



WARRINGTON
Borough Council

Warrington Borough Council Local Plan

Green Belt Assessment - Addendum

(Additional Site Assessments of Call for Sites Responses and SHLAA Green Belt Sites)

Settlements - Lymm South and West

July 2017



Site	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
1545 and R18/132	Not reassessed as the same as Parcel LY16						
1611, R18/108 and R18/P2/104 C	Not reassessed as the same as Parcel WR63						
1888, R18/119 and R18/P2/134	Not reassessed as the same as Parcel LY17						
1629, R18/044 and R18/067	Not reassessed as the same as Parcel WR77						
3124 and R18/036	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. Furthermore the gap is already narrower in other places. 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 boundary. This consists of hedge lined garden boundaries and field boundaries which are not 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 purpose and no contribution to two 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 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

1528	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: There is a mix of durable and non-durable boundaries between the site and the settlement. The Transpennine Trail is lined with thick vegetation and forms a durable southern boundary which may be able to prevent encroachment into the site although the tree lined boundaries between the site, the settlement and Statham Community Primary School on the site's eastern side are not durable, however there is a short extent of the eastern boundary formed by Barsbank Lane that is durable. The boundaries between the site and the countryside are largely durable. The northern boundary is Warrington Road which is a durable boundary which would be able to prevent further encroachment beyond the site, if the site were developed. The western boundary is dense tree line and part of the southern boundary is connected to the countryside and is formed by the Transpennine Trail. These are also durable boundaries able to prevent encroachment beyond the site if it were developed. The existing land use is open countryside that is predominantly in agricultural use. The site includes allotment gardens to the south east however these are not located in the Green Belt and form part of the urban area. There is a strip of dense tree line and a path that runs through the site. The site is connected to the countryside along two boundaries, and due to the shape of the site, it is well connected to the settlement as it is partially enclosed by it. The site has no built form and dense vegetation through the middle of the site. The site slopes slightly towards the Transpennine Trail however the topography and vegetation restrict the long line views and therefore the site supports a moderate degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to the varying durability of the boundaries between the site and the settlement.	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 moderate overall contribution as the site supports a moderate degree of openness and the boundaries with the countryside are mostly durable and could contain any development and prevent it from threatening the overall openness and permanence of the Green Belt.. Furthermore the M6 is located further west and represent a very durable boundary which could prevent encroachment beyond. The site makes a moderate contribution to checking unrestricted sprawl.	Moderate contribution
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1531	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.	Weak contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt. The boundaries between the site and the countryside are of mixed durability. The southern boundary is formed by Warrington Road, the eastern boundary is Pool Lane and the north and west boundaries are dense tree line. The dense tree line boundaries are not considered to be durable boundaries that are able to prevent encroachment beyond the site if the site were developed. There has already been encroachment within the site as the existing land use of the site is Statham Lodge Hotel and the associated grounds, with a large part of the site in use as a car park. Therefore there is a significant amount of built form on the site, which equates to more than 30%, and some dense vegetation, therefore there are no long line views and the site has no degree of openness. Overall the site makes a weak contribution to safeguarding from encroachment due to the non-durable boundaries between the site and the countryside and the site not supporting a 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 one purpose, a weak contribution to two, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site is not connected to the built up area and there is existing encroachment within the site with the hotel. Given the level of development within the site, the site has no degree of openness and makes a weak contribution to safeguarding from encroachment.	Weak contribution
1229	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.	Moderate contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt albeit there is existing development in the Green Belt to the north and west (Statham Lodge Hotel). The boundaries between the site and the countryside are of mixed durability. The southern boundary is formed by Warrington Road which is durable and could prevent encroachment. Pool Lane is the western boundary and is also durable.. The northern and eastern boundaries are dense tree line which are not considered to be durable boundaries that could prevent encroachment however there is limited potential for encroachment to the north given the existing development and also to the east given that Lymm is less than 100m away. The existing land use is open countryside and the site is covered in trees. The site is only connected to open countryside to the south There is no built form and the site is flat, however there is dense vegetation which restricts long line views and therefore the site supports a moderate degree of openness. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate openness and its predominantly durable boundaries	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, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site is not connected to the built up area and only performs a weak contribution to preventing towns from merging. The site makes a moderate contribution to safeguarding from encroachment due to its moderate degree of openness and its predominantly durable boundaries.	Weak contribution

