



WARRINGTON
Borough Council

Warrington Borough Council

Proposed Submission Version Local Plan

Green Belt Assessment

(Additional Sites Assessments - Settlements)

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
R18/154	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 Lymm and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. The M6 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 well connected to the countryside on all sides, with mainly less durable boundaries. Booth's Lane forms a short durable boundary along the sites southern boundary which would be able to prevent encroachment if the site were developed. The remaining boundaries are less durable and consist of tree and hedge lined field boundaries along the eastern boundary, a tree lined public right of way along the northern boundary and a mix of tree lined field boundary and the edge of development along the western boundary. These 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. There are some trees within the site but generally vegetation is low. The site supports some limited long line views to the north and the topography of the site slopes gently down towards the north 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 mainly less durable boundaries and its strong degree of openness.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. 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 therefore 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
R18/155	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site form a less essential gap between the Warrington urban area and Culcheth, Golborne and Newton-le-Willows whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. The M6 and the M62 ensure that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement along its western and a section of its southern boundary. This is comprised of the edge of residential development which is less durable and may not be able to prevent encroachment into the site. The site is well connected to the countryside along three of its boundaries. The eastern boundary consists of a hedge lined field boundary, the northern boundary consists of the edge of development comprised of an equestrian centre and the southern boundary consists of dense vegetation. These are all less durable boundaries which would not be able to prevent encroachment if the site were developed. The existing land use consists of grassland and there is low levels of vegetation on the site. There is no built form on the site and the site slopes down gradually towards the centre. The site supports some long line views and overall supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its 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 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 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
3153	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 contribute 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, with mainly less durable boundaries. The eastern boundary is not defined by any features however Cherry Lane forms a durable boundary further to the east which would prevent encroachment if the site were developed. The remaining three boundaries consist of field boundaries which are less durable and would not prevent encroachment if the site were developed. The existing land use consists of a farm house and associated farm buildings which are considered appropriate uses in the Green Belt. The site therefore has no built form, low levels of vegetation, and the topography is flat. The site supports some long line views to the north, west and south and overall supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its less durable boundaries 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. 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 there are less durable boundaries with 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/P2/001	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 Lymm and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. The M6 ensures that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement along its eastern and southern boundaries. The eastern boundary is comprised of a mix of durable and less durable boundaries including the edge of development, allotment boundaries, a railway and road boundaries including Whitbarrow Road and Yeald Brow, whilst the southern boundary is comprised of the Bridgewater Canal which is durable. The durable boundaries would prevent encroachment if the site were developed and the less durable boundaries may not be able to prevent encroachment if the site were developed. The site is connected to the countryside along two of its boundaries. The western boundary consists of the M6 which is durable and would be able to prevent encroachment if the site were developed. The northern boundary is comprised of a mix of field boundaries which are less durable and would not prevent encroachment if the site were developed and road boundaries including Pool Lane and Oldfield Road which are durable and would be able to prevent encroachment if the site were developed. The existing land use consists of open countryside including agricultural use and dense vegetation. In addition the site consists of Statham Lodge to the north which is a hotel and conference centre. There are generally low levels of vegetation on the site apart from an area of dense vegetation through the centre of the site. There is less than 10% built form on the site and the site slopes down towards the north. The site supports no long line views and overall supports a strong- moderate 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-moderate degree of openness.	No contribution: Lymm is a historic town however the site is not within 250m of the Lymm Conservation Area. 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, moderate contribution to one purpose, a weak contribution to one purpose 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- moderate degree of openness and has a mix of durable and less durable boundaries with the countryside and settlement, the site's western boundary consists of the M6 which represents a very durable boundary which could contain development and prevent encroachment.. In addition, the site makes a weak contribution to preventing towns from merging.	Moderate contribution
R18/P2/002	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 Lowton 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 eastern and southern boundaries. These boundaries are comprised of the rear of residential development which is less durable and may not prevent encroachment if the site were developed. The site is connected to the countryside along two of its boundaries. The western boundary consists of the Health Lane which is durable and would be able to prevent encroachment if the site were developed. The northern boundary is comprised of a mix of field boundaries and edge of residential development which are less durable and would not prevent encroachment if the site were developed. The existing land use consists of a small field which some dense tree vegetation. There some dense vegetation in the site and along the northern and western boundaries. There is less than 10% built form on the site and the site appears to have a relatively flat topography. The site supports no long line views due to the dense vegetation and overall supports a strong-moderate 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-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 therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong-moderate degree of openness and there are less durable boundaries with the settlement and 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/P2/003	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 Lowton 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, with mainly less durable boundaries. Heath Lane forms a durable boundary along the sites western boundary which would be able to prevent encroachment if the site were developed. The remaining boundaries are less durable and consist of hedge lined field boundary to the northern boundary and a fence along the eastern and southern boundaries. These less durable boundaries would not 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 limited long line	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	Strong contribution

