

WarringtonBoroughCouncil  
**Green Belt Assessment**  
FinalReport

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This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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**ARUP**

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# 1 Introduction

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## 1.1 Overview

1. In January 2016, Ove Arup and Partners (Arup) was appointed by Warrington Borough Council (WBC) to undertake a Green Belt Assessment for the local authority area of Warrington designated by Green Belt.
1. Warrington's Local Plan Core Strategy was adopted in July 2014. Following its adoption, a legal challenge was made by a landowner with respect to the housing policies contained within the Warrington Local Plan Core Strategy, in particular the Plan's housing target. This was subsequently successful and the High Court decision in February 2015 resulted in the Plan no longer having a housing target.
2. In April 2015, WBC's Executive Board approved a revised Local Development Scheme (LDS) which set out a work programme to re-instate the Local Plan housing target through a Primary Plan Alteration and the introduction of a Community Infrastructure Levy (CIL).
3. In relation to the Plan Alteration, WBC has since updated its Strategic Housing Land Availability Assessment (SHLAA) to identify the land available for housing over the next 15 years, this was published in January 2016. WBC, in partnership with Halton and St Helens Councils have also published a Mid Mersey Strategic Housing Market Assessment (SHMA) (January 2016) to establish the 'Objectively Assessed Need' for housing in the three boroughs.
4. WBC has reviewed the responses to the draft SHLAA and the 2016 SHLAA has now been published. Through undertaking this work it has become increasingly apparent that WBC is not currently able to identify sufficient land to meet its likely housing need in accordance with the requirements of the National Planning Policy Framework (NPPF). This means that WBC will need to undertake a more fundamental review of the Local Plan than currently envisaged in the LDS (April 2015) with further work required to enable WBC to assess the options for and implications of meeting its housing need in full. This was agreed by WBC's Executive Board in October 2015.
5. In order to assess the implications of meeting its housing need in full, WBC needs to consider the potential for additional housing to be delivered in the existing urban area which could be achieved through, for example, relaxing the protection applied to existing employment areas or areas of local open space. WBC also needs to understand how Warrington's Green Belt performs against the role and function of Green Belt as set out in National Policy. This will enable WBC to consider whether there are 'exceptional circumstances' (under paragraph 83, NPPF) to justify altering Green Belt boundaries through the Local Plan Process to enable existing Green Belt land to contribute to meeting Warrington's housing needs. This Assessment represents part of the up to date evidence base which will inform the Local Plan.
6. The aim of this Green Belt Assessment is therefore to provide WBC with an objective, evidence-based and independent assessment of how Warrington's Green

Belt contributes to the five purposes of Green Belt set out in national policy. It is an initial assessment and there will be a need to undertake more detailed site specific assessment work as part of the Local Plan Review process. This Assessment will not consider whether 'exceptional circumstances' exist or make any recommendations relating to the alteration or review of Green Belt boundaries.

## 1.2 Study Area

7. The Warrington Green Belt is contiguous with the Green Belt in Merseyside, Greater Manchester and North Cheshire. Lymm, Culcheth and are the largest of the outlying settlements which are surrounded by the Green Belt.
8. Figure 1 below shows the Green Belt as currently designated by the Warrington Local Plan Core Strategy and this forms the study area for the Green Belt Assessment.

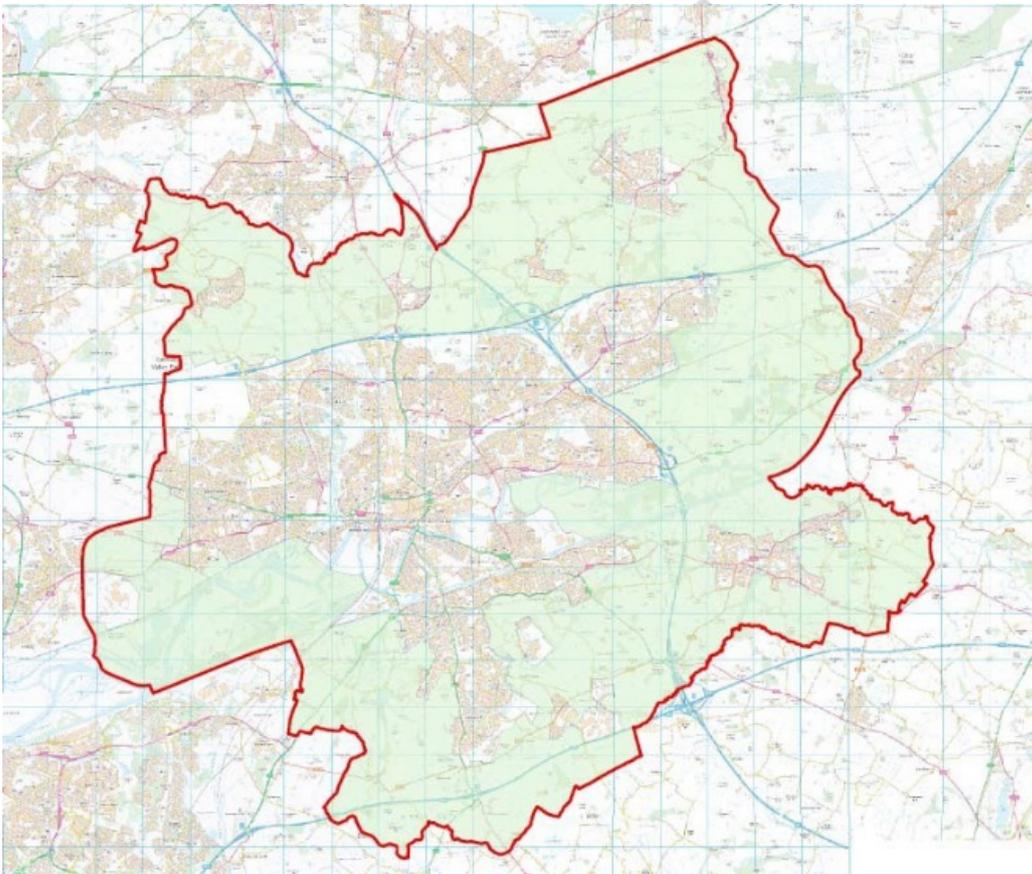


Figure 1: Warrington Green Belt boundary. Source: GIS datasets provided by WBC.

## 1.3 Structure

9. The Green Belt Assessment is structured as follows:
  - Section 1 introduces the study setting, outlines the purposes of the study, the structure of the report and details the study area.

- Section 2 sets out the history and origins of the Warrington Green Belt and how it has evolved since its inception.
- Section 3 reviews current national policy in relation to Green Belt and reviews the latest guidance on Green Belt Assessments, including other good practice examples.
- Section 4 sets out the methodology used for the Green Belt Assessment taking into account the findings from the review of policy, guidance and good practice.
- Section 5 presents the results from the Stage 1 General Area Assessments. The individual assessments of general areas of Green Belt are included in Appendix F.
- Section 6 presents the results from the Stage 2 Green Belt Parcel Assessments.
- The individual assessments for each parcel are included in Appendix H.
- Section 7 sets out a summary and conclusions from the Green Belt Assessment.

## 2 History of the Warrington Green Belt

### 2.1 Context

11. Warrington was designated as a New Town in 1968. Unlike many New Towns, Warrington already had a distinct built-up area and town centre. The Warrington Development Corporation therefore set out new development in four new districts around the outside of the existing town. This outward expansion led to the population of Warrington significantly increasing in subsequent decades and the local economy growing as well, largely bucking the trend of deindustrialisation and slow growth of many nearby areas in the North West.
12. Warrington became a unitary authority in 1998. Since then, priority has shifted from expansion towards a policy emphasising regeneration of existing urban areas. Warrington Green Belt is a key policy tool in achieving urban regeneration and preventing further outward expansion.

### 2.2 Evolution of the Green Belt Designation

13. The New Town Outline Plan for Warrington was approved in 1973. It set out the extent of the area covered by the New Town Designation, including the existing town and the land to be developed as part of the four new districts. This is shown in Figure 2 below. The plan set out the strategy to expand the town's population from 120,000 to 200,000 by the year 2000. Planning policies of restraint were applied to the villages and rural areas of the borough. The Warrington and Runcorn Development Corporation was wound up in 1989 and the full level of development envisaged in south Warrington was not fully realised.



Figure 2: Warrington New Town Designation. Source: Warrington New Town Outline Plan.

14. The Green Belt around Warrington was first formally introduced in the Cheshire Structure Plan 1977 (adopted 1979) with the extent broadly defined on the Key Diagram. This is shown in Figure 3 below. This set out the areas outside of the New Town Designation as being within the Green Belt, with restrictions placed upon new development. This contrast between the two designations clearly marked out the Green Belt as land beyond the extent to which Warrington would expand into. Later alterations of the Structure Plan did not change the extent of the Green Belt shown on the Key Diagram. This included the Cheshire Structure Plan 1985 (First Alteration) (Approved 1985) and the Cheshire Replacement Structure Plan 2011 (adopted 1999).

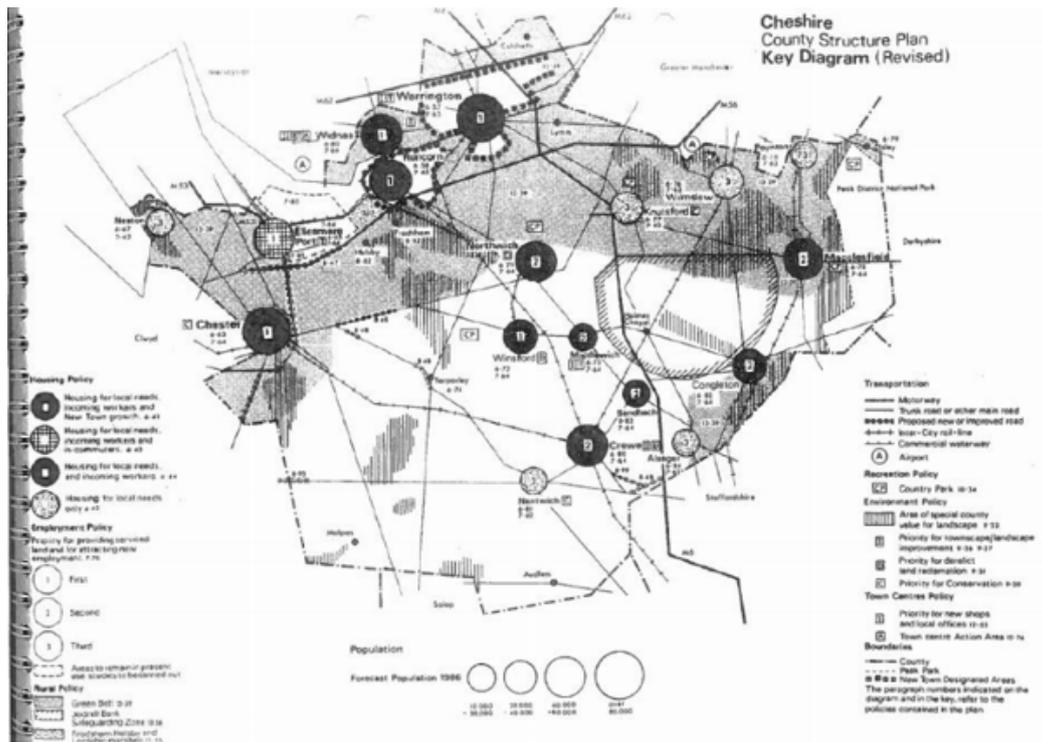


Figure 3. Cheshire Structure Plan 1977 (Approved 1979), Key Diagram

15. As a result the current Green Belt boundaries are still based upon the designation established in 1979. Warrington became a unitary authority in April 1998. The Unitary Development Plan (UDP) 2006 was the first single comprehensive statutory development plan for the borough and was the first plan to formally define the Green Belt. At this time the Green Belt boundary included areas of previous New Town Land in south Warrington which were not developed. There was however three individual large new town sites excluded from the Green Belt. These were originally included in the Submitted Core Strategy for future development although they were removed from the plan following the Examination in Public. It is important to note that although these sites were removed from the plan they continue to be included in the Council's residential land supply. Green Belt policy was contained in Policy GR N1 with the proposals map showing the detailed boundaries of the Green Belt, this is shown in Figure 4 below. The UDP sought to concentrate new development within the town of Warrington by maximising development on previously developed land (p3 UDP).

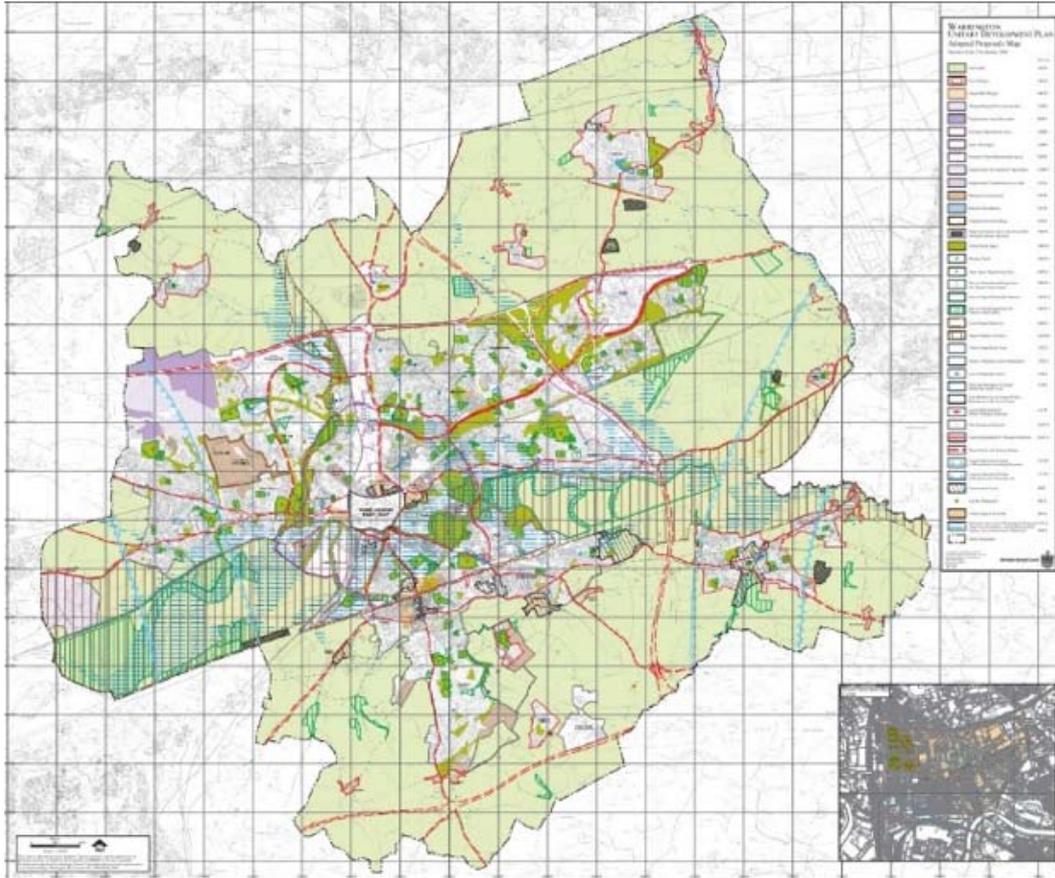


Figure 4. Unitary Development Plan 2006, Proposals Map

16. The UDP strategy was built around two key considerations consisting of the need “...refocus growth from the outward expansion of the new town into the older, central areas of the town that were in need of investment and regeneration” and “...to define for the first time the detailed Green Belt boundaries around the town and other settlements through the borough.” (Local Plan Core Strategy, 2014)
17. The UDP included some minor changes to the Green Belt boundary including the site of Bents Garden Centre in Glazebury which was mostly removed from the Green Belt in order to match the rest of the village. Land east of the Barley Castle Trading Estate was put forward as an employment allocation for removal from the Green Belt however the UDP Inspector concluded that the allocations should be deleted given there was an adequate supply of employment land thus the Green Belt boundary was not amended.
18. The Local Plan Core Strategy was adopted in July 2014. This signalled a shift from the focus on outward expansion generated from the ‘New Town’ agenda towards an emphasis on regeneration first strategy. This is aligned with the now revoked North West RSS which identified no strategic change to Green Belt boundaries in Warrington before 2021. Paragraph 2.8 notes that since the end of the New Town era, “... strategic planning policies sought to arrest outward growth of the Town partly through recognition that it was nearing its natural limits to expansion and partly through recognition that the New Town development had remarkably little effect on the older urban areas of Inner

*Warrington. Recent efforts to date have therefore focused on regenerating and 'restructuring' the older core of Warrington Town."*

19. It is notable that the large areas to the south and south east of Warrington which were never developed under the New Town strategy and were later designated as Green Belt with the exception of three individual large new towns sites which formed part of the urban area. These were originally included in the Submitted Core Strategy for future development although they were removed from the plan following the Examination in Public. It is important to note that although these sites were removed from the plan they continue to be included in the Council's residential lands supply.
20. The Key Diagram from the Local Plan Core Strategy identifies the current Green Belt boundaries and is shown below.

