



WARRINGTON
Borough Council

Warrington Borough Council Proposed Submission Version Local Plan

Green Belt Assessment - Addendum

(Additional Site Assessments Settlements - Culcheth and Lymm)

November 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
Culcheth site 2 (adjacent to Doeford Close and Leatherbarrow Farm)	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, which falls within the administrative authority of Wigan. Development of the site would reduce the actual gap but not the perceived gap and it would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the settlement is defined by the rear gardens of residential properties on Doeford Close. This is a less durable boundary which may not be able to prevent encroachment into the site. The site is well connected to the countryside along three boundaries. The northern boundary consists of Jibcroft Brook and tree line, which is durable and could prevent encroachment beyond the site if the site were developed. The southern boundary consists of a tree lined field boundary and the eastern boundary consists of a farm track which is not accompanied by any other features and is therefore less durable. These less durable boundaries would not prevent encroachment beyond the site if the site was developed. The existing land use is open countryside in agricultural use with a farm building in the very south west corner. There is less than 10% built form, low levels of vegetation, a flat topography and open long line views. 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 openness and predominantly less durable boundaries.	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. The site 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. The site makes a moderate contribution to encouraging urban regeneration.	Strong contribution
Culcheth site 1 (adjacent to Twiss Green Lane and Tanners Farm)	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 as it is enclosed by the settlement.	Strong contribution: The boundary between the site and the settlement consists of Twiss Green Lane to the west which is a durable boundary which would prevent encroachment into the site. To the north and north west the boundary consists of the rear of existing development which is a less durable boundary that would not prevent encroachment into the site. The boundaries between the site and the countryside are less durable. The northern boundary consists of a tree lined field boundary and the southern and eastern boundaries are formed by a track which is not accompanied by any other features and is therefore less durable. These less durable	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 nearly all its boundaries are less durable therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to	Strong contribution

			boundaries would not prevent encroachment beyond the site if the site was developed. The existing land use is open countryside in agricultural use. The site is well connected to the countryside on three of its boundaries. There is no built form, low levels of vegetation, a flat topography and open long line views. 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 openness and less durable boundaries with the countryside.			fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to encouraging urban regeneration.	
3359 and R18/P2/111	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 southern and western boundaries. The southern boundary consists of tree line and the limits of the existing residential development and the western boundary consists of the limits of Ravenbank Primary School and garden and field boundaries. These are less durable boundaries therefore they would not prevent encroachment into the site. The site is connected to the countryside along the northern and eastern boundaries. The northern boundary is defined by the unmade Sutch Lane and the eastern boundary consists of dense tree line. These are less durable boundaries which would not prevent encroachment beyond the site if the site were developed. The existing use is predominately open countryside with dense tree line and a caravan storage site to the north of the site, with limited built form associated with this. The site has less than 10% built form and dense levels of vegetation which limits the long line views and therefore the site supports a moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to all of its boundaries being less durable.	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. Although the site only supports a moderate degree of openness, all its boundaries are less durable and 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. The site makes a moderate contribution to encouraging urban regeneration.	Strong contribution