			views to the east and the south and 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 mainly less durable boundaries and its strong degree of openness.			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.	
R18/P2/004	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 contribute 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, comprising of mostly less durable boundaries. The eastern and southern boundaries are comprised of field boundaries and the northern boundary is comprised of the rear of residential which are less durable and would not prevent encroachment if the site were developed. The western boundary is comprised of Cherry 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 is low levels of vegetation and a flat topography on the site. There is less than 10% built form on the site. The site supports some long line views beyond the site to the north and east and overall 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: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. The eastern section of the site is located within the 250m buffer area around Lymm Conservation Area however it is on the very edge of the buffer. Therefore the site 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 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 there are non-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/P2/006 R18/P2/121	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 Lowton 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 connected to the settlement along its eastern boundary. The eastern boundary is comprised of Heath Lane which is durable and would prevent encroachment if the site were developed. The site is connected to the countryside along the remaining boundaries which are comprised of field boundaries which are less durable and would not prevent encroachment if the site were developed. The existing land use consists of a house and associated rear garden. There is low levels of vegetation and a flat topography on the site. Approximately 25% of the site is comprised of built form. The site supports long line views to the east and overall supports a moderate-weak degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its moderate-weak degree of openness and less durable boundaries with the countryside.	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. The site has predominantly less durable boundaries with the countryside but it supports a moderate-weak degree of openness due to the existing built form on the site which reduces its openness. In addition, the site makes a moderate contribution to encouraging urban regeneration.	Weak contribution
R18/P2/009	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 contribute 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. The Bridgewater Canal to the north forms a durable boundary which would be able to prevent encroachment if the site were developed. The southern boundary is comprised of tree lined field boundaries and a section of Massey Brook which are less durable and would not be able to prevent encroachment if the site were developed. The eastern and western boundaries are a mix of durable and less durable boundaries. To the east this includes Booth's Lane, the M6 and the rear of residential and to the west this includes dense vegetation, field boundaries and Cinder Lane. As such, the durable boundaries would be able to prevent encroachment 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, the majority of which is in agricultural use. There are low levels of vegetation on the site. The site supports long line views and the topography of the site is undulating, dipping in the centre of the site along Waste Lane. There is Massey Brook Farm to the east of the site which is considered an appropriate use in the Green Belt. Therefore, the site has no built form. As such, the site supports a strong degree of openness. Overall the site makes a	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. 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 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