1622	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.	Moderate contribution: The site is connected to the settlement along the eastern boundary which follows garden boundaries with intermittent tall trees and this may not be able to prevent encroachment into the site in the long term. The boundaries between the site and the countryside are predominately durable. Warrington Road forms the southern boundary, Oldfield Road (footpath) and dense tree line are the northern boundary and the western boundary is formed by dense tree line which is not durable however Pool Lane is located immediately beyond this and is a durable boundary. These durable boundaries are able to prevent encroachment beyond the site if the site were developed. The site is only connected to open countryside to the south and partly to the north given the existing development within the Green Belt to the west (Statham Lodge Hotel) and to the north west (residential properties). The existing use is open countryside that is predominately in agricultural use. The south eastern corner of the site is not in the Green Belt and forms part of the Lymm urban area. The site is flat and has no built form, with some areas of dense vegetation along the boundaries which restricts the open long line views. Therefore the site supports a moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate degree of openness and its predominantly durable boundaries with 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 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. The site is not connected to the built up area and only performs a weak contribution to preventing towns from merging. The site makes a moderate contribution to safeguarding from encroachment as it has a moderate degree of openness and it has predominantly durable boundaries with the countryside.	Weak contribution
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1621	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.	Moderate contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt albeit there is existing development within the Green Belt to the south. The boundaries between the site and the countryside are of mixed durability. The western boundary is formed by Pool Lane and is durable and the southern boundary is formed Oldfield Road (footpath) and dense tree line which is also durable, however the northern and eastern boundaries are formed by the limits of the existing development, which is predominantly farm buildings. These are not durable boundaries that would be able to prevent encroachment beyond the site if it were developed albeit Lymm is located less than 100m to the east and therefore there is limited potential for encroachment east. There are existing residential properties within the site along Pool Lane. The site is connected to open countryside to the north and west. The site is flat, it has less than 10% built form however there is dense vegetation on the boundaries and the existing properties limit the open views and therefore the site supports a moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate degree of openness and predominantly durable boundaries.	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, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site is not connected to the built up area and only performs a weak contribution to preventing towns from merging. The site makes a moderate contribution to safeguarding form encroachment due to its moderate degree of openness and predominantly durable boundaries.	Weak contribution
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1891	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.	Moderate contribution: The boundary between the site and the settlement is not durable, consisting of the rear of existing residential development so could not prevent encroachment into the site. The boundaries between the site and the countryside consist of field boundaries to the north and partly to the west around the limits of development, whilst these are not durable boundaries, Pool Lane is located beyond these field boundaries and represents a durable boundary which could prevent encroachment beyond the site if the site was developed. To the south is a durable boundary consisting of Oldfield Road (footpath) and dense tree line which could prevent encroachment. The remainder of the western boundary consists of Pool Lane which is durable. The existing land uses consist of open countryside in agricultural use and also a brook runs through the site which leads to the water body outside of the site. There are farm buildings located to the west of the site with residential properties located outside of the site to the west. The site is well connected to open countryside to the north and west. The site is flat, has no built form as the farm buildings are appropriate uses in the Green Belt, it has areas of dense vegetation and there are no long line views and therefore it supports a moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate degree of openness and predominantly durable boundaries with 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 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 moderate overall contribution. The site does not contribute to checking unrestricted sprawl. It makes a weak contribution to preventing towns from merging. The site makes a moderate contribution to safeguarding from encroachment due to its moderate degree of openness and predominantly durable boundaries with the countryside. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
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R18/004	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.	Moderate contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt albeit there is existing development within the Green Belt to the south. The boundaries between the site and the countryside are of mixed durability. The southern boundary is formed by Oldfield Road (footpath) and dense tree line which represents a durable boundary which could prevent encroachment. The northern boundary consists of an access road and the limits of the farm development to the north which is not a durable boundary which could prevent encroachment however given the existing farm properties there is limited potential for encroachment to the north. The western boundary consists of Pool Lane which is durable and could prevent encroachment. The eastern boundary consists of a field boundary which is not durable however Lymm is located less than 100m to the east and therefore there is limited potential for encroachment east. The site is currently open countryside that is predominately in agricultural use, however there is an access road that goes through the site and dissects it into two. The site is flat with no built form, however there is dense vegetation on the boundaries which limits the open views and therefore the site supports a moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate openness and predominantly durable boundaries.	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 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. The site is not connected to the built up area and only performs a weak contribution to preventing towns from merging. The site makes a moderate contribution to safeguarding from encroachment as it has a moderate degree of openness and it has predominantly durable boundaries.	Weak contribution
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1527	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.	Moderate contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt albeit Lymm is located less than 20m to the south of the site. The boundaries between the site and the countryside are of mixed durability. Pool Lane forms the northern and western boundary which is durable and able to contain encroachment beyond the site. The southern and eastern boundaries are field boundaries and tree line which are not durable however given the proximity of Lymm there is very limited potential for encroachment to the south. The existing land uses consists of open countryside in agricultural use. The site is well connected to the countryside although there is some existing residential development within the Green Belt to the north of the site. The site is flat, has no built form, some areas of dense vegetation and there are no long line views and therefore it supports a strong-moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its strong-moderate openness and its predominantly durable boundaries with 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 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. The site is not connected to the built up area and only performs a weak contribution to preventing towns from merging. The site makes a moderate contribution to safeguarding from encroachment as it has a strong-moderate degree of openness and it has predominantly durable boundaries. The site makes a moderate contribution to checking unrestricted sprawl.	Weak contribution
2612	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.	Weak contribution: The site is not adjacent to any settlements and forms part of the washed over village of Broomedge. The site is therefore surrounded by existing residential development within the Green Belt. The boundaries are of mixed durability. The northern boundary is formed by the A56 which is a durable boundary that could prevent encroachment beyond the site. However the east, west and south boundaries are defined by the edge of the existing development, with dense tree line along parts of these. These are not considered to be durable boundaries that could prevent encroachment beyond the site, however the site is enclosed by development and therefore there is limited potential for encroachment. The existing use consists of a residential dwelling and garden that has been recently built. The site is not well connected to the open countryside as it is enclosed by existing development within the Green Belt to the east and west. The site is flat, has a significant amount of built form, low levels of vegetation however there are no long line views and therefore it supports no degree of openness. Overall the site makes a weak contribution to safeguarding the countryside from encroachment due to its limited connection with the countryside, its lack of openness and given that it is enclosed by residential development to the east and west.	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 one purpose, a weak contribution to one and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. While it makes a moderate contribution to encouraging urban regeneration, the site makes a weak contribution to safeguarding from encroachment as it supports no degree of openness, has a limited connection with the countryside and is enclosed by existing residential development within the Green Belt.	Weak contribution