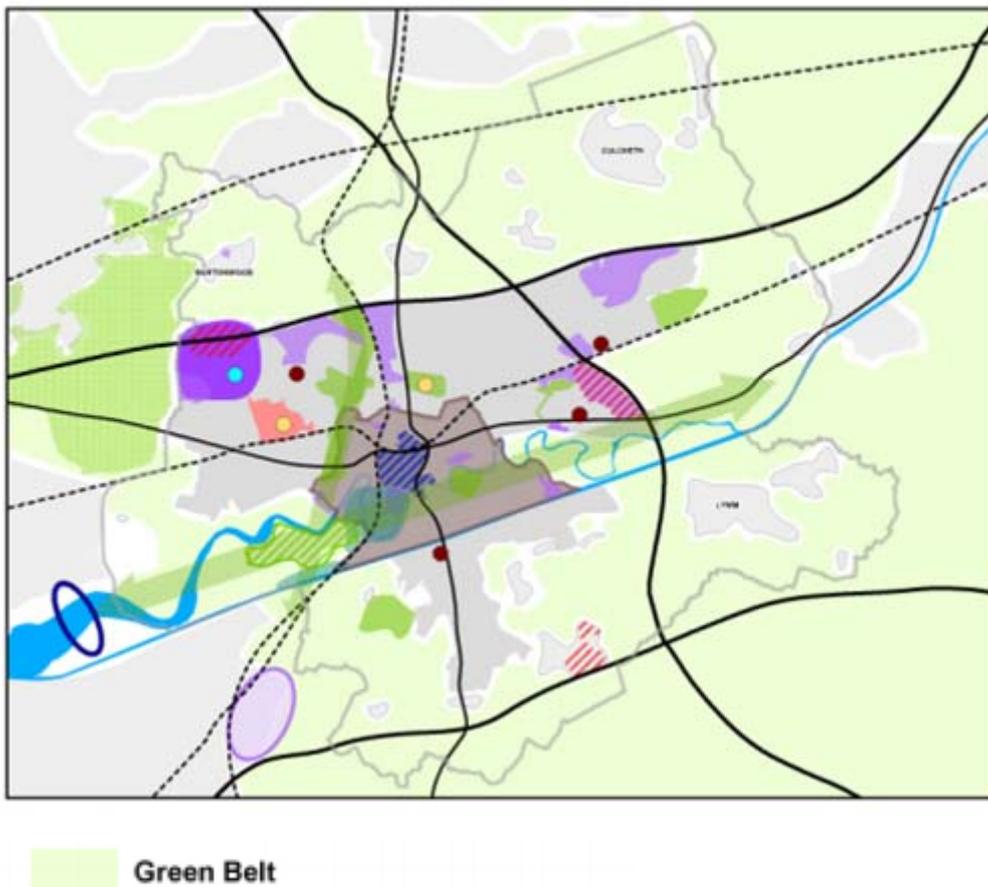


Figure 5. Map showing the extent of the Warrington Green Belt. Source: Warrington Local Plan Core Strategy (July 2014), Key Diagram

## 3 Planning Policy Context

### 3.1 Overview

21. The following sections summarise the policy context and practice guidance which has shaped the overall approach to the assessment. National policies which define the role and principles of the Green Belt are set out within the NPPF. At a local level, the Development Plan for Warrington comprises the adopted Local Plan Core Strategy (July 2014).

### 3.2 National Policy

#### 3.2.1 National Planning Policy Framework

22. Paragraphs 79 and 80 of the NPPF set out the role and purpose of the Green Belt in England, as follows:

*“79. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence.*

*80 Green Belt serves five purposes:*

- *To check the unrestricted sprawl of large built-up areas;*
- *To prevent neighbouring towns merging into one another*
- *To assist in safeguarding the countryside from encroachment*
- *To preserve the setting and specialist character of historic towns; and*
- *To assist in urban regeneration by encouraging the recycling of derelict and other urban land.”*

23. The NPPF endorses the permanence of Green Belts as an essential characteristic (paragraph 79) and stipulates that: *“ Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan”* (paragraph 83). The NPPF makes it clear that in revising Green Belt boundaries local planning authorities should seek to ensure that the boundaries defined will endure over the longer term and that there may be a need to consider whether land should be safeguarded for development beyond the plan period.
24. Paragraph 84 of the NPPF seeks to align a review of Green Belt boundaries with sustainable patterns of development and LPAs are encouraged to consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages in set within the Green Belt or towards locations beyond the outer Green Belt boundary.
25. With regard to amending Green Belt boundaries, paragraph 85 states that LPAs should:

- *Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;*
- *Not include land which it is unnecessary to keep permanently open;*
- *Where necessary, identify in their plans areas of ‘safeguarded land’ between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;*
- *Make clear that the safeguarded land is not allocated for development at the present time.*
- *Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;*
- *Satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and*
- *Define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.”*

### 3.2.2 National Planning Practice Guidance

26. Adding further clarity to the guidance contained within the NPPF, the National Planning Practice Guidance (NPPG) offers clarification on the issue of Objectively Assessed Housing Need and Green Belt. Paragraph: 044 Reference ID: 3-044-20141006 states that:

*“The Framework is clear that local planning authorities should, through their Local Plans, meet objectively assessed needs unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, or specific policies in the Framework indicate development should be restricted. Such policies include...those relating...land designated as Green Belt...”*

*The Framework makes clear that, once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan”*

27. Therefore housing and economic needs do not generally override constraints on the use of Green Belt land. Adding to this, paragraph 045, reference ID: 3-045-20141006 states that a SHLA should be prepared “... to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period, and in so doing take account of any constraints such as Green Belt, which indicate that development should be restricted and which may restrain the ability of an authority to meet its need.”
28. To conclude, national planning policy and guidance clearly states that the permanence of the Green Belt is of imperative importance, as its legacy will last well beyond a plan period. This Green Belt Assessment must therefore ensure that

WBC's Green Belt boundaries remain fit for purpose, and continue to perform well when assessed against the five purposes of Green Belt set out in national policy. The NPPF and NPPG do not provide any specific guidance, as such, on how Green Belt Assessments should be conducted and the methodology to be applied.

### 3.3 Local Policy

#### 3.3.1 Warrington Local Plan Core Strategy

29. The Development Plan for Warrington consists of the adopted Local Plan Core Strategy (July 2014). The Strategic Vision notes that: *“The focus on regeneration has limited outward growth of the town and has enabled the continued protection of the Green Belt.”* This links into Strategic Objective W2: *“To maintain the permanence of the Green Belt and the character of the countryside in the borough and protect them from inappropriate development.”*
30. Policy CS5 on Green Belt states that: *“The Council will maintain the general extent of the Green Belt for as far as can be seen ahead and at least until 2032, in recognition of its purposes:*
  - *to check the unrestricted sprawl of large built-up areas;*
  - *to prevent neighbouring towns from merging into one another;*
  - *to assist in safeguarding the countryside from encroachment; and*
  - *to assist urban regeneration by encouraging the recycling of derelict and other urban land.”*
31. The policy notes that the boundaries of the Green Belt are shown on the policies map. It identifies that a minor detailed change to the approved Green Belt boundary in the Warrington Unitary Development Plan has been made at Bents Garden Centre, Glazebury. The policy states that the strategic locations and proposals set out in Policy CS2 provide for *“... significant growth throughout and beyond the plan period. There is therefore no need to review Strategic Green Belt boundaries during the plan period.”* Following the High Court ruling, WBC now needs to undertake a more fundamental review of the Local Plan and to assess whether Green Belt boundaries should be altered through the Local Plan process.
32. The Inspector's Report on the Examination into Warrington Local Plan Core Strategy (May 2014) at paragraph 96 states:
 

*“The amount and distribution of housing in the Plan will not require any Green Belt development, so there is no need for a Green Belt review during the plan period. I therefore consider policy CS4 [now CS5], which safeguards the long term maintenance of the Green Belt, to be justified, effective and in accordance with national policy.”*
33. As a result of the High Court ruling, the position has changed and this now necessitates a Green Belt Assessment to establish how Warrington's Green Belt contributes to the five purposes of Green Belt set out in national policy.

34. Paragraph 7.3 of the Local Plan Core Strategy makes reference to the High Court ruling relating to the UDP stating the following:

*“...the Green Belt was established to be permanent until at least 2021 and the High Court challenge that resulted in the quashing of the Green Belt boundary at Peel Hall has not harmed the integrity of the wider Green Belt or its ability to meet strategic purposes. The legal challenge effectively restored the boundary in this vicinity to the Cheshire Structure Plan key diagram, i.e. the M62, which was given weight as a specific boundary by the High Court. The Green belt has ensured that growth has successfully been redirected to where investment is most needed.*

*7.4 Despite fundamental changes to the planning system and the national policy framework, there remains a strong commitment to protect the Green Belt. Ministers have issued a stream of assurances about this in response to widespread concerns. The Green Belt in Warrington is widely supported by local communities and Parish Councils and has acted to enable sustainable growth and investment in regeneration, a key purpose of the Green Belt designation.*

*7.5 The Local Plan Core Strategy will continue this regeneration focused approach and move it progressively forward in an appropriate way to bring forward additional development land if and when circumstances change, while maintaining the integrity of the Green Belt and extending its permanence to at least 2032. Nevertheless the Local Plan Core Strategy recognises the importance of ensuring that growth is fostered and maintained. It also introduces greater flexibility in the location and delivery of housing land supply, promotes specific initiatives in key locations in and around the town centre, supports the viability of investment at Omega by widening opportunities for development, and makes provision for new sources of land supply if and when needed.”*

35. In relation to the strategic opportunity site of Port Warrington which is located entirely in the Green Belt, paragraph 6.49 of the Local Plan Core Strategy notes that any proposals which extend beyond the boundaries of the already developed and permitted site will have to demonstrate very special circumstances to justify a departure from Green Belt policy.
36. To conclude, prior to the High Court ruling, WBC's position was that the required growth in the borough could be accommodated through strategic locations and proposals throughout the plan period and therefore a strategic review of the Green Belt was not required. Whilst the recently published evidence from the SHLAA (January 2016) and the Mid Mersey SHMA (January 2016) now makes it clear that there is insufficient land to meet Warrington's housing needs in accordance with the requirements of the NPPF, the Local Plan Core Strategy reiterates the strong commitment to protect the Warrington Green Belt.

### 3.4 Good Practice Guidance

38. Given that the NPPF and NPPG does not provide specific guidance on how Green Belt Assessments should be undertaken, the Planning Advisory Service (PAS) has released guidance on how to review Green Belts and this is supplemented by emerging Inspector's decisions and emerging national policy. These provide additional context and guidance for undertaking a study of the Green Belt.

#### 3.4.1 'Planning on the Doorstep': Green Belt (Planning Advisory Service, Updated February 2015)

39. The Planning Advisory Service (PAS) produced a guidance note "Planning on the Doorstep: The Big Issues – Green Belt" in February 2015. This provides information on Green Belts, with one section focusing on Green Belt reviews. The updated guidance reflects the most recent Inspector's Reports as well as the updated NPPG. The Guidance states that the "... purpose of a review is for the identification of the most appropriate land to be used for development, through the local plan."
40. The Guidance states that the big issue relating to Green Belt is the "... maintenance of the purposes of the Green Belt set against the under-provision of housing across many parts of the country, where the capacity to accommodate sustainable development in urban areas is often insufficient to meet the housing requirement." The assessment of Green Belt must balance the differing perspectives of the role of Green Belt. The positive role of Green Belt is that it can and has prevented 'ribbon' or 'strip' development, maintained settlements as distinct and separate, and retained the openness of the landscape on the fringe of significant urban areas. However the Green Belt has also had a negative role in preventing the potentially arbitrary natural growth of settlements.

#### Definition of the Five Green Belt Purposes

41. The Guidance considers some ways in which the five purposes of Green Belt can be addressed. It is important to note that at the outset, the guidance states that the five purposes of Green Belt can exclude 'perfectly reasonable planning objectives', for example, the strict application of these purposes would mean that the 'quality of the landscape of an area should not be a consideration when assessing the contribution of the Green Belt to the fulfilment of the purposes.
42. The Guidance considers the following:
- Purpose 1: *To Check the Unrestricted Sprawl of large built up areas* – this should consider the meaning of the term 'sprawl' and how this has changed from the 1930s when Green Belt was conceived.
  - Purpose 2: *To Prevent Neighbouring Towns from merging into one another* – Green Belt is frequently said to maintain the separation of small settlements near to towns, but this is not strictly what the purpose says. Assessment of this purpose will be different in each case and a 'scalerule' approach should be avoided. The identity of a settlement is not determined just by the distance to another settlement; instead the character of the place

and the land between settlements must be acknowledged. A Landscape Character Assessment is therefore a useful analytical tool to use in undertaking this purpose.

- Purpose 3: *To assist in safeguarding the countryside from encroachment* - the most useful approach for this purpose is to look at the difference between the urban fringe and open countryside. As all Green Belt has a role in achieving this purpose, it is difficult to apply this purpose and distinguish the contribution of different areas.
- Purpose 4: *Preserving the Setting and Special Character of Historic Towns* – this applies to very few places within the country and very few settlements in practice. In most towns, there are already more recent development between the historic core and the countryside.
- Purpose 5: *To assist in urban regeneration by encouraging the recycling of derelict and other urban land* - the amount of land within urban areas that could be developed will already have been factored in before identifying Green Belt land. The value of various land parcels is unlikely to be distinguished by the application of this purpose.

43. The guidance further suggests that land which is assessed as making a relatively limited contribution to the Green Belt, or land that might be considered for development, would be where:

- It is effectively 'infill' development;
- It is well contained by the landscape;
- It would cause little harm to the qualities that contributed to the distinct identity of separate settlements;
- It could create a strong boundary with a clear distinction between 'town' and 'country'.

### Further Areas of Consideration

44. According to the PAS guidance, an assessment of Green Belt must also consider the following:

- Landscapes should not be a consideration when assessing the contribution of Green Belt to the fulfilling of purposes. This could be a planning consideration in its own right when seeking a suitable location for development.
- A review of the Green Belt boundary could be justified through 'exceptional circumstances' of housing or employment land need.
- Sustainable development must be considered throughout the Review process. The Guidance stipulates that 'based on what is now understood about accessibility, trip lengths and the use of appropriate travel modes for instance, the most sustainable locations for development may now be in Green Belts. Reviews of the Green Belt must take account of paragraph 84 of the NPPF which states that 'when drawing up or reviewing Green Belt

boundaries, local planning authorities should take account of the need to promote sustainable development’.

### 3.4.2 Plan Making Q & A (Planning Advisory Service 2014)

45. The Planning Advisory Service continually updates their ‘Plan Making Question and Answer’ advice with regard to the reassessment of Green Belt within Local Plans. This service advises the following:
- Green Belt Reviews should be considered in the context of its strategic role. Meaning that Green Belts should not necessarily be just reviewed for each authority, and could include a joint methodology. Ideally, the Green Belt study should be comprehensive and strategic.
  - Green Belt release must be based on robust evidence of need for a Review and a ‘gap’ in provision for which Green Belt release can resolve, must be demonstrated. This should ensure that consideration is offered to meeting housing needs across the housing market area.
  - The guidance indicates that focussing on when the Green Belt meets one or more of the Purposes is likely to be a typical approach to a Green Belt review. The guidance suggests that Green Belt Reviews should be tailored to specific local need and are likely to be an iterative process.
  - As changes to the Green Belt should be more permanent, it is therefore prudent to consider safeguarded land for two plan lifespans.