			strong contribution to safeguarding from encroachment as it is completely connected to the countryside, it has a mix of durable and less durable boundaries and a strong degree of openness.				
R18/P2/014	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 Lowton 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 a section of its northern boundary which is comprised of the rear of residential development which is less durable and may not prevent encroachment if the site were developed. The site is connected to the countryside along its eastern, southern, western and the majority of its northern boundary. 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 majority of the sites northern boundary is comprised of Smithy Brow which is durable and would prevent encroachment if the site were developed. The existing land use consists open countryside in agricultural use. There is low levels of vegetation and the topography of the site rises gradually in the centre. There is no built form in the site. The site supports some long line views beyond the site to the south and overall supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong degree of openness and mainly less durable boundaries with the countryside.	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 therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Although the site has a strong degree of openness and there are non-durable boundaries, the wider boundaries further south and east consist of durable road boundaries (Dam Lane and Smithy Lane). These boundaries could contain development and prevent it from threatening the overall openness and permanence of the Green Belt.	Moderate contribution
R18/P2/029	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 Lymm and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. The M6 ensures that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement along a small section of its eastern boundary. This consists of rear gardens of residential properties on Highfield Road which are less durable and would not be able to prevent encroachment into the site. The boundaries between the site and the countryside include Massey Brook Lane to the north which is durable and dense tree line and a minor watercourse to the west which is durable and could prevent encroachment beyond the site if the site were developed. However, the southern boundary is an unmarked field boundary which is not durable and would not prevent encroachment. The existing land use mainly consists of open countryside that is predominately in agricultural use. The site is well connected to the countryside along three boundaries albeit there is existing development within the Green Belt to the immediate west of the site and also further west along Massey Avenue and Massey Brook Lane. The site contains no built form and low levels of vegetation, however there are no long line views because of the surrounding development and the site is set at a lower level to the A56, however the site itself is predominately flat with some slight undulations. Therefore, the site supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to the non-durable boundaries between the site and the settlement and the site and the countryside.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. 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 as whilst it supports a strong-moderate degree of openness and the southern boundary with the countryside is not durable, the wider area of Green Belt surrounding the site is bound by the durable road boundaries of Booths Lane and Massey Brook Lane which could contain any encroachment and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to checking unrestricted sprawl.	Moderate contribution
R18/P2/033	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 Lowton 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 well connected to the countryside on all sides. Wilton Lane to the north and a railway track to the south form short durable boundaries which would be able to prevent encroachment if the site were developed. The remaining boundaries are less durable and consist of a tree lined field boundary to the east and a private unnamed road to the west which would not be able to prevent encroachment if the site were developed. The existing land use consists of scrubland and dense vegetation. In addition, there is a building in the centre of the site which appears to be linked to the railway line to the south. The site does not support any long line views due to the dense vegetation and the topography of the site slopes significantly down to the south from the road	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 moderate degree of openness and a mix of durable and less durable boundaries. In addition, the wider boundaries further east and west consist	Weak contribution

			and is then flat across the site. There is less than 10% built form on 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 and its moderate degree of openness.			of Wilton Lane which would contain development and prevent it from threatening the overall openness and permeance of the Green Belt.	
R18/P2/034	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 Cadishead and Partington area whereby development of the site would 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. A short section of the eastern boundary is comprised of Chapel Lane which is durable and would be able to prevent encroachment if the site were developed. The remaining boundaries are less durable and are comprised of the edge of development and a tree lined field boundary to the north, a tree lined boundary to the west, a tree lined field boundary and edge of residential development to the south and the edge of development on the remainder of the eastern boundary. These less durable boundaries would not be able to prevent encroachment if the site were developed. The existing land use consists of a redundant clay excavation site and dense vegetation around the boundary. The site does not support any long line views due to the dense vegetation on the boundary and the topography of the site slopes down to from the road to the north. 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 mostly 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 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/P2/035 R18/P2/046	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 Culcheth and Leigh in the neighbouring authority of Wigan. Development of the site would slightly reduce the actual gap between the towns although it would not result in the towns 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, comprising of mostly less durable boundaries. The northern boundary is comprised of Carr Brook which is durable and could prevent encroachment in the site. The eastern boundary is comprised of field boundaries, which are all less durable and would not prevent encroachment if the site was developed however there is limited potential for encroachment to the east given the existing residential development. The southern boundary is comprised of a railway track which is durable and would prevent encroachment if the site were developed. The western boundary is comprised of field boundaries and the edge of development which is less durable and would not prevent encroachment and a section of Hurst Lane which is durable and would prevent encroachment. The existing land use consists open countryside in agricultural use. There is low levels of vegetation and the topography of the site rises gradually towards the north. There is no built form in the site. The site supports some long line views to the north and overall supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong degree of openness and mainly less durable boundaries with the countryside.	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 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 there are non-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/P2/037	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 contribute to preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement and is completely connected to the countryside. A very short section of the northern boundary is comprised of Higher Lane which is durable and would be able to prevent encroachment if the site were developed. The remaining boundaries are less durable and are comprised of a tree lined private road to the east, a field boundary to the south, a tree lined field boundary to the west and dense vegetation to the remainder of the northern boundary. These less durable boundaries would not be able to prevent encroachment if the site were developed. The existing land use consists of a dwelling and field. The site supports long line views to the south and the topography of the site is flat. There is less than 10% built form on the site. As such, the site supports a strong	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. 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.	Strong contribution

			degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mostly less durable boundaries and its strong degree of openness.			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.	
R18/P2/038	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 Newton-le-Willows whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. 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 well connected to the countryside on all sides. The southern boundary is comprised of Alder Lane and the eastern boundary is comprised of a wide Brook (Sankey Brook) which are durable and would be able to prevent encroachment if the site were developed. The northern and western boundaries are less durable and are comprised of a tree lined field boundary to the north and a tree lined boundary adjacent to a pub 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 open countryside. The topography of the site slopes down to the north and the site does not support long line views due to the dense vegetation on the boundary of 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 as it is completely connected to the countryside with a mix of durable and less durable boundaries and it has a 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 purpose 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 to the Green Belt. The site is completely connected to the countryside, it supports a strong- moderate degree of openness and has a mix of durable and less durable boundaries 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/P2/040 R18/P2/143	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 Lowton 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 the south boundary which is comprised of the edge of residential development which is less durable and would not prevent encroachment if the site were developed. The site is connected to the countryside on its eastern, western and northern boundaries. The western boundary is comprised of dense tree vegetation and the northern boundary is comprised of a tree lined field boundary, which are both less durable and would not prevent encroachment if the site were developed. The eastern boundary is comprised of Lady Lane which is durable and would prevent encroachment if the site were developed. The existing land use consists of grassland. There are low levels of vegetation on the site. The topography of the site slopes gently down to the west and there is no built form on the site. The site does not support long line views and overall the site supports a strong- moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mix of durable and less durable boundaries and 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 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 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/P2/048	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 contribute to preventing towns from merging.	Moderate contribution: The site is not directly connected to the settlement of Lymm and is adjacent to the washed over village of Broomeedge. The site is well connected to the countryside on all sides. A very short section of the northern and eastern boundaries are comprised of the rear of residential development which is less durable and would not be able to prevent encroachment if the site were developed. However, the dwellings are adjacent to Higher Lane and High Legh Road which are durable and would prevent encroachment if the site were developed. The western boundary is comprised of a private unnamed road and a public right of way which are both less durable and would not be able to prevent encroachment if the site were developed. The remaining boundaries are all durable and are comprised of Higher Lane to the north, High Legh Road to the east and Kay Lane to the south. These durable boundaries would be able to prevent encroachment if the site were developed. The existing land use consists of agricultural use including Top farm which is	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. 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 purpose, and no contribution to three purposes. In line with the methodology, the site has been judged to make a moderate overall contribution to the Green Belt. Whilst the site has a strong degree of openness and there is a less durable boundary with the countryside, the majority of boundaries are durable road boundaries and to the west the wider boundary is Whiteleggs Lane which is a durable and would limit potential encroachment. The site does not contribute to preventing towns from merging or checking unrestricted sprawl	Moderate contribution

