The eastern boundary is comprised of field boundaries, an unnamed road and Holly Bush Lane which is not an adopted road. These boundaries are all less durable boundary and would not be able to prevent encroachment if the site were developed. The existing land use consists of open countryside which is in agricultural use, a number of farms which are considered appropriate uses in the Green Belt, a shop and dog school to the south and industrial works to the west. There are significant long line views around the site. There are low levels of vegetation across the site. The topography of the site is flat. Overall there is less than 10% built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its less durable long eastern boundary and its strong degree of openness.</p>	<p>No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.</p>	<p>Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.</p>	<p>The site makes a strong contribution to one purpose, a moderate contribution to two and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and the long eastern boundary with the countryside is less durable and therefore the site has a strong role in preventing encroachment to the east. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.</p>	<p>Strong Contribution</p>

R18/P2/147	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is not directly connected to the settlement. The site is connected to the countryside on all of its boundaries. The northern boundary is comprised of the Bridgewater Canal and the eastern boundary is comprised of Halfacre Lane which are both durable boundaries which would prevent encroachment if the site were developed. The southern boundary is comprised of a private unnamed road and field boundaries and the western boundary is comprised of field boundaries, which are all less durable and would not be able to prevent encroachment if the site were developed. The existing land use consists of residential dwellings, open countryside and a private rugby pitch. The topography of the slopes gradually down to the north. There is between 10-20% built form on the site which limit long line views around the site. There is some vegetation across the site. As such, the site supports a moderate degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its mix of durable and less durable boundaries with the countryside, its existing built form and its moderate degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes and no contribution to three purpose. In line with the methodology, the site had been judged to make a weak overall contribution. The site makes no contribution to checking unrestricted sprawl. The site makes a moderate contribution to safeguarding from encroachment due to its mix of durable and less durable boundaries and moderate degree of openness. In addition, the site makes a moderate contribution to assisting in regeneration, no contribution to preventing towns from merging and no contribution to preserving the setting and special character of historic towns.	Weak contribution
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