### 3.4.3 Recent Appeals and Inspector’s Examination Reports

46. PASH have released further guidance in collaboration with No5 Chambers which summarises how Green Belt issues are faring at appeal.
47. *Gallagher Estates Ltd v Solihull MBC (2014)*, established the following:
- Planning Guidance (NPPF and NPPG) is a material consideration for plan-making and decision-making.
  - Exceptional Circumstances are required for the revision of any boundary regardless of whether the proposal is to extend or reduce the Green Belt.
  - Once a Green Belt has been established and approved, it requires more than general planning concepts to justify an alteration. Green Belt boundaries are intended to be enduring and not to be altered because the current policy means that development of sites is unlikely or even impossible.
48. *R (IM Properties) v Lichfield DC and others (2014)*, established the following:
- Plan-making and decision-taking should take into account the consequences for sustainable development of any review of Green Belt boundaries. As part of this, patterns of development and additional travel are clearly relevant.

## Cheshire East Council Local Plan Strategy Examination

### Interim Views (October 2014)

49. CEC identified that the exceptional circumstances needed to justify altering Green Belt boundaries are essentially the need to allocate sufficient land for market and affordable housing and employment development.
50. The Inspector identified several flaws in the overall approach to the Green Belt Assessment, including:
- There were several cases where the Green Belt assessment does not support the release of specific sites from the Green Belt and the review appears to have given greater weight to the factors, such as land ownership, availability and deliverability when preparing and finalising the Plan.
  - There is inconsistency in the scale of the parcels assessed, in that, very large tracts of land have been assessed against smaller sites and some very small areas of land have been omitted.
  - The review does not consider all the purposes of the Green Belt, omitting the contribution to urban regeneration and preserving the setting and special character of historic towns. Although the latter purpose may apply only to historic towns like Chester, the impact on urban regeneration does not seem to have been assessed.

### Further Interim Views (December 2015)

51. Following the Green Belt Assessment Update, the Inspector published his further interim views. Paragraphs 41-46 discuss the Green Belt Assessment Update. The Inspector noted that the independent two-stage assessment of general areas followed by smaller parcels, assessing the relative significance of the contribution of each parcel against the five purposes of Green Belt followed by an overall assessment enabled a comprehensive, consistent and proportionate approach to be taken. He notes that only 'Green Belt factors' are assessed without potential areas for development thus providing a key input into the site selection process.
52. The Inspector dismisses participant concerns relating to boundary definition noting that "... in most cases, "strong" boundaries have been used, taking account of established physical features and committed new road schemes, where appropriate; the size of most of the larger land parcels has been reduced, with a 5ha indicative threshold for strategic sites, and detailed points about specific land parcels, including the identification of smaller and larger sites, can be reconsidered at the site-selection stage."
53. The Inspector acknowledges the complexity of the process and the involvement of professional judgements. He emphasises the needs for consistency and transparency using available and proportionate evidence.
54. In relation to the inclusion of purpose 4, the Inspector comments: "The assessment utilises a variety of historical evidence, which enables a full assessment of the smaller settlements; this could be criticised as being too detailed for a Green Belt

*assessment which focuses on the larger historic towns, but is not necessarily inappropriate or irrelevant”*,

55. *Henotes that the assessment of purpose 5 “... largely focuses on brownfield sites within the nearest settlement, and enables a differentiation between settlements to be made and provides a consistent, transparent and proportionate approach to this element of the assessment; the focus on regeneration issues internal to Cheshire East reflects the views of the Greater Manchester authorities . The overall assessment involves matters of judgement, and confirms that each purpose was given equal weighting and provides the reasons for the overall assessment.”*

### **Bath and North East Somerset (BANES), Inspector’s Preliminary Conclusion (June 2012):**

56. *Although the BANES Local Plan has now been adopted, the Inspector’s preliminary conclusions provided during the Examination in 2012 do provide a useful contextual guidance on the required scale of a Review. The Inspector stated that an ‘up-to-date and comprehensive review of the Green Belt in the district is necessary to see whether all the lands designated fulfil the Green Belt purposes’.*

### **3.4.4 Emerging Policy**

57. *In December 2015, the Government launched a consultation on proposed changes to the NPPF. Two key areas of consultation focused on the delivery of development within the Green Belt. Firstly, the consultation questioned whether communities should have the opportunity to allocate sites for small-scale Starter Home development in the Green Belt through neighbourhood plans. Secondly, CLG consulted on whether brownfield land within the Green Belt should be considered for redevelopment for Starter Homes and whether this should require a more flexible approach to assessing the impact on openness. The consultation period closed at the end of January 2016.*

## **3.5 Good Practice Approaches**

58. *A good practice review of other LPA Green Belt Assessments which have been tested at examination and adopted was undertaken focusing on the overall methodology adopted and the approach to defining boundaries. This has been used to feed into the methodology which follows in the proceeding section. These Assessments have also been reviewed for their approach to assessing the five purposes of Green Belt and this is discussed after the methodology for each purpose. Given that these assessments have successfully been through examination this provides a greater degree of confidence in the approach.*
59. *It is acknowledged that there is no single ‘correct’ way to undertake Green Belt Assessments and that there are variations in methodologies for a variety of reasons.*

### 3.5.1 Overall Approach

60. Table 1 below provides an overview of the approaches adopted. All of the assessments reviewed the whole extent of the Green Belt in their authority through the division of broad areas/parcels, with the exception of the Cheshire West and Chester Study which was only intended to focus upon the Green Belt around the urban area of Chester. Dependent on the size of the Green Belt within the authority, the examples show that at worst a three-stage approach is often taken in order to undertake a high level assessment which was then followed by a more detailed or site specific assessment against the five purposes of Green Belt.

Table 1: Approaches to Green Belt Assessments adopted elsewhere

LPA and Document Status	Approach Overview	Comments
<p>Bath and North East Somerset Council Core Strategy (adopted in July 2014)</p> <p>Green Belt Assessment Stage 1 (April 2013), Stage 2 (September 2013)</p>	<p>The start point for the review comprises the analysis of sixteen parcels forming the basis for the Core Strategy Sustainability Appraisal (SA), which enabled cross referencing between the two studies. However as the SA concentrated more on the northern portion of the Local Authority, it was considered necessary to define three further parcels to cover the remaining southern part of the Green Belt designation. The three additional parcels were based on strong infrastructure features, and defined to allow specific large-scale areas of the Green Belt to be assessed.</p>	<p>The Green Belt cells included in the assessment cover the whole extent of the BANES Green Belt. The Stage 1 assessment involved a high level review of the parcels whilst the Stage 2 assessment involved detailed area based studies to inform boundary changes.</p>
<p>Rushcliffe Core Strategy (adopted December 2014)</p> <p>Green Belt Review (June 2013)</p>	<p>The first review stage does not look at specific sites or zones, but instead, assesses the strategic performance of broad areas of Green Belt, taking into account sustainability considerations (accessibility, environmental factors and infrastructure capacity) and Green Belt factors.</p> <p>This involves assessing the function of broad areas of Green Belt against the five purposes which were defined within an earlier report through an analysis of the sustainability credentials of broad areas around Nottingham and areas for strategic review across the more rural portions of the Green Belt.</p>	<p>The Inspector stated that a documented comprehensive review of the Green Belt in Rushcliffe was necessary to demonstrate that the Green Belt impacts of Local Plan proposals have been fully considered. Broad areas for assessment were considered which covered the whole extent of the Green Belt.</p>

LPA and Document Status	Approach Overview	Comments
Rotherham Core Strategy (adopted September 2014)  Green Belt Review (April 2012)	A total of 127 logical parcels were identified for the purposes of assessment based on character areas. Each individual parcel was set to be of similar character, to have a similar impact on the openness of the Green Belt and wherever possible to be clearly defined by durable, significant and strong physical boundaries that are capable of withstanding the passage of time. Parcel identification was informed by Rotherham's Landscape Character Assessment (2010).	The Review takes the existing inner Green Belt boundary, which was defined by the UDP, as the start point for assessment and covers the whole Green Belt
Cheshire West and Cheshire Local Plan (adopted January 2015)  Green Belt Review Stage 1 (2011) and Stage 2 (July 2013)	The Stage 1 study divided the Green Belt around the urban area of Chester into ten manageable parcels based upon common features and characteristics. The parcels were then assessed against an assessment criteria based on the purposes of Green Belt. Stage 2 focused on a technical site assessment of these areas looking at site constraints.	The area was broken down into manageable parcels and then assessed against the five purposes. The purpose of the study was to focus on the Green Belt around the urban area of Chester only and not the whole of the Green Belt

### 3.5.2 Boundary Definition

61. The assessments reviewed all make reference to paragraph 85 of the NPPF and emphasise the importance of using physical features that are recognisable and permanent in defining boundaries. The methodologies are consistent in suggesting that strong boundaries are created by: infrastructure such as motorways, main roads and rail; and natural features such as water courses, rivers or streams. In addition to this, a number of assessments included development that has a strongly established, regular or consistent built form; prominent topographical features; protected woodland; and ownership boundaries marked by physical features such as mature hedgerow or contiguous fence line. Weaker boundaries are defined by private or unmade roads, power lines and development with weak, irregular, inconsistent or intermediate boundaries.

Table 2: Approaches to boundary definition elsewhere

LPA and Document Status	Boundary Definition Overview
Bath and North East Somerset Council Core Strategy (adopted in July 2014)  Green Belt Assessment Stage 1 (April 2013), Stage 2 (September 2013)	The parcels were already defined through the Core Strategy SA, however as part of the assessment the following features are considered to be potential barriers which could provide a permanent Green Belt boundary: road, railway, and large watercourse.

LPA and Document Status	Boundary Definition Overview
<p>Rushcliffe Core Strategy (adopted December 2014)</p> <p>Green Belt Review (June 2013)</p>	<p>Existing features which are strong and durable are considered to include:</p> <ul style="list-style-type: none"> <li>• Roads</li> <li>• Railway lines</li> <li>• Rivers or streams</li> <li>• Prominent physical features such as ridgelines</li> <li>• Relative position of existing built up area</li> </ul>
<p>Rotherham Core Strategy (adopted September 2014)</p> <p>Green Belt Review (April 2012)</p>	<p>Strong boundaries are defined as a motorway; public and made roads; a railway line; river; stream, canal or other watercourse; prominent physical features (e.g. ridgeline); protected woodland/hedge; and existing development with strong established boundaries.</p> <p>Weak boundaries are considered to be private/unmade roads; field boundaries; power lines; non-protected woodlands/hedge and trees; and development with weak or intermediate boundaries</p> <p>In defining the Green Belt boundary, Rotherham also sought to apply general “operational criteria”: Areas such as playing fields and open lanes which have no environmental or physical links to the open countryside are not included within the Green Belt, but those areas which extend the countryside into urban centres are preserved and fulfil an important function as “Green Wedges”.</p>
<p>Cheshire West and Chester Local Plan (adopted January 2015)</p> <p>Green Belt Review Stage 1 (2011) and Stage 2 (July 2013)</p>	<p>This is focused around the urban area of Chester. The most evident durable physical boundary is considered to be the road network. In addition to this, physical features (embankments) and canals are deemed to be another defensible boundary. Where there are fewer robust defensible boundaries, mature hedgerows and similar physical features are used to define parcels. Overall the focus was on splitting the area into logical parcels that, where possible, had clearly evident hard boundaries such as the road, rail or waterway network and were of a manageable size for officers to undertake the site survey.</p>

## 4 Methodology

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### 4.1 Overview

62. As identified previously, there is no single ‘correct’ method for undertaking Green Belt Assessments thus this methodology has been informed by national policy, guidance and good practice, as identified in the preceding section. The methodology is considerably detailed in order to ensure transparency in approach and consistency in application. The inclusion of the rationale behind each element of the method is intended to provide clarity and aid consistent application. The methodology was agreed in advance with WBC.

### 4.2 Summary of Approach

63. In order to cover the whole extent of the Warrington Green Belt, at two stage approach was applied, this is summarised below and is illustrated in Figure 6.

#### Stage 1 – General Area Assessment

64. Stage 1 involved dividing the entire Warrington Green Belt into large parcels (‘General Areas’) which were then assessed against the five purposes of Green Belt. The General Areas were defined using recognisable and permanent boundaries. Further details on the approach to boundary definition are provided in Section 4.3.2.

#### Stage 2 - Green Belt Parcel Assessment

65. Stage 2 involved defining smaller Green Belt parcels around settlements on the edge or inset from the Warrington Green Belt and assessing these parcels for their contribution to the five purposes of Green Belt.
66. In relation to those General Areas which did not encompass any of WBC’s inset settlements and/or were not adjacent to the settlement boundary, the findings from the Stage 1 Assessment were used to determine whether these General Areas should be divided into parcels. Where the General Area made a lesser contribution to Green Belt purposes (categorised as ‘no’ or ‘weak’ contribution), it was divided into smaller Green Belt parcels and assessed.

#### Stage 2A

67. In relation to those General Areas which performed poorly in Stage 1 (categorised as ‘no’ or ‘weak’ contribution), this stage provided the opportunity to consider whether a broader width of parcels (beyond the initial parcel width outwards from the settlement boundary) needed to be defined and assessed to provide a finer grain understanding of the General Areas’ contribution to Green Belt purposes.

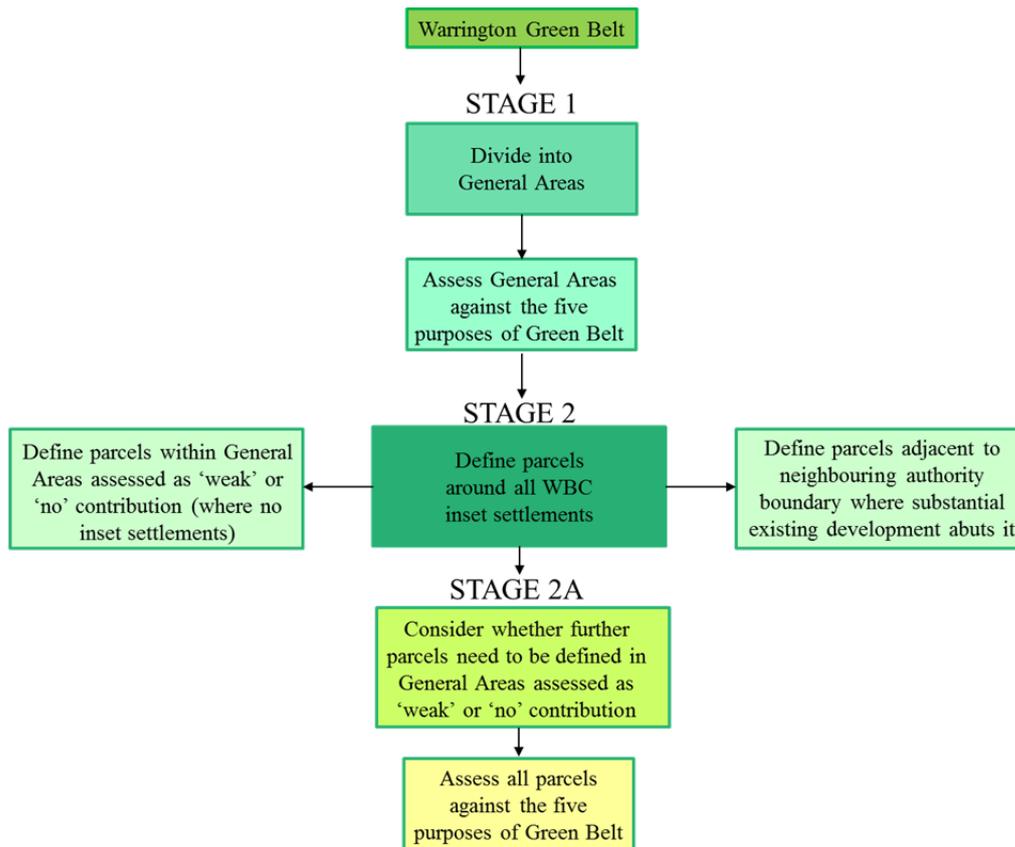


Figure 6: Overview of methodology

## 4.3 Stage 1 Methodology

### 4.3.1 General Area Overview

68. The PAS Guidance from February 2015 emphasises that Green Belt is a strategic issue. It notes that an assessment of the “... *whole of the Green Belt*” should be undertaken. The use of General Areas therefore represents a holistic approach which helps to take into account strategic thinking and acknowledges the cumulative effect of small parcels to Green Belt purposes. It also provides an assessment for more rural areas of the borough including villages ‘washed over’ by the Green Belt.