3139, R18/065, R18/P2/043 and R18/P2/136	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 connected to the settlement on its north eastern boundary. This consists of Crouchley Lane, which is durable and would be able to prevent encroachment into the site. The site is well connected to the countryside along partially durable boundaries which would be able to prevent further encroachment beyond the site if the site was developed. These consist of a path that provides a walking route around Lymm Dam which is surrounded by dense tree line, and forms the northern and western boundaries and could prevent encroachment beyond the site if the site were developed. However the southern boundary is an unmarked field boundary and could not prevent encroachment beyond the site. The existing land use consists of open countryside that is in agricultural use. The site is predominantly flat with some slight undulations in topography, there is no built form and there are generally low levels of vegetation, with some interspersed trees throughout the site and dense vegetation to the north and west. Overall, the site supports a strong-moderate degree of openness as there are open, long line views. The site makes a moderate contribution to safeguarding the countryside from encroachment, due to the degree of openness and durable boundary with the settlement and partially durable boundaries with the countryside.	Strong contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. The entire north western boundary of the site lies adjacent to the Lymm Conservation Area. Therefore the site makes a strong 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 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 moderate overall contribution as, while it makes a strong contribution to preserving the Lymm Conservation Area, it makes a moderate contribution to safeguarding from encroachment as it has a strong-moderate degree of openness and durable boundaries with the settlement.	Moderate contribution
2901 and R18/076	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 connected to the settlement on its northern and north western sides along hedge lined garden boundaries. These are not durable and would not be able to prevent encroachment into the site. The site's boundaries with the countryside largely consist of field boundaries, the southern boundaries are unmarked and the eastern boundary is a hedge and tree lined field boundary. These are not durable boundaries which could prevent encroachment beyond the site if the site was developed. The existing land use is open countryside that is in agricultural use. There is no built form and low levels of vegetation within the site which supports long line views of the surrounding countryside and overall supports a strong 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 countryside and the site and the settlement, and the strong degree of openness the site supports.	Weak contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. The north western edge of the site is located within the 250m buffer area around Lymm Conservation Area. The Conservation Area is separated from the Green Belt and from the site by modern residential development along Manor Road. 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 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 settlement and 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