			considered an appropriate use in the Green Belt. The site supports long line views to the south and 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 moderate contribution to safeguarding from encroachment due to its mostly durable boundaries and its strong degree of openness.				
R18/P2/050	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 Lymm and Cadishead and Partington area whereby development of the site would 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 well connected to the countryside on all sides. The southern boundary is comprised of Birch Brook Road which is durable and would be able to prevent encroachment if the site were developed. The remaining boundaries are less durable and are comprised of the edge of residential development to the east, and tree lined field boundaries to the north and west. These less durable boundaries would not be able to prevent encroachment if the site were developed. The existing land use consists of a dwelling and associated garden. The topography of the site is flat and the site does not support long line views due to the dense vegetation in the site. There is between 10-20% built form on the site. As such, the site supports a weak degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its mainly less durable boundaries and its weak degree of openness.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. 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 overall 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 weak degree of openness and a mix of durable and less durable boundaries with the countryside. In addition, it makes a weak contribution to preventing towns from merging.	Weak contribution
R18/P2/061	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 Newton-le-Willows 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 the southern boundary and half of the western boundary which is comprised of the edge of residential development which are less durable and would not prevent encroachment into the site. The site is connected to the countryside on its eastern, western and northern boundaries. The eastern and western boundaries are comprised of Winwick Link Road to the east and Waterworks Lane to the west which are both durable and would prevent encroachment if the site were developed. The northern boundary is comprised of a hedge lined field boundary which is less durable and would not prevent encroachment if the site were developed. The existing land use consists of open countryside in agricultural use and there is no existing built form on the site. The site topography is generally flat and there is low levels of vegetation on the site. The site supports some long line views to the north and overall the site supports strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to the less durable boundaries with the settlement 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 therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the boundaries between the site and the settlement are non-durable, the site's boundaries with the countryside are predominantly durable and could contain development and prevent it from threatening the overall openness and permanence of the Green Belt.	Moderate contribution
R18/P2/062	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 Lowton 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. The northern, western and southern boundaries are comprised of field boundaries which are less durable. The eastern boundary is comprised of field boundaries, the edge of development and an unnamed road which are all also less durable boundaries. These less durable boundaries would not be able to prevent encroachment if the site were developed. The existing land use consists of a storage site for mounds of earth. The topography of the site appears relatively flat and the site does not support long line views. 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 its mainly less durable boundaries and its strong- moderate degree of openness.	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	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 purpose 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 to the Green Belt. The site makes a strong contribution to safeguarding the countryside from encroachment given that it is completely surrounded by countryside with less durable boundaries and it has a strong- moderate degree of openness. 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/P2/064	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 Leigh in the neighbouring authority of Wigan. Development of the site would slightly reduce the actual gap between the towns although it would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement although it is in close proximity to the east of the settlement and there is existing development in the Green Belt between the settlement and the site. The northern boundary is comprised of Holcroft Lane which is durable and would prevent encroachment if the site were developed. The eastern boundary is comprised of a field boundary, the southern boundary is comprised of a hedge lined field boundary and the western boundary is comprised of a small fence boundary, which are all less durable and would not be able to prevent encroachment if the site were developed however there is limited potential for encroachment to the west given the existing development. The existing land use consists of open countryside. The topography of the site appears flat and the site supports long line views to the south and east. There are low levels of vegetation on 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 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 purpose, a weak contribution to one purpose 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 to the Green Belt. Whilst the site has a strong degree of openness and there are less durable boundaries to the south and east, there is existing development to the north and west which would limit potential encroachment. Thus development would be somewhat contained and would not threaten the overall openness and permanence of the Green Belt.	Moderate contribution
R18/P2/070	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, Culcheth and Leigh in the neighbouring authority of Wigan. Development of the site would slightly reduce the actual gap between the towns although it would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement along a short section of its western boundary which is comprised of the boundary of Shaw Street Recreation Ground which is fenced off and marked by dense trees and vegetation and which is durable boundary which could prevent encroachment into the site. The site is well connected to the countryside although the northern section of the site is adjacent to existing development within the Green Belt. The northern boundary is comprised of a tree lined field boundary, the western boundary is comprised of field boundaries and the edge of development, the southern boundary is comprised of a tree lined drainage ditch and the eastern boundary is comprised of field boundaries. These boundaries are all less durable and would not be able to prevent encroachment beyond the site if the site were developed. The existing land use consists of open countryside, of which the majority is in agricultural use. The topography of the site appears flat and the site supports significant long line views. There are low levels of vegetation on 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 less durable boundaries 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 purpose 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 to the Green Belt. The site is well connected to the countryside with completely less durable boundaries and it supports a strong degree of openness thus it makes a strong contribution to safeguarding the countryside from encroachment. 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/P2/071	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, Culcheth and Leigh in the neighbouring authority of Wigan. Development of the site would slightly reduce the actual gap between the towns although it would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement along its western boundary which is comprised of the boundary of Shaw Street Recreation Ground which is fenced off and marked by dense trees and vegetation and which is durable boundary which could prevent encroachment into the site. The site is well connected to the countryside on three of its sides. The northern boundary is comprised of a hedge line with trees, the southern boundary is comprised of a tree lined drainage ditch and the eastern boundary is not defined by any features on the ground. These boundaries are all less durable and would not be able to prevent encroachment beyond the site if the site were developed. The existing land use consists of open countryside in agricultural use. The topography of the site appears flat and the site supports significant long line views to the north, east and west. There are low levels of vegetation on 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 less durable boundaries 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 purpose, a weak contribution to one purpose, 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 makes a strong contribution to safeguarding from encroachment due to its strong degree of openness and less durable boundaries with the countryside, the boundary with the settlement is durable and could prevent encroachment into the site thus development is contained and would not threaten the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution

R18/P2/074	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 Culcheth and Leigh in the neighbouring authority of Wigan. Development of the site would slightly reduce the actual gap between the towns although it would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement along the eastern boundary which is comprised of the edge of development which is less durable and would not prevent encroachment. The site is connected to the countryside on its western, southern and northern boundaries. The northern boundary is comprised of Carr Brook which is durable, and the western boundary is comprised of field boundaries which is less durable and would not prevent encroachment if the site were developed. The southern boundary is comprised of a railway track which is durable and would prevent encroachment if the site were developed. The existing land use consists of open countryside and there is a cricket ground in the centre of the site which provides a beneficial Green Belt use. The site topography undulates across the site and there is low levels of vegetation on the site, apart from a small area of dense vegetation in the north of the site. The site supports some long line views to the north and overall the site supports strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its less 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 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 there are non-durable boundaries between the site and the countryside including one long boundary to the west. 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/P2/085 R18/P2/132	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 connected to the settlement along the northern and half of the western boundaries which are comprised of the edge of development which is less durable and would not prevent encroachment. The site is connected to the countryside on its eastern, western and southern boundaries. The eastern and western boundaries are comprised of field boundaries which were less durable and would not prevent encroachment if the site were developed. The southern boundary is comprised of the Bridgewater Canal which is durable and would prevent encroachment if the site were developed. The existing land use consists of scrubland to the west of the site and existing development to the east of the site including a gym and associated car parking, a café, airport car parking, a farm and industrial works. There is low levels of vegetation on the site. The topography of the site is generally flat across the east of the site and it slopes gently down to the south in the western half of the site. There is between 20-30% built form on the site. The site does not support long line views and overall the site supports a weak degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its mix of durable and less durable boundaries and weak degree of openness	No contribution: Lymm is a historic town however the site is not within 250m of the Lymm Conservation Area. 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 purposes. In line with the methodology, the site has been judged to make a weak contribution. The site has two less durable boundaries with the countryside and supports a weak degree of openness due to the existing built form on the site which reduces its openness.	Weak contribution
R18/P2/106	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 a small section of its western and boundaries which is comprised of a small part of Oughtrington Lane which is durable and the edge of residential development which is less durable and would not prevent encroachment if the site were developed. The site is connected to the countryside on its northern, eastern, southern and the remainder of the western boundaries. The northern, eastern and western boundaries comprise of field boundaries which are less durable and would not prevent encroachment if the site were developed. Part of the eastern boundary consists of Helsdale Wood which represents a durable boundary however the remainder of it is non-durable. The southern boundary is comprised of Higher Lane which is durable and would prevent encroachment if the site were developed. The existing land use consists of open countryside. The topography of the site is generally flat with a slight slope down towards the north. There is no built form on the site and low levels of vegetation. The site supports some long line views to the east and overall the site supports a strong degree of openness. Overall the site makes a strong	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. 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 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 there are non-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