### 4.3.2 General Area Boundary Definition

69. To ensure coverage of the whole of the Warrington Green Belt, the Green Belt was divided into General Areas using the most recognisable boundaries with the most permanence in order to encompass large areas. In accordance with paragraph 85 of the NPPF, local planning authorities should define boundaries clearly, “... *using physical features that are readily recognisable and likely to be permanent.*” An element of professional judgement was used in deciding how boundaries should be defined linked to the purpose of identifying General Areas. The good practice review set out in Section 3 demonstrates that a number of authorities have identified motorways, A roads, waterways, and operational or

safeguarded railway lines as representing strong 'permanent' boundaries. Whilst other natural and man-made elements can also create strong boundaries, it was decided that these elements represented the most recognisable and permanent physical features with which to divide the whole of the Green Belt.

70. The General Areas were therefore defined by motorway boundaries (consisting of the M6, M62 and M56), roads, main waterways (the River Mersey, St Helens Canal and the Manchester Ship Canal) and railway lines (the West Coast Main Line and Liverpool to Manchester Line) via a desktop exercise. The settlement inset boundary was used to define the inner extent of the Green Belt and the WBC administrative boundary was used to define the outer extent. The inner extent of the Green Belt reflects the boundary defined in the adopted Local Plan Core Strategy (July 2014) and the GIS layer for this was provided by WBC.
71. The map at Appendix A (Map GA1) demonstrates the division of the Warrington Green Belt using these boundaries. This resulted in a number of disproportionately small General Areas which were more akin to parcels and therefore did not accord with the purpose of undertaking a General Area assessment. As a result of this, professional judgement was applied and a number of these 'small' General Areas (150ha or less) were merged together. The size threshold of 150ha was considered to maintain the strategic emphasis on this part of the review. In merging these General Areas, the following rules were applied:
- The 'small' General Area should not be merged across motorway boundaries given the permanence of such boundaries.
  - The 'small' General Area should not be merged across the Manchester Ship Canal given its permanence and role separating the north and south of the borough.
  - Subject to the above, the 'small' General Area should be merged with the smallest adjacent General Area.
  - The 'small' General Area should only be merged once unless the merged General Area is still below 150ha, in which case it can be merged again. The exception to this is where the General Area makes an important contribution to one of the purposes in its own right and professional judgement should be applied.
72. The table at Appendix A identifies which General Areas on Map GA1 were merged and the justification for this. The resultant General Area division is shown on Map GA2 below. These were reviewed with WBC and were agreed to represent a sensible division of the Warrington Green Belt.

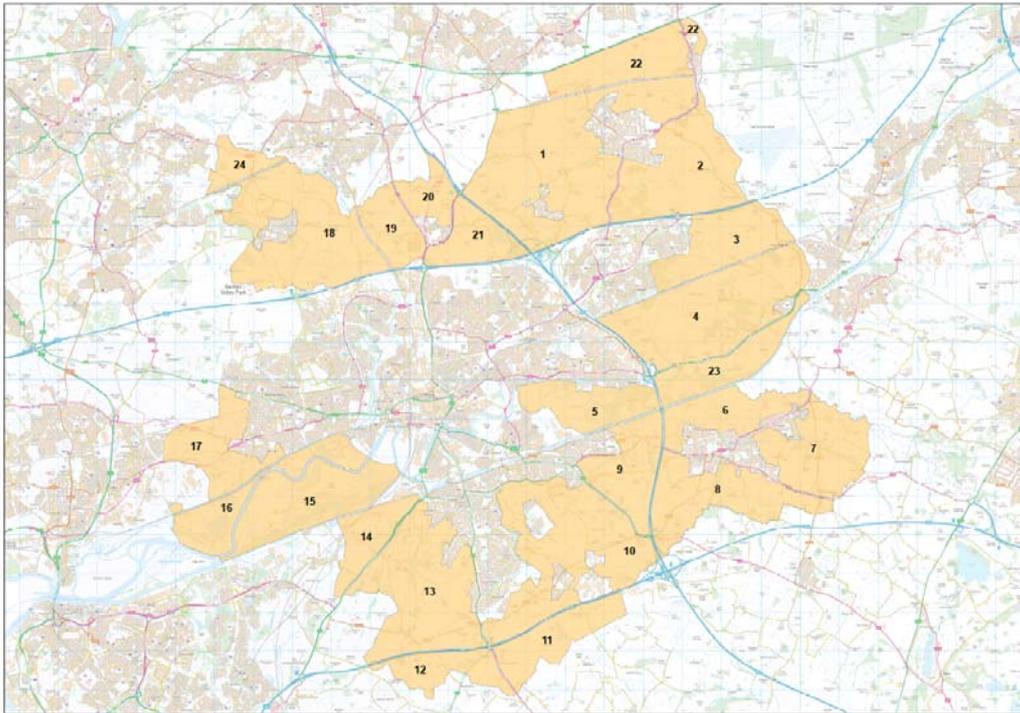


Figure 7: General Area Division (Ref: MapGA2)

### 4.3.3 General Area Assessment

73. A desk based assessment of these General Areas was then undertaken to determine the contribution each area makes to the five purposes of Green Belt, as set out in the NPPF. This utilised the GIS datasets provided by WBC and the Green Belt Purpose Assessment Framework agreed with WBC. The Green Belt Purpose Assessment Framework sets out the methodology for applying the five purposes of Green Belt. This was applied in assessing the Stage 1 General Areas and the Stage 2 Parcels to ensure a consistent approach was taken. The Assessment Framework is set out in Section 4.4.3 below.

## 4.4 Stage 2 Methodology

### 4.4.1 Parcel Boundary Definition

74. Following the Stage 1 Assessment, all areas of the Green Belt adjacent to WBC's inset settlements (as set out in Policy CC1 of the adopted Local Plan Core Strategy)<sup>1</sup> were divided into smaller Green Belt parcels. The settlement inset boundary was used to define the inner extent of the Green Belt and parcels were always drawn from the settlement boundary outwards. Only one width of parcels was defined outwards. Stage 2 A provided the opportunity for a further width of parcels to be defined in certain circumstances (see below).

<sup>1</sup> Appleton Thorn, Grappenhall Heys, Burton Wood, Hollins Green, Croft, Lymm, Culcheth, Oughtrington, Glazebury, Winwick

75. In relation to those areas of the Green Belt which were not adjacent to the settlement boundary (either WBC's settlements or settlements within neighbouring authorities), the results from the General Area assessment were referred to in order to determine whether it was necessary to define parcels in these areas. If the General Area assessment had concluded that these General Areas made a 'weak contribution' or 'no contribution' to Green Belt purposes, the General Area was divided into parcels. The reason for this was to provide a catch all approach to ensure all areas of the Green Belt were fully assessed particularly where there were lower performing against Green Belt purposes.
76. A desk based analysis was applied in the first instance, with site visits used as a sense check and in order to confirm these boundaries. Only existing boundaries were used. Boundaries relating to proposed development or infrastructure were not included.
77. Table 3 shows how parcel boundaries were defined and reflects Paragraph 85 NPPF requiring the use of "... *physical features which are readily recognisable and likely to be permanent.*" Durable features were used in the first instance with parcels drawn from the settlement outward to the nearest durable feature. Where this resulted in large expanses of countryside which was more akin to General Areas, features lacking durability were used in order to enable division of the Green Belt into manageable parcels. This required an element of professional judgement.

Table 3: Boundary Definition

<p><b>Durable Features</b>  (Readily recognisable and likely to be permanent)</p>	<p>Infrastructure:</p> <ul style="list-style-type: none"> <li>• Motorway</li> <li>• Roads (A roads, B roads and unclassified 'made' roads)</li> <li>• Railway line (in use or safeguarded)</li> <li>• Existing development with clearly established boundaries (e.g. a hard or contiguous building line)</li> </ul> <p>Natural:</p> <ul style="list-style-type: none"> <li>• Water bodies and water courses (reservoirs, lakes, meres, rivers, streams and canals)</li> <li>• Protected woodland (TPO) or hedges or ancient woodland</li> <li>• Prominent landform (e.g. ridgeline)</li> </ul> <p>Combination of a number of boundaries below</p>
<p><b>Features lacking durability</b>  (Soft boundaries which are recognisable but have lesser permanence)</p>	<p>Infrastructure:</p> <ul style="list-style-type: none"> <li>• Private/unmade roads or tracks</li> <li>• Existing development with irregular boundaries</li> <li>• Disused railway line</li> <li>• Footpath accompanied by other physical features (e.g. wall, fence, hedge)</li> </ul>

	<p>Natural:</p> <ul style="list-style-type: none"> <li>• Watercourses (brook, drained ditch, culverted watercourse) accompanied by other physical features</li> <li>• Field boundary accompanied by other natural features (e.g. treeline, hedgeline)</li> </ul>
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78. In relation to parcels which extended up to the WBC administrative boundary and the administrative boundary was not marked by durable features, parcels were drawn beyond the boundary to the nearest durable feature in the neighbouring authority.
79. Where settlements of neighbouring authorities abutted the Warrington Green Belt and there was substantial existing development immediately adjacent to the Green Belt, parcels were drawn from the outer Green Belt boundary inward to the nearest durable feature. This was undertaken in the interests of Duty to Co-operate and due to the risk of cross boundary sprawl and encroachment from the neighbouring authority into the Warrington Green Belt.
80. Prior to being finalised, the parcels and the boundaries used were reviewed with neighbouring authorities and agreed under Duty to Co-operate arrangements.

#### 4.4.2 Stage 2A Further Division of General Areas

81. The outcome from the Stage 1 General Area Assessment fed directly into this stage. Those General Areas which were assessed as making a 'no' or 'weak' contribution to Green Belt purposes were reviewed in further detail in order to consider whether a second width of parcels (beyond the initial parcel width outwards) needed to be defined and assessed.

#### 4.4.3 Parcel Assessment

##### Overview

82. In undertaking the parcel assessment it was necessary to interpret the five purposes of Green Belt as set out in paragraph 80 of the NPPF given that there is no single 'correct' method as to how they should be applied.
- *“to check the unrestricted sprawl of large built-up areas;*
  - *to prevent neighbouring towns merging into one another’*
  - *to assist in safeguarding the countryside from encroachment;*
  - *to preserve the setting and special character of historic towns; and*
  - *to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.”*

83. For each purpose a number of criteria were developed requiring quantitative and qualitative responses and an element of professional judgement. Methods of data collection (e.g. desk based analysis or site based analysis) have been documented against each purpose. A qualitative scoring system was developed for each purpose and for the overall assessment, consisting of a scale of the parcel's contribution to the Green Belt purpose, these are shown and defined in Table 4 below:

Table 4 : Qualitative scoring system to be applied against each purpose and overall

Level of Contribution to Green Belt Purposes
<b>No</b> – the parcel makes no contribution to Green Belt purpose
<b>Weak</b> – on the whole the parcel makes a limited contribution to an element of the Green Belt purpose
<b>Moderate</b> – on the whole the parcel contributes to a few of the Green Belt purpose however does not fulfil all elements
<b>Strong</b> – on the whole the parcel contributes to the purpose in a strong and undeniable way, where by removal of the parcel from the Green Belt would detrimentally undermine this purpose

84. As each of the five purposes set out in the NPPF is considered to be equally important, no weighting or aggregation of scores across the purposes was undertaken. An element of professional judgement was utilised in applying the scoring system however the 'Key Question to Consider' for each purpose was intended to break down the purpose in the interests of ensuring a transparent and consistent approach. This is set out in detail below including definitions applying to the purpose and to the approach. Furthermore the rationale for the score applied and the justification against the criteria were recorded as part of the assessment.
85. Prior to undertaking any parcel assessments, all assessors were fully briefed on the methodology in order to ensure comprehensive understanding of the approach and consistency in assessments. Furthermore, prior to the assessors commencing the site visits, an initial batch of site visits and assessments were undertaken by an Arup assessor accompanied by WBC Officer to provide a quality control check and to ensure there was consistent thinking and agreement in the application of the methodology.

## Purpose 1: To check the unrestricted sprawl of large built up areas

### Definitions for Purpose 1

**Sprawl** – “spreading out of building form over a large area in an untidy or irregular way” (Oxford English Dictionary)

**Large built-up areas** – this has been defined as the Warrington urban area and does not include any

of WBC's inset settlement or settlements within other neighbouring authorities

**Definitions for this Approach**

Well connected (or highly contained) – well connected to the built up area, i.e. to be surrounded by high levels of built development.

Open land – land which is lacking of development.

Round-off – where the existing urban area is an irregular shape, will the parcel fill in a gap and/or complete the shape

Ribbon development – a line of buildings extending along a road, footpath or private land generally without accompanying development of the land to the rear. A “ribbon” does not necessarily have to be served by individual accesses nor have a continuous or uniform building line. Buildings sited back, staggered or at angles and with gaps between them can still represent ribbon development, if they have a common frontage or they are visually linked.

**Approach to the Assessment**

- 86. A desk and field based assessment was applied to this purpose.
- 87. As this purpose only applies to the Warrington urban area, if the parcel was not adjacent to the Warrington urban area it was assessed as ‘no contribution’.

Key Questions to Consider	Recommended Approach
<p>1. Is the parcel adjacent to the large built up area (defined as the Warrington urban area)?</p>	<p>If yes, proceed to Stage 2...</p> <p>If no, conclude parcel makes no contribution to purpose 1</p>
<p>2. Existing boundary with built up area: Is there an existing durable boundary between the built up area and the Green Belt parcel which could prevent sprawl?</p>	<p>a. Describe existing boundary between built up area and parcel.</p> <p>b. If a durable boundary between the parcel and built up area exists, conclude parcel makes a weaker contribution to checking unrestricted sprawl.</p>
<p>3. Connection to built up area:</p> <p>a. Is the parcel well connected to the built up area along a number of boundaries?</p> <p>b. Would development of the parcel help ‘round off’ the built up area, taking into account the historic context of the Green Belt?</p>	<p>a. Describe degree of connection to the built up area. If parcel is well connected (highly contained), conclude parcel makes a stronger contribution to checking unrestricted sprawl (unless part (b) applies).</p> <p>b. Identify potential for ‘rounding off’. If development of the parcel would ‘round off’ the built up area, conclude parcel makes a weaker contribution to checking unrestricted sprawl.</p>

Key Questions to Consider	Recommended Approach
4. Ribbon development: What role does the parcel play in preventing ribbon development? (may not be relevant in all circumstances)	Describe whether there is existing ribbon development or potential for ribbon development.  If existing ribbon development within parcel and potential for further ribbon development, conclude parcel makes a stronger contribution to checking unrestricted sprawl.
Overall assessment: What level of contribution does the parcel make to purpose 1?	Bring together all conclusions from above to determine overall assessment (taking balanced view)  Apply scoring system:  No/Weak/Moderate/Strong

### Justification for the Approach

88. Given that the terminology of the purposes specifically refer to the 'large built-up area' it was important to define this. It is notable that none of the other purposes includes such terminology and instead make reference to 'towns' (see purpose 2 and 4). It was considered that in the case of Warrington, purpose 1 should only apply to the Warrington urban area. Warrington's inset settlements and settlements within other neighbouring authorities have not been included for consideration under this purpose.
89. As the good practice review at Appendix B demonstrates, Bath and North East Somerset also adopted this approach on 1 regarding Bristol and Bath as 'large built-up areas'. As Rotherham acknowledge in the best practice review, there is an overlap between purposes 1 and 3, thus this approach does not risk any factors being overlooked for WBC's other settlements and instead it better reflects the terminology and intention of the purpose. Furthermore the approach links back to the original purpose of the Warrington Green Belt in restricting the outward expansion of Warrington, as discussed in Section 2 of this report.
90. The good practice review at Appendix B demonstrates that the focus of this purpose has been on the level of connection of the parcel with the urban area and also the boundary treatment of the parcel in order to understand its vulnerability to the risk of development.
91. The approach takes the position that parcels which are well connected to the built up area along a number of boundaries make a higher contribution to preventing sprawl given there is more of a risk that development may sprawl out from the area into the parcel. The exception to this is where development of the parcel could be considered to 'round off' the built up area.
92. In considering the boundary treatment of the parcel, only the boundary with the built up area is considered within this purpose given that this will indicate the parcel's vulnerability to sprawl occurring within it. The boundaries adjacent to the open countryside are considered as part of Purpose 3.