2408	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 adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt. The boundaries between the site and the countryside are of mixed durability. The western and southern boundaries are defined by Crouchley Lane which is a durable boundary that is able to prevent encroachment beyond the site if the site were developed. However the northern and eastern boundary are defined by the limits of the development which are in parts defined on the ground by dense tree line. These are not considered to be durable boundaries that could prevent encroachment beyond the site if the site were developed. The farm located to the east of the site does limit the potential for encroachment east. The site is reasonably well connected to the open countryside. There has already been encroachment within the site as it consists of a residential property with separate garage and outbuilding to the rear and associated garden. The site is flat, with low levels of vegetation, there is less than 20% built form however this prevents open long line views and therefore the site supports a moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate degree of openness, and non-durable boundaries with the countryside, particularly to the north.	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, and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. While it makes a moderate contribution to encouraging urban regeneration and a moderate contribution to safeguarding from encroachment, the site does not contribute to preventing towns from merging, checking unrestricted sprawl or preserving the setting of the historic town.	Weak contribution
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R18/101 and R18/051	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 contribute to preventing towns from merging.	Strong contribution: The site is connected to the settlement along its northern boundary. This consists of garden boundaries, which are not durable and would not be able to prevent encroachment into the site. The site is well connected to the countryside along three sides. The Avenue to the south, Cherry Lane to the west and Lakeside Road to the east form durable boundaries which would be able to prevent further encroachment beyond the site if the site were developed. Along the east and west boundaries there are two sections of the boundary which are not formed by Cherry Lane or Lakeside Road and are the limits of dwellings and Cherry Lane Farm which are not durable however the overall boundary is predominately durable. The existing land use consists mainly of open countryside and there is little vegetation. The site helps to prevent further encroachment particularly given the residential properties on The Avenue. The site supports some long line views to the west 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 non-durable boundaries with the settlement.	Strong contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. The majority of the site's eastern boundary lies adjacent to the Lymm Conservation Area and the nearby Bridge at Lymm Dam is a Grade II listed building. Therefore the site makes a strong 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 two purposes, a moderate contribution to one and no contribution to two. In line with the methodology, the site has been judged to make a strong overall contribution. The site makes a strong contribution to preserving the historic town of Lymm and makes a strong contribution to safeguarding from encroachment as it supports a strong degree of openness, and there are non-durable boundaries between the site and the settlement which would not be able to prevent encroachment into the site.	Strong contribution
2210	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 adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt. The boundaries between the site and the countryside are of mixed durability. The eastern boundary is Lakeside Drive which is a durable boundary that is able to prevent encroachment beyond the site if the site were developed. The northern, southern and western boundaries are defined by the limits of the dwelling and garden on the site, which is marked in part by dense tree line however is predominately not durable and would not prevent encroachment beyond the site if it were developed. There has already been encroachment within the site with a residential dwelling and the associated gardens present. The site is well connected to the countryside along all of its boundaries. The site is flat however there is built form and dense vegetation present which restricts long line views and therefore the site supports a weak degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment as whilst it has a weak degree of openness it is well connected to the countryside with some non-durable boundaries.	Strong contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. The site's eastern boundary lies adjacent to the Lymm Conservation Area and the nearby Bridge at Lymm Dam is a Grade II listed building. Therefore the site makes a strong 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 two, and no contribution to two 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 moderate overall contribution as although it has a strong role in preserving the setting and special character of Lymm, the site makes a moderate contribution to safeguarding the countryside from encroachment due to the existing residential dwelling on the site. The site also makes a moderate contribution to assisting in urban regeneration.	Moderate contribution

R18/079	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.	Weak contribution: The site is adjacent to the settlement along the northern boundary and western boundaries. The northern boundary is formed from the rear of residential development and field boundaries which is not a durable boundary that is able to prevent encroachment into the site. The western boundary also links the site to the settlement and is formed by Cherry Lane which is a durable boundary able to prevent encroachment into the site. The boundaries with the countryside are not durable. The southern and eastern boundaries are defined by field boundaries which are not durable or able to prevent encroachment beyond the site if the site were developed. However, the site is currently being developed for use as one large dwelling set in a garden and therefore there has already been encroachment into the site. The site is reasonably well connected to the countryside along two boundaries. As the site is currently being developed, this will result in over 30% built form and therefore will prevent any long line views, resulting in the site having no degree of openness. Overall the site makes a weak contribution to safeguarding the countryside from encroachment due to its existing land use and presence of built form.	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 moderate contribution to one purpose, a weak contribution to two, and no contribution to two purposes. In line with the methodology, the site has been judged to make a weak overall contribution. There is existing encroachment as the site is currently being developed as a dwelling. Given the level of development within the site, the site has no degree of openness and makes a weak contribution to safeguarding from encroachment. The site makes a weak contribution to preserving the setting and special character of Lymm. The site makes a moderate contribution to assisting in urban regeneration.	Weak contribution
2615	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.	Weak contribution: The site is adjacent to the settlement along the western boundary. The western boundary is formed by Cherry Lane which is a durable boundary able to prevent encroachment into the site. The boundaries between the site and the countryside are not durable, consisting of field boundaries and the limits of the existing development. These are not durable boundaries that would be able to prevent encroachment beyond the site if the site were developed. There has already been encroachment within the site. The existing land use consists of a residential properties and associated gardens. The site is flat however there is built form covering more than 30% of the site which restricts long line views and therefore the site supports no degree of openness. Overall the site makes a weak contribution to safeguarding the countryside from encroachment due to its existing land use and presence of built form.	No contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. The site is not within 250m of Lymm Conservation Area although the eastern boundary of the site lies parallel to the edge of 250m buffer area. The site makes no 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 moderate contribution to one purpose, a weak contribution to one, and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. There is existing encroachment within the site with the residential dwellings. Given the level of development within the site, the site has no degree of openness and makes a weak contribution to safeguarding from encroachment. The site makes a moderate contribution to assisting with urban regeneration.	Weak contribution