			contribution to safeguarding from encroachment due to its mainly less durable boundaries and a strong degree of openness.				
R18/P2/149	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 St Helens and Newton-le-Willows whereby development of the site would reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The site is connected to the settlement along its eastern boundary which is comprised of the edge of residential development which is less durable and may not prevent encroachment if the site were developed. The site is connected to the countryside along its northern, western and southern boundaries which comprise of Phipps Lane to the south which is durable and would prevent encroachment if the site were developed and a field to the north and west which is less durable would not prevent encroachment if the site were developed. The existing land use consists of open countryside in agricultural use. There is low levels of vegetation and a flat topography on the site, though the site is raised up from the road. There is no built form on 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 with the countryside.	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. The site has a mix of durable and less 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.	Weak contribution
R18/P2/150	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 the neighbouring town of Leigh 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 adjacent to the Wigan Green Belt along the northern boundary which is comprised of the Est Lancashire Road (A580) which is durable and would prevent encroachment. The site is connected to the countryside along its eastern, western and southern boundaries. The eastern and western boundaries are comprised of tree lined field boundaries and the southern boundary is comprised of a fence which are all less durable and would not prevent encroachment if the site were developed. The existing land use consists of a residential dwelling and a boarding kennels and cattery. There is some vegetation on the site, of which the majority is around the boundary. The site does not support long line views due to the vegetation around the boundary of the site and the topography of the site is flat. There is between 10-20% built form on 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 less durable boundaries with the countryside 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, a weak contribution to one and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution as it supports a moderate degree of openness and there are non-durable boundaries between the site and the countryside. Therefore, the site has a moderate role in preventing encroachment into the open countryside. The site makes a moderate contribution to assisting in urban regeneration. It makes a weak contribution to preventing towns from merging.	Weak contribution
R18/P2/151	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 Cadishead (within the administrative authority of Salford) and the Warrington urban area whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement along its northern boundary. This boundary consists of the edge of residential development which is less durable and would not be able to prevent encroachment into the site. The site is connected to the countryside along the western, south eastern and southern boundaries. To the west of the site is existing residential development within the Green Belt (Marsh Brook Close). The western boundary of the site is partly comprised of tree and field boundaries which are less durable and Marsh Brook Close which is durable and would prevent encroachment. The south eastern boundary is comprised of Manchester Road (A57) which is durable and would be able to prevent encroachment if the site were developed. The southern boundary is comprised of Marsh Brook which is less durable and would not prevent encroachment beyond the site if the site were developed. The existing land use consists of open countryside, which appears to be in agricultural use. The topography of the site is flat, there are low levels of vegetation and there is less than 10% built form. There are some long line views to the south and therefore the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment, due to its strong degree of openness and less	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 therefore 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 boundary with the settlement is less durable, the site's boundaries with the countryside are mostly durable and could contain development, preventing it from threatening the overall openness and permanence of the Green Belt.	Moderate contribution

			<p>endurable boundaries with the settlement.</p>				
R18/P2/152	<p>No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.</p>	<p>No contribution: The site does not contribute to preventing towns from merging.</p>	<p>Strong contribution: The site is not connected to the settlement along any of its boundaries. The site is well connected to the countryside along all of its boundaries. The northern boundary is comprised of a tree lined boundary which is less durable and would not be able to prevent encroachment and the eastern boundary is comprised of Bradley Brook which is durable and would be able to prevent encroachment if the site were developed. The western boundary is comprised of the M6 and the M6 slip road which are durable and would prevent encroachment if the site were developed. The southern boundary is comprised of Cliff Lane which is durable and the edge of development which is less durable, however the wider boundary just beyond the edge of development is Cliff Lane which is durable. The durable boundaries would be able to prevent encroachment if the site were developed. The existing use of the site is mainly open countryside in agricultural use including a farm to the east and there is also a construction compound in the corner of the site to the south. The topography of the site is generally flat and gradually raises up to the south, there are low levels of vegetation on the site and there is less than 10% built form. There are some long line views around the site and therefore the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to the strong degree of openness, the complete connection to the countryside, and the less durable northern boundary.</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 one purpose and no contribution to three purposes. 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, it is completely connected to the open countryside along all of its boundaries, and the long northern boundary is less durable and therefore the site has a strong role in preventing encroachment to the north. 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/P2/153	<p>No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose</p>	<p>Weak contribution: The site forms a less essential gap between the Warrington urban area and St Helens whereby development of the site would reduce the actual 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.</p>	<p>Strong contribution: The site is not directly connected to the settlement of Burtonwood. The site is connected to the countryside on all boundaries. The north eastern boundary is formed by Tan House Lane and the southern boundary is formed by Clay Lane. These are durable boundaries which would be able to prevent encroachment beyond the site if it were developed. The south eastern boundary is defined by a tree lined field boundary and the limits of the existing development. The remaining boundaries to the north and west are defined by dense tree line, some of which is durable however may not be permanently durable enough to prevent encroachment beyond the site in the long term. The existing land use is agricultural use with some farm buildings located along the eastern boundary. The site is completely connected to the countryside on all boundaries. The site is predominately flat, however the surrounding area to the north east is undulating. There is minimal built form which is agricultural uses, and limited vegetation except along the boundaries. There are open long line views, aided by the surrounding topography and therefore the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the strong openness, complete connection to the countryside and the mix of durable and less durable boundaries.</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 one purpose 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, it is completely connected to the countryside and it has some less durable boundaries 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.</p>	<p>Strong contribution</p>



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