93. The approach considers the potential for “rounding off” the built up area taking into account the historical context of the Warrington Green Belt in terms of the New Town Outline Plan.
94. Given that the PAS Green Belt Guidance from February 2015 identifies the restriction of ribbon development as a benefit of the Green Belt, the approach incorporates the identification of existing ribbon development within it. The position is taken that the presence of existing ribbon development means that there has already been sprawl into the Green Belt and dependent on the level and potential for further ribbon development, the parcel is likely to make a strong contribution to preventing further ribbon development and thus to this purpose.

## Purpose 2: Prevent neighbouring towns merging into one another

### Definitions for Purpose 2

Neighbouring towns – this refers to the Warrington urban area and the settlements of Culcheth and Lymm. This also includes settlements in adjacent neighbouring authorities consisting of: St Helens, Newton-le-Willows, Runcorn, Golborne, Cadishead, Partington, and Widnes.

Merging – combining to form a single entity (Oxford English Dictionary)

### Definitions for the Approach

Openness – the visible openness of the Green Belt in terms of the absence of built development, a topography which supports long line views and low levels of substantial vegetation. Consider both actual distance (the distance between settlement and countryside) and perceived distance (e.g. a wooded area located between a new development and the settlement would not impact the perception of openness from the settlement). Openness should be assessed from the edge of the settlement/inset boundary outwards.

Essential gap – a land gap between two or more towns where development would significantly reduce the perceived or actual distance between towns resulting in the merging of towns.

Largely essential gap – a land gap between two or more towns where limited development may be possible without merging of towns.

Less essential gap – a land gap between towns where development may be possible without any risk of merging of towns.

## Approach to the Assessment

95. A desk and field based assessment was applied to this purpose.

Key Questions to Consider	Recommended Approach
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<p>a. Would a reduction in the gap between towns compromise the openness of the Green Belt?</p>	<p>Describe existing gap between towns and compare to resultant gap if development of parcel were to take place.</p> <p>Existing gap should be described using the following terminology:</p> <ul style="list-style-type: none"> <li>a. Essential gap</li> <li>b. Largely essential gap</li> <li>c. Less essential gap</li> </ul> <p>Comparisons should consider if a reduction in the gap would lead to the actual or perceived merging of towns. (This is on a case by case basis and not set by distance measurements).</p>
<p>Overall assessment: What level of contribution does the parcel make to purpose 2?</p>	<p>Bring together above factors to determine overall assessment (taking balanced view)</p> <p>Apply scoring system:</p>

### Justification for the Approach

96. A key consideration for this purpose was the definition of 'neighbouring towns'. It was decided that this should include the Warrington urban area and two of the inset settlements (Lymm and Culcheth), which are defined as Neighbourhood centres in the Warrington Retail Centres Report (2012) and the Local Plan Core Strategy and which have the highest level of population outside of the main urban area. Furthermore, it also includes any settlements in neighbouring authorities which are adjacent to the Warrington Green Belt boundary.
97. The NPPF sets out what a town centre should be defined as and identifies what 'town centres' are deemed to be. These definitions were used in the interpretation of 'town' within the Warrington context.
98. The good practice review at Appendix B demonstrates that different authorities take varying approaches to the definition of 'neighbouring towns', with some taking into account factors such as population or the presence of town councils, among other factors.
99. The Core Strategy states that there are inset settlements inset from the Green Belt boundary, however, it does not set out a settlement hierarchy to establish which of these could be classified as a town for purpose 2. The justification for selecting Lymm and Culcheth as 'towns' alongside the Warrington Urban Area is based on the Warrington Retail Centres Report (2012) which demonstrates that these settlements have significantly more retail provision than the other outlying inset settlements within the Borough, reflecting in the designation of Neighbourhood Centres within these settlements. It is also based on the population size of these

two settlements, as reviewed from Census data, which is significantly higher than the other outlying settlements. The other smaller inset settlements have therefore not been deemed to be 'towns' for this purpose.

100. This is consistent with the PAS Green Belt guidance from February 2015 which highlights that purpose 2 does not strictly refer to these separation of small settlements near to towns. This also follows the approach taken by Rotherham MBC, who in their methodology concluded that the assessment of purpose 2 relates more to land at the higher or broader level between towns, rather than to more localised wedges or tongues of Green Belt that lie within the 'towns'. This is because the more localised areas are covered under the assessment of purpose 1 and purpose 3. It also highlights the interpretative nature of assessing 'towns' in relation to the local context and local need.
101. The PAS Green Belt guidance from February 2015 states that a 'scalar rule' approach for purpose 2 is not appropriate given that identity is not always determined by distance. The guidance does however state that a 'Landscape Character Assessment' is a useful analytical tool for use in undertaking this type of assessment. Whilst the approach has not gone so far as to include landscape character considerations, the consideration of openness includes the perceived openness taking into account land form, topography and vegetation.
102. The good practice review demonstrates that the approaches adopted by the authorities take into account the sensitivity and integrity of the gap if development of the parcel were to take place. Rotherham and Rushcliffe both categorise the gap in terms of size (e.g. essential, narrow, and wide) whilst Cheshire West and Chester uses a distance categorisation. In light of the PAS February 2015 guidance, the size categorisation is preferred and therefore has been adopted in this approach.

### Purpose 3: To assist in safeguarding the countryside from encroachment

#### Definitions for Purpose 3

Safeguarding-Protect from harm or damage with an appropriate measure (Oxford English Dictionary).

Encroachment-a gradual advance beyond usual or acceptable limits (Oxford English Dictionary).

#### Definitions for the Approach

Durable boundaries-refers to boundary definition in Table 3 above.

Built form-any form of built development excluding buildings for agriculture and forestry (e.g. residential properties, warehouses, schools, sports facilities).

Settlement-this refers to the Warrington urban area and settlements which are inset from the Green Belt as set out in Policy CC1 of the adopted Local Plan Core Strategy<sup>2</sup>. This also includes

<sup>2</sup> Appleton Thorn, Burtonwood, Croft, Culcheth, Glazebury, Grappenhall Heys, Hollins Green, Lymm, Oughtrington, Winwick.

settlements in adjacent neighbouring authorities consisting of: St Helens, Newton-le-Willows, Runcorn, Cadishead, and Widnes.

**Openness**—the visible openness of the Green Belt in terms of the absence of built development, a topography which supports long line views and low levels of substantial vegetation. Consider both actual distance (the distance between settlement and countryside) and perceived distance (e.g. a wooded area located between a new development and the settlement would not impact upon the perception of openness from the settlement). Openness should be assessed from the edge of the settlement/inset boundary outwards, with reference to the matrix set out in Table 5 below.

**Strong degree of openness**—contributes to openness in a strong and undeniable way, where removal of the parcel from the Green Belt would detrimentally undermine the overall openness of the Green Belt.

**Moderate degree of openness**—contributes to openness in a moderate way, whereby removal of part of the parcel would not have a major impact upon the overall openness of the Green Belt.

**Weak degree of openness**—makes a weak contribution to openness, whereby the removal of the parcel would not impact upon the overall openness of the Green Belt.

**Node degree of openness**—makes no contribution to the openness of the Green Belt.

**Beneficial uses**—as set out in paragraph 81 of the NPPF, these include: providing access; providing opportunities for outdoors sport and recreation; retaining and enhancing landscapes, visual amenity and biodiversity; and improving damaged and derelict land.

### Approach to the Assessment

103. A desk and field based assessment was applied to this purpose.

Key Questions to Consider	Recommended Approach
<p>a. Future encroachment: Are there existing durable boundaries which would contain any future development and prevent encroachment in the long term?</p>	<p>Identify any durable boundaries <i>between the parcel and settlement</i> which would prevent future encroachment <i>into</i> the parcel. If there are durable boundaries between the parcel and settlement, conclude that parcel makes a weaker contribution to safeguarding from encroachment given that development would be contained by the durable boundary and thus the parcel itself plays a lesser role.</p> <p>Identify any durable boundaries <i>between the parcel and countryside</i> which would <i>contain encroachment</i> in the long term if the parcel were developed. If there are durable boundaries between the parcel and countryside, conclude that parcel makes a weaker contribution to safeguarding from encroachment.</p>
<p>b. Existing encroachment:</p> <ul style="list-style-type: none"> <li>• What is the existing land use/uses?</li> <li>• Is there any existing built form within or adjacent to the parcel?</li> </ul>	<ul style="list-style-type: none"> <li>• Describe existing land use/uses (e.g. open countryside, agricultural land, residential, mix of uses).</li> <li>• Describe any existing built form. If considerable amount of built form within the parcel, conclude that parcel makes a weaker contribution to safeguarding from</li> </ul>

	encroachment.
<p>c. Connection to the countryside:</p> <ul style="list-style-type: none"> <li>• Is the parcel well connected to the countryside?</li> <li>•</li> <li>• Does the parcel protect the openness of the countryside?</li> </ul>	<ul style="list-style-type: none"> <li>• Describe degree of connection to the countryside (e.g. along a number of boundaries). If parcel is well connected to the countryside, conclude parcel makes a stronger contribution to safeguarding from encroachment.</li> <li>• Describe degree of openness taking into account built form, vegetation and topography using matrix below in Table 5.</li> </ul>
<p>d. Does the parcel serve a beneficial use of the Green Belt (NPPF para 81) which should be safeguarded?</p>	<p>Identify any beneficial Green Belt uses served by parcel, as per NPPF para 81, on a high level basis. If parcel serves 2 or more beneficial uses, conclude parcel makes a stronger contribution to safeguarding from encroachment. Note: if parcel serves 1 or no beneficial uses this does not weaken its contribution to purpose 3</p>
<p>Overall assessment: What level of contribution does the parcel make to purpose 3?</p>	<p>Bring together all conclusions from above to determine overall assessment (taking balanced view)</p> <p>Apply scoring system:</p> <p>No/Weak/Moderate/Strong</p>

Table 5: Degree of Openness Matrix

Built Form	Long-line views	Vegetation	Degree of Openness
Less than 10%	Open longline views	Low vegetation	Strong degree of openness
		Dense vegetation	Strong-moderate degree of openness
	No longline views	Low vegetation	Strong-moderate degree of openness
		Dense vegetation	Moderate degree of openness
Less than 20%	Open longline views	Low vegetation	Strong-Moderate degree of openness
		Dense vegetation	Moderate-Weak degree of openness
	No longline views	Low vegetation	Moderate degree of openness
		Dense vegetation	Weak degree of openness
Between 20 and 30%	Open longline views	Low vegetation	Moderate-Weak degree of openness
		Dense vegetation	Weak degree of openness
	No longline	Low vegetation	Weak degree of openness

	views	Densevegetation	Nodegreeofopenness
Morethan30%	Openlongline views	Lowvegetation	Weakdegreeofopenness
		Densevegetation	Nodegreeofopenness
	Nolongline views	Lowvegetation	Nodegreeofopenness
		Densevegetation	Nodegreeofopenness

### Justification for the Approach

104. The good practice review at Appendix B demonstrates that the focus of this purpose has been on the relationship and connection of the parcel with the open countryside. As a result this purpose applies to the Warrington urban area, all inset settlements, and settlements within neighbouring authorities given that these are all connected to the open countryside.
105. Given this focus on the open countryside, the 'degree of openness' of the parcel is a key factor to consider within the approach, albeit it is one of a number of factors. The matrix above therefore enables an assessment of this to be carried out. The matrix is intended to guide this assessment and it may not strictly apply to all parcels, thus a level of professional judgement must be applied.
106. The approach takes the position that parcels which are well connected to the open countryside along a number of boundaries make a higher contribution to safeguarding the countryside from encroachment given the relationship to the countryside. However the presence of existing built form within the parcel can alter this level of contribution. The definition of built form set out above does not include buildings for agriculture and forestry given that these are considered to be appropriate Green Belt uses which do not require their impact upon openness to be considered, according to paragraph 89 of the NPPF.
107. With regard to the beneficial Green Belt uses set out in paragraph 81 of the NPPF, the position is taken that their presence adds to the contribution of the parcel to this purpose however the lack of such uses does not weaken its contribution to this purpose.
108. Boundary treatment is considered within the approach given that this indicates the parcel's vulnerability to encroachment within it and also for development encroaching beyond the parcel boundary into the open countryside should the parcel be developed.

## Purpose 4: To preserve the setting and special character of historic towns

### Definitions for Purpose 4

Historic Town – for the purposes of this assessment these have been identified with reference to the Cheshire Historic Landscape Characterisation (November 2007) and the Cheshire Historic Towns Survey (2003) and consist of Lymm and Warrington. In relation to the neighbouring authorities the Cheshire Historic Towns Survey (2003), the St Helens Historic Settlement Study (December

2011) and the Trafford Urban Historic Landscape Characterisation Interim Report (July 2008) have been reviewed. The following historic towns within the neighbouring authorities have been identified: Widnes and Runcorn (including Halton Village).

**Definitions for the Approach**

**Relevant Conservation Areas** – This includes the Conservation Areas within Warrington Town Centre and also Lymm Conservation Area. These Conservation Areas reflect the important characteristics of the historic towns.

**Important viewpoints of the Parish Church** – WBC have mapped the location of these viewpoints and this is provided on the map at Appendix C.

**Designated heritage assets** – a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation (National Planning Policy Framework, p51).

**Buffer area** – for the purposes of this assessment this has been drawn from the historic towns’ relevant Conservation Area boundaries outwards by 250m. This has been mapped for the relevant Conservation Areas in WBC and this is included at Appendix C. The buffer for the Conservation Areas in neighbouring authorities’ historic towns have not been formally mapped and the buffer was calculated on a parcel basis where required.

**Built development** – buildings of any type or use.

**Approach to the Assessment**

109. A desk based assessment only was applied to this purpose.

Key Questions to Consider	Recommended Approach
<p><b>Stage 1</b></p> <p>Is the parcel adjacent to a ‘historic town’ and/or crosses an important viewpoint of the spire of the Parish Church of St Elphins?</p>	<p>Identify whether the parcel is located adjacent to a historic town and/or whether the parcel crosses an important viewpoint of the spire of the Parish Church of St Elphins? (See Appendix C for map of viewpoints).</p> <p>If the parcel is adjacent to a historic town, continue to Stage 2.</p> <p>If the parcel is not adjacent to a historic town but it crosses the viewpoint of the Parish Church, conclude that the parcel makes a weak contribution to purpose 4 overall.</p> <p>If the parcel is not adjacent to a historic town and does not cross an important viewpoint, conclude the parcel makes no contribution to this purpose.</p>
<p><b>If not adjacent to historic town, conclude ‘no contribution’ unless it crosses a viewpoint of the Parish Church in which case conclude ‘weak contribution’</b></p> <p><b>If yes, undertake Stage 2...</b></p>	

<p><b>Stage 2</b></p> <p>Assess the proximity of the town's relevant Conservation Area to the Green Belt</p>	<p>Identify whether there are any relevant Conservation Areas within 250m of the Green Belt parcel by reference to the 250m buffer map at Appendix C. The relevant Conservation Areas include those within Warrington Town Centre and also Lymm Conservation Area.</p> <p>If there are no Conservation Areas within 250m of the Green Belt, conclude that the parcel makes no contribution to the purpose, unless it crosses the viewpoint of the Parish Church in which case conclude that the parcel makes a weak contribution to purpose 4 overall.</p>
<p><b>If Conservation Area within 250m buffer, undertake Stage 3... If outside 250m buffer, conclude 'no contribution', unless it crosses an important viewpoint in which case conclude 'weak contribution'.</b></p>	
<p><b>Stage 3</b></p> <p>Is there modern built development which reduces the role of the Green Belt in preserving the setting and special character?</p>	<p>Describe the built development separation between the Green Belt and the Conservation Area. For example: two rows of residential streets separate the Conservation Area from the Green Belt boundary.</p> <p>If the Conservation Area is located adjacent to or within the Green Belt boundary, conclude that parcel makes a strong contribution to purpose 4.</p>
<p><b>Stage 3A</b></p> <p>Are there any other designated heritage assets within the 250m buffer which add to the setting and special character and/or does the parcel cross an important viewpoint of the spire of the Parish Church of St Elphins?</p>	<p>Identify whether there are any other designated heritage assets within the 250m buffer and their proximity to the Green Belt.</p> <p>If there are listed buildings located adjacent to the Green Belt boundary, conclude that parcel makes a stronger contribution to purpose 4.</p> <p>If the parcel crosses an important viewpoint, conclude that parcel makes a stronger contribution to purpose 4.</p>
<p>Overall assessment: What level of contribution does the parcel make to purpose 4?</p>	<p>Stage 3 will determine the level of contribution: No/Weak/Moderate/Strong</p>

### Justification for the Approach

110. The approach to assessing this purpose differs between LPAs. A number of LPAs have chosen to follow the PAS Green Belt guidance from February 2015 which states that the assessment of this purpose is rare, latest to very few settlements in reality, due largely to the pattern of modern development that often envelops historic towns. In practice, this has resulted in LPAs removing this purpose from the assessment.
111. Unlike cities such as Chester and York, Warrington is not commonly regarded as a 'historic town' however given that the interim conclusions drawn by the Inspector regarding the Cheshire East Local Plan Strategy (December 2014) stated

that there were 'several shortcomings within the evidence itself', as the Green Belt Assessment 2013 'does not consider all the purpose of the Green Belt, omitting the contribution to urban regeneration and preserving the setting and special character of historic towns', this differs from the advice offered by PAS.