<p>1612, R18/081, R18/P2/032 and R18/P2/101</p>	<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 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.</p>	<p>Strong contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt albeit Lymm is located less than 50m to the north of the site. The boundaries with the countryside are of mixed durability. The northern boundary is Booths Lane and part of the eastern boundary is Cherry Lane (B5185). These are both durable boundaries that would be able to prevent encroachment beyond the site if the site were developed. The southern, western and remainder of the eastern boundary consist of unmarked field boundaries. Massey Brook also forms part of the western boundary but is not considered to be durable. These boundaries would not prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is predominately in agricultural use. The site is well connected to the countryside along all of its boundaries. The site is generally flat however there is a gentle slope to the west towards Massey Brook. There is no built form and low levels of vegetation within the site, however there is intermittent vegetation along some of the boundaries. Due to this vegetation and the topography, the site does not support open long line views and thus has a strong-moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the non-durable boundaries between the site and the countryside and the degree of openness.</p>	<p>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.</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, 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 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.</p>	<p>Strong contribution</p>
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2683, R18/008 and R18/P2/016	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 connected to the settlement of Lymm along the northern boundary. The boundary is defined by Booth's Lane which is a durable boundary that is able to prevent encroachment into the site. The boundaries between site and the countryside are of mixed durability. The eastern boundary is predominately formed by Cherry Lane, with a small section surrounding the limits of a small number of residential developments. The boundary to the east is predominately durable and able to prevent encroachment beyond the site if the site were developed. The southern and western boundaries are field boundaries that are in some areas marked by trees and hedges, however this is not durable enough to prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is predominately in agricultural use. The site is well connected to the countryside along three boundaries. The site is generally flat and there is no built form and low levels of vegetation within the site 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 non-durable boundaries between the site and the countryside and the 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 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 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
1886, R18/113 and R18/P2/104 G	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 adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt. The boundaries between site and the countryside are of mixed durability. The eastern boundary is formed by Cherry Lane which is a durable boundary that is able to prevent encroachment beyond the site if the site were developed. The northern, southern and western boundaries consist of hedge lined field boundaries, which are not durable and would not be able to prevent further encroachment. The existing land use is predominately open countryside however there has already been some encroachment into the site with a dwelling located off Cherry Lane. The site is well connected to the countryside along all of its boundaries. The site is generally flat and there is less than 10% built form. There is some dense vegetation along the boundaries, and therefore the long line views are limited in places so the site supports a strong-moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the predominantly non-durable boundaries between the site and the countryside, the site's complete connection with the countryside and the strong-moderate 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 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-moderate degree of openness, it is completely connected to the countryside and there are predominantly 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

R18/092	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.	Weak contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt. The boundaries between the site and the countryside are of mixed durability. The northern, southern, eastern and western boundaries are defined by the limits of the dwelling and gardens of the site, which are not durable boundaries, regardless of the presence of dense tree line along the northern boundary. There has already been encroachment within the site with a residential dwelling and the associated gardens present. The site is completely connected to open countryside along all of its boundaries. The site is flat however there is built form and dense vegetation present which restricts long line views and therefore the site supports a weak degree of openness. Overall the site makes a weak contribution to safeguarding the countryside from encroachment due to its existing land use and presence of built form.	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 one purpose, a weak contribution to one, and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. There is existing encroachment within the site with the residential dwelling. Given the level of development within the site, the site has a weak degree of openness and makes a weak contribution to safeguarding from encroachment. The site makes a moderate contribution to assisting with urban regeneration. The site does not contribute to preventing towns from merging or checking unrestricted sprawl.	Weak contribution
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