112. The methodologies in the good practice review in Appendix B which did assess purpose 4 seek to assess the role which the Green Belt plays in preserving the historic core of settlements and the setting of key historic features (such as Conservation Areas, Listed Assets and Key Views).
113. The proposed approach for assessing this purpose is therefore based on a review of background documents to define 'historic towns' within the borough and an assessment of the contribution the Green Belt makes to these 'historic towns' with reference to the proximity and separation from the Green Belt of the relevant Conservation Areas. Assessment of this purpose therefore adopts a three step process which represents a high level approach to assess purpose 4, it does not provide an in-depth site analysis of the historic environment which would form part of any site appraisal.

### *Stage 1*

114. In defining 'historic town', sound evidence from established historic sources relied on by WBC were used consisting of the Cheshire Historic Towns Survey (2003) and the Cheshire Historic Landscape Characterisation (November 2007) which identified Warrington and Lymm as historic towns. The Historic Towns Survey analyses the historic development and archaeological potential of Warrington and complements the Historic Landscape Characterisation project. The Historic Towns Survey for Warrington highlights that Warrington has been of importance since prehistoric times due to its location at the lowest fordable point of the River Mersey. The wall is included as a historic town within the Historic Towns Survey although it is acknowledged that strictly speaking The wall does not qualify as a town. For this reason, it has not been included as a historic town in its own right in the interpretation of purpose 4.
115. The Warrington Archaeological Assessment which accompanies the Cheshire Historic Towns Survey, discusses the importance of St Elphin and the church which lies within the centre of the town, north of the River Mersey. Warrington's position at the centre of a major state, at a ford of the River Mersey and on a major north-south route, would have made it an attractive trading centre and stop over point. The assessment also suggests that there was a religious centre located here before the church was constructed, based upon a sacred well. St Elphin's well is known to have been located close to the church. The report outlines that originally the urban centre was focused around St. Elphin's church and the castle, perhaps along Church Street. Many of these important historical features are reflected in the designation of the Conservation Areas within the town centre.
116. The accompanying Lymm Archaeological Assessment details that Lymm is recorded in 1086 as having been divided into two states of equal value, including a church which was shared between the two. The medieval town developed into two distinct areas: in the vicinity of St Michael's Church and to the north in the area of

the crossing of the Slit ten Brook. During the post medieval period the town experienced industrial development and two important monuments from this period remain: the Bridgewater Canal passes through the village and Lymm Slitting Mill lies immediately to the north. During the late post medieval period, the town developed an important function as a tourist attraction and this persists today. These historical characteristics are reflected in the designation of the Lymm Conservation Area.

117. For these reasons it is therefore considered appropriate to include the Warrington Town Centre Conservation Areas (to capture the historic importance of the central area of the town) and Lymm Conservation Area in the assessment of purpose 4. The other conservation areas within the borough are considered to be of localised heritage value and therefore have not been included in the assessment of purpose 4.
118. It is noted that whilst the Warrington Archaeological Assessment also places importance on the Wilderspool area of Warrington due to Roman history, it is considered that this is due to its archaeological importance, rather than reflecting the special character of Warrington as a historic town today.
119. All of the relevant Conservation Area appraisals have been reviewed and the following has been raised as significant in terms of viewpoints. The Church Street Conservation Area Appraisal (March 2007) specifically notes that the: “ *Parish Church with its 86 metre high spire is the dominant visual feature of the conservation area and is also visible from a distance especially from the flatter farmland to the north of the Borough. The views from the south are often more restricted, especially along the built up road frontages such as the A49 but there is a fine prospect of a spire from the high ground at Knutsford Road about 5km to the south east* ”
120. Given that viewpoints extend beyond areas which may be adjacent to the historic towns, these important viewpoints have been mapped by WBC in order to identify and acknowledge where a parcel might cross an important viewpoint. This map is provided at Appendix C. The parcel highlighted makes a contribution to preserving the views of the spire of the Parish Church of St Elphins. Where the parcel is not adjacent to a historic town however it crosses an important view, the assessment for purpose 4 should be ‘weak contribution’. This acknowledges the importance of the parcel along this viewpoint however takes into consideration the level of separation from the historic centre of Warrington.
121. The preceding stages are only undertaken if the nearest settlement to the parcel is Warrington or Lymm (the historic towns). If the nearest settlement is not Warrington or Lymm the conclusion should be ‘no contribution’ to purpose 4, unless the parcel crosses an important viewpoint (as per the map on Appendix C)
122. In terms of neighbouring authorities, the following settlements are regarded as historic towns: Widnes and Runcorn (including Halton Village).
123. The Cheshire Historic Towns Survey (2003) identifies Widnes as a historic town due to the Farnworth Medieval Borough which is a medieval settlement dating back to the 14th century and also the industrial heritage of Widnes with industrial sites linked to chemical manufacturing. The Survey also identifies Halton and

Runcornashistorictownsduetothei rlymedievalorigins.Haltonwasa medievalsettlementwiththeremainsofHaltonCastlewhichwasfirstbuiltin c1071,howeverHaltonVillageisnowpart ofRuncorn.Runcornwasamedieval settlementwithanearlymedieval burh(defensivestronghold)havingbeen constructedinAD915andthemedievalAllSaintschurchhavingbeenbuiltby the12thcentury.

124. TheStHelensHistoricSettlementStudy(December2011),partoftheMerseyside HistoricCharacterisationProjectwasreviewedhoweveritdoesnotcategorically defineNewton-le-WillowsorStHelensas a‘historictown’.

### *Stage 2*

125. Thisstageisintendedtocapturewhethe rtheGreenBeltparcel inquestionhasa roleinpreservingthesetti ngofthesettingandspecial characterofthehistoric townbyreferencetoitsre levantConservationAreas.
126. Abufferwasappliedfromthehistorictowns’relevantConservationAreas outwardsby250m.ThelevantConservationAreasasdiscussedaboveinclude thosewithinWarringtonTownCentrea ndalsoLymmConservationArea.The useofthis250mbufferprovidesapatia lcontainertoassesstherelationship betweentheConservationAreaandtheGreenBelt.250misbasedon considerationoftheoverall scaleofthesettlements a ndutilisesanelementof professionaljudgementgiventhelackof formalguidanceonthismatter.Without thebuffer,therelationshipbetweenthe ConservationAreaandGreenBeltwould notbebroughtintofocus.
127. Thejustificationforfocusingonrelevant ConservationAreasistoprovideahigh levelapproachtoprovide consistencyandclarityandto ensurethatthefocusison thesettingandcharacterof these‘historic’assetswhicharegivensignificant protectionboththroughlegislationandpo licy.Thissievesoutparcelswhichare adjacenttoConservationAreaswhichare oflocalheritagevalueandindividual listedbuildingsgiventhatth iswouldprovidetoomuch ofafinegrainassessment whichwouldbelessfocusedonth e‘historictown’asawhole.
128. WheretheGreenBeltparcelisnotdirect lyalignedwiththe250mbufferofthe ConservationArea,itisnotnecessarytoundertakeStage3andtheconclusion shouldbe‘nocontribution’topurpose4, unlessheparcelcrossesanimportant viewpointidentifie dinStage1.

### *Stage 3*

129. Thefinalstagecaptureswhethertherole oftheGreenBeltinpreservingthe settingandcharacteroftheConservati onAreahasbeendilutedthroughmodern in-filldevelopmentwithinthedevelopmentlimits.
130. Stage3Aalsoincludestheconsiderationof other‘designatedheritageassets’and importantviewsgiventhatthesemayadd tothesettingandspecialcharacterof theConservationArea.

## Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

### Definitions for Purpose 5

Urban land - this refers to the Warrington urban area and settlements which are inset from the Green Belt as set out in Policy CC1 of the adopted Local Plan Core Strategy.<sup>3</sup> This also includes settlements in adjacent neighbouring authorities consisting of: St Helens, Runcorn, Newton-le-Willows, Cadishead, and Widnes. Parcels which are isolated from the urban area should be assessed as 'no contribution' for this purpose.

### Approach to the Assessment

131. A desk based assessment only was applied to this purpose.

Key Questions to Consider	Recommended Approach
What is the nearest urban land to the parcel and what is its brownfield capacity?	See Table 6 below for brownfield capacity information and contribution to purpose. It is noted that given the approach adopted, all parcels will perform equally against this purpose.  Parcels which are not connected to the urban area along any boundaries should be assessed as 'no contribution'

Table 6: Brownfield capacity

Borough/Settlement	Area (Ha)	Unconstrained PDL SHLAA Sites (only PDL) (Ha)	Unconstrained brownfield land as a % of the area	Purpose 5 Assessment
Warrington Borough	6390.18	298.72	4.67%	-
St Helens Borough	13590	238	1.75%	-
Halton Borough (Excl. Mersey)	7939.91	44.32	0.56%	-
Mid Mersey Housing Market Area	27920.09	581.04	2.08%	Moderate contribution
Irlam and Cadishead 'Settlement' Urban Area <sup>4</sup>	527	17	3.23%	Moderate contribution

<sup>3</sup> Appleton Thorn, Burtonwood, Croft, Culcheth, Glazebury, Grappenhall Heys, Hollins Green, Lymm, Oughtrington, Winwick.

<sup>4</sup> This relates to the Census urban area covering the main residential area within these wards, which ends at Boysnope Golf Club. This is different from the whole urban area within the wards of Irlam and Cadishead.

Table 7: Purpose 5 Assessment Thresholds

Brownfield Capacity Thresholds	Purpose 5 Level of Contribution
0%	No contribution
>0–1%	Weak contribution
>1–5%	Moderate contribution
>5%	Strong contribution

### Justification for the Approach

132. A number of authorities have chosen to follow the PAS Green Belt guidance from February 2015 which states that the value of various land parcels is unlikely to be distinguished by the application of this purpose and have therefore screened out purpose 5 from the assessment.
133. In light of the Cheshire East Inspectors' Interim and Further Views, purpose 5 has been included within the methodology, taking a pragmatic approach. This ensures that each of the purposes is considered and given equal weighting in the overall assessment of Green Belt purposes. The Mid Mersey Strategic Housing Market Assessment (January 2016) covering the boroughs of Halton, Warrington and St Helens defines these authorities as forming a single housing market area. This single housing market area has been applied in calculating the brownfield capacity. This therefore means that all parcels adjoining the Warrington urban area, the inset settlements and the neighbouring authorities of Halton and St Helens are assessed as having an equal role in assisting in urban regeneration across the borough.
134. The proportion of unconstrained previously developed land for Warrington has been taken from the WBC SHLAA (January 2016). St Helens Council have provided information from their SHLAA (2012) (the updated SHLAA is to be completed in late 2016). Halton Borough Council's figures include all brownfield sites considered in the preparation of their Delivery and Allocations Local Plan or within their SHLAA (2012). The unconstrained previously developed land across all three boroughs has then been calculated as a percentage of the total area of all three boroughs' settlements. This provides the percentage of brownfield urban potential within the Mid Mersey Housing Market Area. This is shown in Table 6 above.
135. In relation to the settlements of Irlam and Cadishead within the neighbouring authority of Salford City Council, figures were provided by Salford Council from their Housing and Economic Land Availability Assessment (based date 31 March 2015). Given the level of connection of these wards to the Warrington Green Belt it would be illogical to take a comparative approach and base these figures on the Greater Manchester Housing Market Area, thus applying these wards alone

provides a more rational approach. A threshold was then applied relating to the scale of potential for urban regeneration. The threshold levels are set out in Table 7 above. These thresholds are comparative to those applied in the Cheshire East Council Green Belt Assessment Update (2015).

136. Given there is no single correct method in assessing purpose 5, this provides a high level view on the role of the Green Belt in encouraging the recycling of derelict and other urban land. It requires an element of professional judgement and it is important to emphasise that this is a theoretical exercise and it is acknowledged that as it is an assessment of 'potential' and there is no guarantee that all parcels will have a blanket role in assisting urban regeneration across the borough. The alternative approach of assessing the urban potential by individual settlement within WBC would result in a skewed assessment given the size of WBC's inset settlements. The approach has been discussed and agreed with WBC officers.

### Overall Assessment

137. The purpose of the overall assessment is to consider the outcomes of each of the five purposes and then make a judgement on the overall contribution the parcel makes to the Green Belt.
138. The same qualitative scoring system as applied to each of the five purposes was also applied to the overall assessment, as set out below:

Table 8: Qualitative scoring system to be applied to overall assessment

Level of Contribution to Green Belt Purposes Overall
<b>No</b> – the parcel makes no contribution to Green Belt purposes
<b>Weak</b> – on the whole the parcel makes a limited contribution to Green Belt purposes
<b>Moderate</b> – on the whole the parcel contributes to a few of the Green Belt purposes however does not fulfil all purposes
<b>Strong</b> – on the whole the parcel contributes to Green Belt purpose in a strong and undeniable way, whereby removal of the parcel from the Green Belt would detrimentally undermine the overall aim of the Green Belt

139. In order to ensure a consistent and transparent approach, the following guidance was used in determining the overall assessment:
- No parcel should be assessed as 'no contribution' overall unless each of the five purposes is assessed as a 'no contribution'.
  - Where there was a 4/1 split – the majority contributions should always be applied, unless the majority is 'no contribution' in which case, the overall should be 'weak'.

Example:

Moderate	Moderate	Moderate	Moderate	No	<b>Moderate</b>
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Exception:

No	No	No	No	Moderate	<b>Weak</b>
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140. Where there was a 3/2 split – the majority contributions should always be applied unless the ‘2’ contributions are ‘strong’. In this case, the overall would be ‘strong’. The exception to this would be if the majority was ‘no’, in this case the overall would be the minority or if the ‘3’ was moderate, the contribution would be weak given that this is between the two levels.

Example:

Moderate	Moderate	Moderate	Weak	Weak	<b>Moderate</b>
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Exception:

Moderate	Moderate	Moderate	Strong	Strong	<b>Strong</b>
No	No	No	Weak	Weak	<b>Weak</b>
No	No	No	Moderate	Moderate	<b>Weak</b>

- Where there was a 3/1/1 split – the majority contributions should always be applied unless one of the minority contributions is ‘strong’ and one is ‘moderate’. In this case, professional judgements should be applied (see below). Where the majority is ‘no’, the middle category from the split should be the overall.

Example:

Moderate	Moderate	Moderate	Strong	Weak	<b>Moderate</b>
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Exception:

Weak	Weak	Weak	Strong	Moderate	<b>Apply professional judgement</b>
No	No	No	Moderate	Weak	<b>Weak</b>

- Where there was a 2/2/1 split – the contribution to be applied depends on what the split and the minority lean towards. For example where the minority contribution is ‘no’, the lower contribution of the split should be applied. The exception to this is where the minority contribution is ‘strong’, in which case professional judgements should be applied.

Example:

Weak	Weak	No	Moderate	No	<b>Weak</b>
Moderate	Moderate	Weak	Weak	No	<b>Weak</b>
Moderate	Moderate	No	No	Weak	<b>Weak</b>

Exception:

Moderate	Strong	Moderate	No	No	<b>Apply professional judgement</b>
----------	--------	----------	----	----	-------------------------------------

- Where 2 purposes are the same and the remaining 3 are all different application of professional judgement would be required.

Example:

Weak	Weak	No	Moderate	Strong	<b>Apply professional judgement</b>
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**Applying Professional Judgement**

141. Whilst all five Green Belt purposes should be given equal weighting, the overall assessment is not intended to be a number balancing exercise and a certain level of professional judgement must be applied to all of the above rules and particularly where one of the purposes is assessed as 'strong'. In order to do this, it is necessary to refer back to the overall aim and purpose of Green Belt as set out in paragraph 79 of the NPPF:

*“The fundamental aim of the Green Belt policy is to prevent urban sprawl by keeping land permanently open, the essential characteristics of Green Belt are their openness and permanence.”*

142. Paragraph 79 refers to the prevention of 'urban sprawl' and keeping land permanently open. These aims are fundamentally subsumed within Purposes 1, 2 and 3 and thus where the development of a parcel would particularly threaten these purposes additional weight should be applied to its contribution to Green Belt purposes. This is a matter for the professional judgement of the assessor however the justification for the assessment should provide a transparent explanation behind their reasoning.

**4.5 Duty to Cooperate**

143. The Duty to Cooperate was a principle originally established within the Localism Act 2011 and further detailed within the NPPF and NPPG. Paragraph 178 of the NPPF requires joint working to be diligently undertaken by LPA on planning issues that cross administrative boundaries in the interests of mutual benefit.

144. Following sign-off of the methodology by WBC, the methodology was shared with AGMA and the following neighbouring authorities:

- Trafford Council
- Wigan Council
- Cheshire East Council
- Halton Council
- Salford Council

- Cheshire West and Chester Council
- St Helens Council

145. Comments were received by a number of authorities and a number of minor amendments were made to the methodology in accordance with these comments.

## 5 Stage 1: General Area Assessment Findings

146. The General Area map is provided at Appendix D. The General Areas were assessed as making the following contribution to the Green Belt:

Table 9. Summary table of General Area assessment findings

Level of contribution	General Area Reference
Strong contribution	3, 8, 13, 17, 23
Moderate contribution	1, 2, 4, 6, 7, 9, 11, 12, 14, 15, 16, 18, 19, 20, 21, 22, 24
Weak contribution	5, 10
No contribution	

147. The full General Area Assessment table can be found in Appendix E. In total there were 24 General Areas assessed against the five purposes of Green Belt. The results of the assessments are:

- 5 General Areas make a strong contribution to the Green Belt;
- 17 General Areas make a moderate contribution to the Green Belt;
- 2 General Areas make a weak contribution to the Green Belt; and
- No General Areas make 'no' contribution to the Green Belt.

The choropleth map below illustrates the General Area Assessment outcomes:

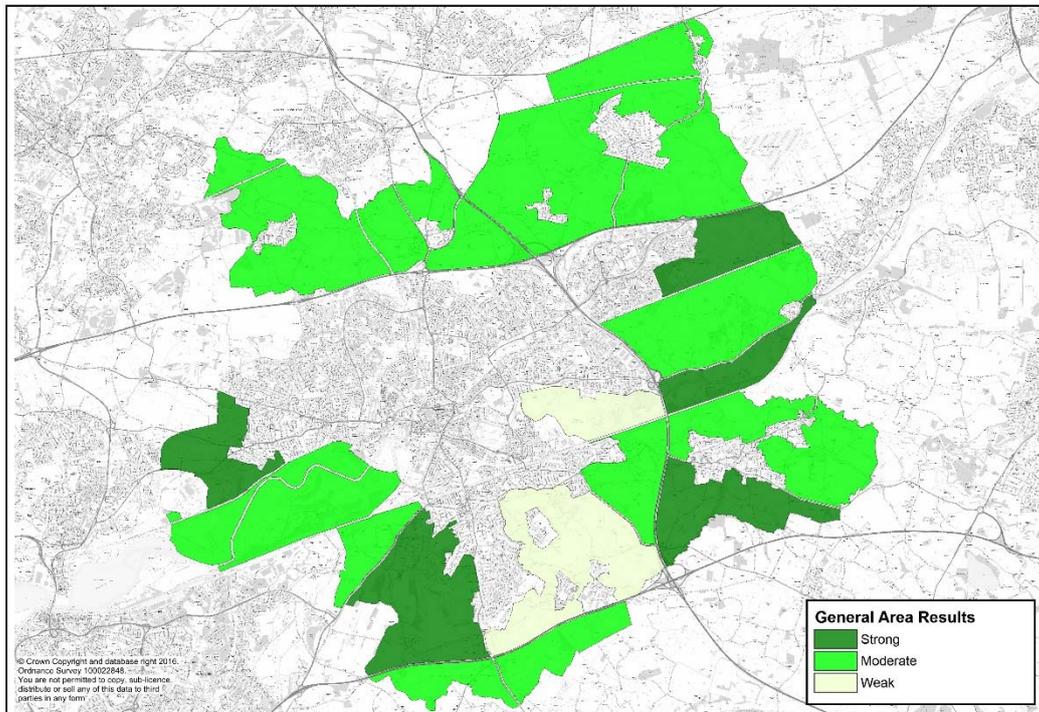


Figure 8. Choropleth mapping showing results of General Area Assessment

148. Given that all of the General Areas, with the exception of GA12 are located adjacent to WBC's inset settlements and/or settlements within neighbouring authorities, one width of parcel has been defined as part of the Stage 2 assessment, regardless of the Stage 1 outcomes. A second width of parcel has not been assessed at this stage. However, the Council will undertake this work as the Local Plan progresses, taking into account sites submitted as part of the 'call for sites'.
149. GA12 makes a moderate contribution to Green Belt purposes and therefore it does not necessarily lean towards division into smaller parcels for assessment, although it does not preclude it, should WBC wish to define parcel sin this General Area. The only General Areas to make a weak contribution to Green Belt purposes are GA5 and GA10. Due to the landform of GA5 which is intersected by the River Mersey and which adjoins the Warrington urban area along two long boundaries, the entire General Area is divided into parcels when parcels are drawn one width from the settlement outwards. Within GA10, parcels have been drawn around the Warrington urban area and around the inset settlements within the General Area taking one width from the settlement outwards. The Council will assess further widths of parcels in this area as the Local Plan progresses, taking into account sites submitted as part of the 'call for sites' process.
150. It is important to reiterate the purpose of the General Area assessment in taking a holistic approach and ensuring that the whole of the Green Belt has been assessed taking into account the cumulative effect of smaller parcels. The outcomes from the General Area Assessment are therefore not directly comparable to the parcel assessment outcomes and it is likely that there will be significant differences. For example, the assessment outcomes of purpose 2 (preventing neighbouring towns from merging) will be elevated in the General Area Assessment given that most of the General Areas lie between two towns, including within neighbouring authorities. This therefore increases the contribution levels of these General Areas even though certain parts of the General Area may not directly play a role in contributing to this purpose.

## 6 Stage 2: Parcel Assessment Findings

151. The approach to selecting parcels from the General Area is described above. The parcels are a means of assessing smaller areas of the Green Belt to help in the assessment of land that could be taken forward as sites. This is separate to the assessment of sites as part of the plan making process.
152. Parcels were defined according to the methodology set out in Section 4.4.1. One width of parcels was defined. The parcel maps are included at Appendix F.
153. The parcels were assessed against the five purposes of Green Belt and were identified as making the following overall contribution to the Green Belt:

Table 10. Summary table of parcel assessment findings

Level of contribution	Parcel Reference
Strong contribution	<p><b>Lymm:</b> LY3,LY4,LY5,LY6,LY7,LY8,LY10,LY11,LY12,LY17,LY18,LY19,LY21,LY22,LY25,LY26</p> <p><b>Grappenhall:</b>GH5,GH6</p> <p><b>Hollins Green:</b> HG1,HG2,HG5,HG6</p> <p><b>Warrington urban area:</b>WR4,WR15,WR16,WR17,WR20,WR21,WR22,WR23,WR30,WR31,WR32,WR39,WR50,WR51,WR52,WR54,WR55,WR56,WR68,WR69,WR70,WR71,WR78,WR79,WR80,WR81,WR82,WR83,WR84</p> <p><b>Glazebury:</b>GB3,GB4,GB5,GB9,GB10,GB12,GB13</p> <p><b>Culcheth:</b>CH1,CH2,CH3,CH4,CH5,CH6,CH7,CH10,CH11,CH12,CH13,CH15</p> <p><b>Burtonwood:</b> BW1,BW2,BW4,BW5,BW6,BW7,BW8,BW9</p> <p><b>Winwick:</b>WI3,WI4</p> <p><b>Croft:</b> CR1,CR2,CR3,CR5</p> <p><b>Appleton Thorn:</b>AT7,AT8,AT9,AT14</p>
Moderate contribution	<p><b>Lymm:</b>LY2,LY9,LY13,LY14,LY16,LY23,LY24,LY27</p> <p><b>Cadishead:</b>CD2</p> <p><b>Grappenhall:</b>GH4</p> <p><b>Hollins Green:</b>HG4</p> <p><b>Warrington urban area:</b>WR1,WR2,WR3,WR5,WR6,WR7,WR8,WR18,WR24,WR25,WR26,WR27,WR28,WR29,WR37,WR38,WR41,WR42,WR44,WR45,WR53,WR57,WR58,WR59,WR60,WR62,WR63,WR64,WR65,WR73,WR74,WR75,WR77</p> <p><b>Glazebury:</b>GB2</p> <p><b>Burtonwood:</b>BW3</p> <p><b>Winwick:</b>WI5,WI6,WI7,WI8,WI10</p> <p><b>Croft:</b>CR4,CR8</p> <p><b>Newton-le-Willows:</b>NW1</p> <p><b>Appleton Thorn:</b>AT1,AT2,AT5,AT11,AT12,AT13,AT16</p>
Weak contribution	<p><b>Lymm:</b>LY1,LY15,LY20,LY28</p> <p><b>Cadishead:</b>CD1</p> <p><b>Grappenhall:</b>GH1,GH2,GH3,GH7,GH8</p> <p><b>Hollins Green:</b>HG3</p> <p><b>Warrington urban area:</b>WR9,WR10,WR11,WR12,WR13,WR14,WR19,WR33,WR34,WR35,WR36,WR40,WR43,WR46,WR47,WR48,WR49,WR61,WR66,WR67,WR72,WR76</p> <p><b>Glazebury:</b>GB1,GB6,GB7,GB8,GB11</p> <p><b>Culcheth:</b>CH8,CH9,CH14</p> <p><b>Winwick:</b>WI1,WI2,WI9</p> <p><b>Croft:</b>CR6,CR7</p> <p><b>Newton-le-Willows:</b> NW2,NW3,NW4</p>

	<b>Appleton Thorn: AT3, AT4, AT6, AT10, AT15</b>
No contribution	

154. The full parcel assessment table can be found in Appendix G. In total there were 203 parcels assessed against the five purposes of Green Belt. The results of the assessments are:

- 88 parcels make a strong contribution to the Green Belt;
- 61 parcels make a moderate contribution to the Green Belt;
- 54 parcels make a weak contribution to the Green Belt; and
- No parcels make 'no' contribution to the Green Belt.

155. The choropleth map below illustrates the parcel assessment outcomes:

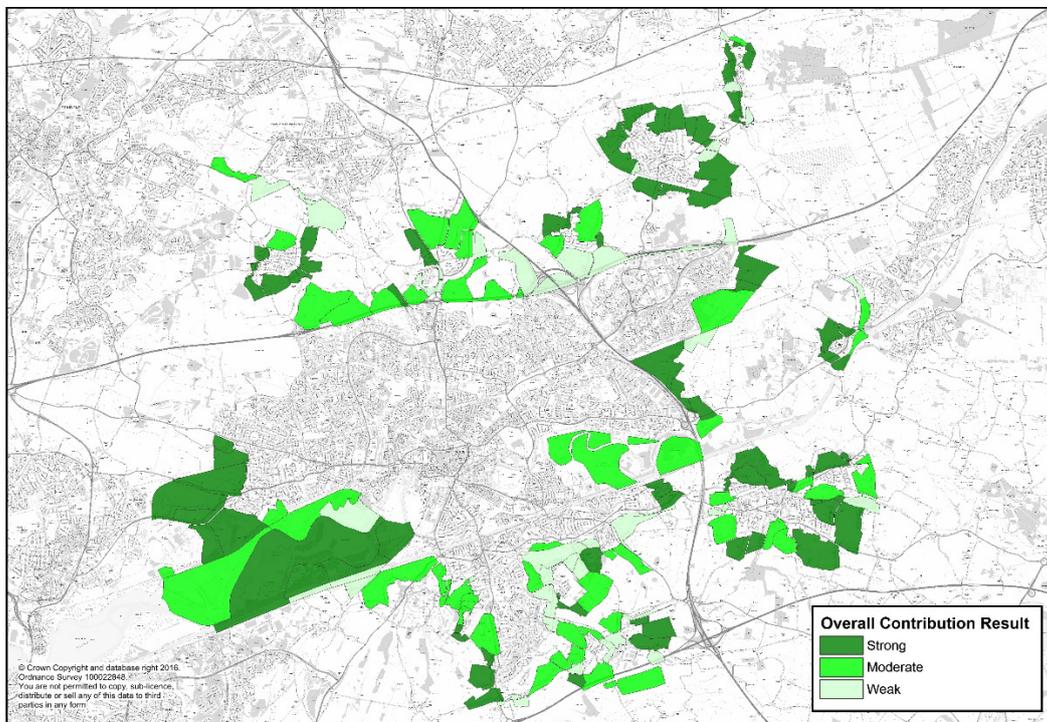


Figure 9. Choropleth mapping showing results of Parcel Assessments

156. Those parcels which are assessed as making a lower contribution towards Green Belt purposes have the greatest potential to be considered for release, subject to other evidence in the site selection process. Those lower performing parcels have the greatest potential (in purely Green Belt terms) to 'top up' non-Green Belt sites in locations where demand is demonstrated as exceeding the supply of non-Green Belt sites. Higher performing Green Belt parcels can also be considered for release albeit a greater case will need to be made for exceptional circumstances which outweigh the benefits of a potential site remaining in the Green Belt. Therefore the outcomes from the assessment do not rule out the possibility of certain parcels being released, the justification and accompanying evidence required would be greater in such circumstances. Thus in the first instance it will be necessary to ascertain the Council's housing and employment land requirements.

## 6.1 Next Steps

157. The outcomes from the assessments should be used in informing decision making regarding land to be released for potential development. It should be considered alongside the evidence before any potential sites are identified. WBC will need to develop a site selection methodology that will enable the Green Belt sites to be fed into it and assist in acting as a 'top up' for the housing and employment land supply. This will need to align with the broad and locationally-specific exceptional circumstances case.
158. In developing the 'exceptional circumstances' case it will be necessary to look at the objectively assessed needs for development and consider whether these needs can be accommodated without incursions into the Green Belt. The exceptional circumstances cases should also consider the impacts on sustainable patterns of development if Green Belt boundaries were not altered, as required by NPPF paragraph 84. In light of this, if relevant, the exceptional circumstances would be the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly since it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. In collating the information to inform the demonstration of exceptional circumstances (such as objectively assessed need for development, spatial distribution of development etc.) the most up to date evidence should be used.

## 6.2 Summary of Recommendations

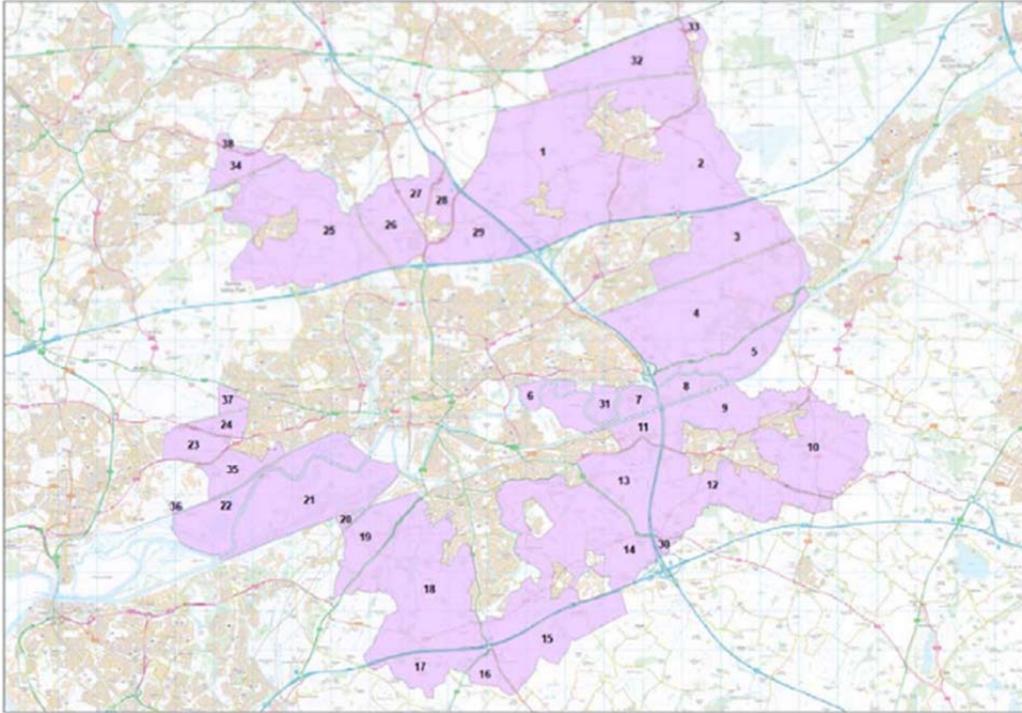
159. To summarise, we recommend that the following next step tasks are undertaken by WBC:
- Ascertain the housing and employment land requirements in the Borough;
  - Develop a site selection methodology;
  - Feed the Green Belt Assessment findings into the site selection methodology;
  - Undertake further assessment of parcels in GA10 and in the context of sites submitted as part of the 'call for sites' process;
  - Develop the exceptional circumstances case to justify altering Green Belt boundaries.

## Appendix A

GeneralAreaBoundary  
DefinitionandMap

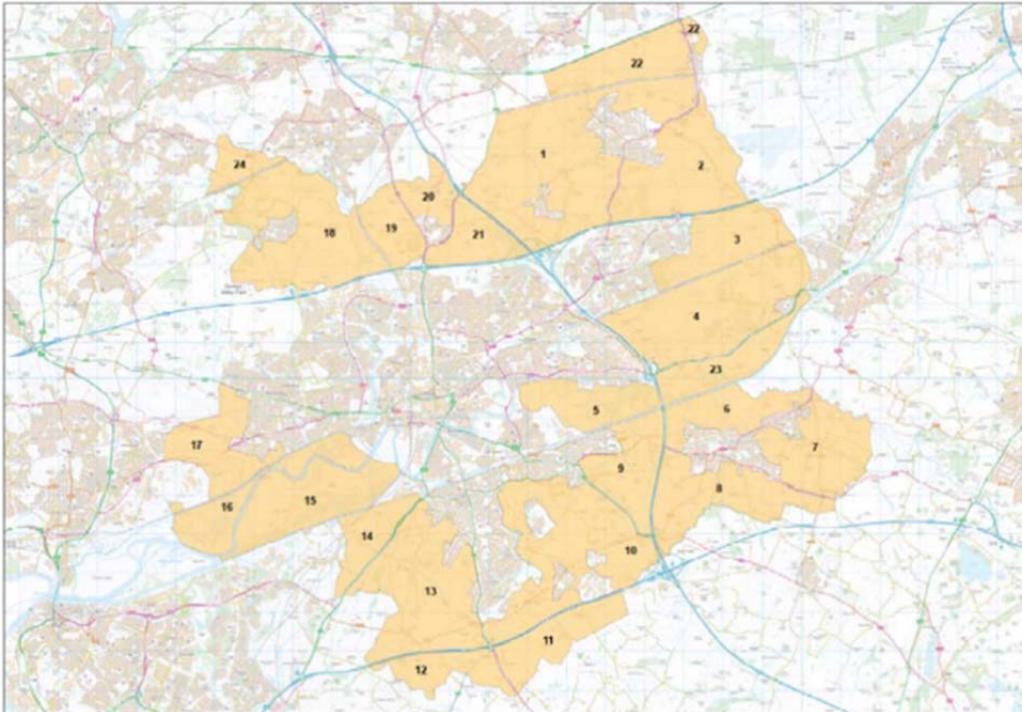
## A1 Map GA1

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## A2 Map GA2

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## A3 Boundary Definition Justification

Map GA1 Reference	Comments in relation to Map GA2	Justification
1	Unchanged	
2	Unchanged	
3	Unchanged	
4	Unchanged	
5	Merged with 8 to create 23	
6	Merged with 7 and 31 to create 5	GA6 is below 150ha and has therefore been merged with the smallest adjacent GA(7). GA7 cannot be merged across the motorway. GA31 is below 150ha and can only be merged with 6 and 7.
7	Merged with 6 and 31 to create 5	
8	Merged with 5 to create 23	GA8 is below 150ha, it cannot be merged across the motorway or the Liverpool to Manchester Canal and has therefore been merged with the smallest adjacent GA(5).
9	Unchanged, renumbered 6	
10	Unchanged, renumbered 7	
11	Merged with 13 to create 9	GA11 is below 150ha, it cannot be merged across the motorway or the Liverpool to Manchester Canal and can therefore only be merged with 13
12	Merged with 30 to create 8	
13	Merged with 11 to create 9	
14	Unchanged, renumbered 10	
15	Unchanged, renumbered 11	
16	Merged with 17 to create 12	GA16 is below 150ha, it has been merged with the smallest adjacent GA(17).
17	Merged with 16 to create 12	
18	Unchanged, renumbered 13	
19	Merged with 20 to create 14	
		GA20 is below 150ha, it cannot be merged across the Liverpool to Manchester Canal and therefore can only be merged with 19.
21	Unchanged, renumbered 15	
22	Merged with 36 to create 16	
23	Merged with 24, 35 and 37 to create 17	GA23, 24, 35 and 37 are all below 150ha. If GA23 is merged with 24, it will still be below 150ha. It would therefore be merged again with 37. GA35 is below 150ha and the smallest adjacent GA is the merged 23, 24 and 37.
24	Merged with 23, 35 and 37 to create 17	

## **Appendix B**

Good Practice Review of  
Methodologies Adopted  
Elsewhere

## B1 Purpose 1

LPA and Document Status	Purpose 1 Overview
<p>Bath and North East Somerset Council Core Strategy (adopted in July 2014)</p> <p>Green Belt Assessment Stage 1 (April 2013), Stage 2 (September 2013)</p>	<p>Purpose 1: It is the view of B&amp;NES Council that Bristol and Bath should be regarded as “large built-up areas” when appraising land parcels. The considerations applied are outlined below. The Green Belt designation in this land parcel:</p> <ul style="list-style-type: none"> <li>• protects open land contiguous to or within close proximity of Bristol or Bath;</li> <li>• prevents development that would result in another settlement being absorbed into the large built-up area; and</li> <li>• prevents sprawl where development would not otherwise be restricted by a barrier (e.g. road, railway, large watercourse).</li> </ul>
<p>Rushcliffe Core Strategy (adopted December 2014)</p> <p>Green Belt Review (June 2013)</p>	<p>Purpose 1: Consider whether development would:</p> <ul style="list-style-type: none"> <li>- Take place outside urban areas</li> <li>- Take place in an area that cannot be easily linked to existing town centres by public transport; and</li> <li>- Impact on accessibility to the open countryside for urban residents</li> </ul> <p>A higher score for areas of Green Belt that stop the coalescence of large built-up areas on the edge of the district. A lower score for areas that have a wide expanse.</p>

<p>Rotherham Core Strategy (adopted September 2014)</p> <p>Green Belt Review (April 2012)</p>	<p>Purpose 1 and 3 have been combined as they are considered to be very similar in nature and repetitive.</p> <p>Each parcel was assigned to one of 3 categories:</p> <p><b>Well contained (WC)/High Urban Influence (HUI):</b></p> <ul style="list-style-type: none"> <li>• A parcel must be adjacent to an urban area and bounded by strong physical features such as main roads, railways or tree belts. This would prevent any development within the parcel from encroaching beyond the parcel boundary into the open countryside in neighbouring parcels, and hence if developed would be likely to have a minimal impact on the overall openness of the Green Belt.</li> <li>• Land possesses a semi-urban to urban character and is no longer perceived to be part of the open countryside. Impact upon openness is significant to total.</li> <li>• Land may contain degraded land that provides opportunities for enhancement.</li> </ul> <p><b>Partly contained (PC)/Medium Urban Influence (MUI)</b></p> <ul style="list-style-type: none"> <li>• Where only a small part of the parcel is 'contained' by the urban area. This category includes parcels that abut an urban area for any part of their boundary, as these parcels may be a suitable location for development, even if the area is currently not physically well-contained by the urban area. Furthermore, the relationship with the urban area may change if an adjoining parcel were to be developed.</li> <li>• Land possesses a semi-rural character and there is already a perception of significant encroachment with significant impact upon openness.</li> <li>• There may be other constraints to further encroachment.</li> </ul> <p><b>Not contained (NC)/Low Urban Influence (LUI):</b></p> <ul style="list-style-type: none"> <li>• Parcels that are 'not contained' by an urban area, and are therefore areas where development would lead to urban sprawl, include parcels that are not adjacent to an urban area. Such parcels are not, by definition, 'contained' by an urban area. In the case of parcels that are physically separated from an urban area e.g. by a main road (dual carriageway or motorway) or railway, these are also considered to be 'not contained'.</li> <li>• Parcel possesses a predominantly open rural character.</li> <li>• There may be limited or no other fundamental constraints to encroachment (such as a strong landscape feature that could assist in fulfilling this purpose by containing development from outlying countryside).</li> </ul> <p>Reference is made to paragraph 81 – beneficial uses of the Green Belt. It is noted that the extent to which land in the Green Belt fulfils these objectives is not a material factor to be taken into account when considering its continued protection as the use of land is not as important as the purposes of including land in the Green Belt.</p>
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<p>Cheshire West and Chester Local Plan (adopted January 2015)</p> <p>Green Belt Review Stage 1 (2011) and Stage 2 (July 2013)</p>	<p>How well contained by the urban area is the parcel?</p> <p>Not contained - the majority of the parcel is detached from the urban area - development of parcel would be independent of existing built-up area</p> <p>Partly contained - between 25-50% of the parcel is adjacent to the urban area</p> <p>Well contained - over 50% of the parcel is adjacent to the urban area - development would be an extension of existing built-up area</p> <p>How strong is the boundary of the defined parcel of land?</p> <p>Weak boundary; one or more features lacking in durability, may have large gaps between features, in poor condition, or have no prominent features. Development could lead to future sprawl.</p> <p>Moderate boundary; some durable boundary features, may have some gaps / condition issues and few prominent features</p> <p>Strong boundary; one or more durable boundary feature that is intact and well developed. Prominent features in the landscape. Development would be well contained.</p>
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## B2 Purpose 2

LPA and Document Status	Purpose 2 Overview
<p>Bath and North East Somerset Council Core Strategy (adopted in July 2014)</p> <p>Green Belt Assessment Stage 1 (April 2013), Stage 2 (September 2013)</p>	<p>The towns that were assessed for purpose 2 were directed by BANES council. Bristol and Bath were defined as towns, as were the other towns that had a town council.</p> <p>The considerations applied are outlined below. The Green Belt designation in this land parcel:</p> <ul style="list-style-type: none"> <li>prevents the merger of towns or prevents development that would result in a comparatively significant reduction in the distance between towns; and</li> <li>prevents continuous “ribbon development” along transport routes that link towns.</li> </ul>
<p>Rushcliffe Core Strategy (adopted December 2014)</p> <p>Green Belt Review (June 2013)</p>	<p>All settlements within Rushcliffe were considered for purpose 2, even those that are washed over by the Green Belt. However, within the assessment a study was referenced ‘Appraisal of Sustainable Urban Extensions’ which assessed population size and the sustainability of each settlement within the Green Belt.</p> <p>Consider if development would:</p> <ul style="list-style-type: none"> <li>Leads to one town merging with another. Where there are issues in relation to merging, the scale and severity of such events will also be judged.</li> <li>Erode the visual separation both from distant views and as perceived when travelling between settlements or from within settlements</li> <li>A ‘higher’ score for areas of Green Belt that are very narrow both from a physical and visual perspective; and a lower score for areas that have a wide expanse or topographical features prevent visual merging.</li> </ul>
<p>Rotherham Core</p>	<p>The definition of a town for purpose 2 in the Rotherham Green Belt</p>

<p>Strategy (adopted September 2014)</p> <p>Green Belt Review (April 2012)</p>	<p>assessment was broadly aligned with the settlement hierarchy. This used the three highest categories – Rotherham urban area, Principle Settlements for Growth and Principle Settlements however one local centre was also used. This assumption implies that the assessment of purpose 2 relates more to land at the higher or broader level between towns rather than to more localised wedges or tongues of Green Belt that lie within the ‘towns.’</p> <p>Each parcel was assigned to one of 4 categories:</p> <ul style="list-style-type: none"> <li>• EG: The parcel is within an essential gap, where any further development would reduce the gap between settlements to an unacceptable width</li> <li>• EG(part): Although these parcels are situated within an essential gap that must be kept open, there may be scope for some development e.g. ‘rounding off’ on one or both edges of the gap without adversely harming its overall openness and the broad extent of the gap.</li> <li>• NG: Narrow gaps were defined as being wider than essential gaps but are still sensitive to development. Potentially more development could be accommodated on the edge of an urban area without leading to neighbouring settlements merging</li> <li>• WG: Wide gaps where development on the urban edge is not likely to impact on the integrity of the gap. Wide gaps are also likely to contain a series of narrower gaps between smaller settlements within them.</li> </ul>
<p>Cheshire West and Chester Local Plan (adopted January 2015)</p>	<p>The purpose of the Green Belt was to maintain the strategic gap around Chester and Ellesmere Port and therefore villages were considered alongside neighbouring towns within the Green Belt assessment.</p> <p>Would the loss of the area of land from the Green Belt result in a decrease in the strategic gap between Chester urban area and neighbouring towns/villages?</p> <ul style="list-style-type: none"> <li>• Removal of the parcel of land from the Green Belt would leave a gap of less than 1 mile between built-up areas which could result in cohesion of settlements</li> <li>• Removal of the parcel of land from the Green Belt would leave a gap of between 1 and 2 miles between built-up areas, cohesion is a possibility</li> <li>• Removal of the parcel of land from the Green Belt would leave a gap of more than 2 miles between built-up areas, cohesion unlikely.</li> </ul>

## B3 Purpose 3

LPA and Document Status	Purpose 3 Overview
<p>Bath and North East Somerset Council Core Strategy (adopted in July 2014)</p> <p>Green Belt Assessment Stage 1 (April 2013), Stage 2 (September 2013)</p>	<p>For the purpose of this assessment, countryside is taken to mean open land. It is acknowledged that villages are part of the 'countryside', but the focus of appraisal under this purpose is on identifying whether the appearance of generally open land in the countryside has been compromised by previous development. The considerations applied are outlined below. The Green Belt designation in this land parcel:</p> <ul style="list-style-type: none"> <li>• protects countryside that is in use for agriculture, forestry, outdoors sport and recreation, cemeteries and local transport infrastructure (appropriate uses based on NPPF paragraph 89, bullets 1 and 2, and paragraph 90, bullet 3);</li> <li>• protects countryside that is compromised as it contains existing uses that would not now constitute appropriate development (i.e. assumes re-use of brownfield land and existing buildings under NPPF paragraphs 89 &amp; 90 does not apply) or there is damaged or derelict land. For instance, existing employment or utilities development close to an urban area means land could be described as 'peri-urban' rather than countryside;</li> <li>• is important to prevent encroachment on the countryside with regard to the topography of land and location relative to existing development.</li> </ul> <p>A. Landscape value and enhancement and visual amenity</p> <p>The considerations applied are outlined below:</p> <ul style="list-style-type: none"> <li>• part or all of the land parcel is within or forms the setting of an Area of Outstanding Natural Beauty; and/or</li> <li>• part or all of the land parcel provides the setting for a World Heritage Site, Conservation Area, Scheduled Ancient Monument or listed buildings.</li> </ul> <p>B. Biodiversity value and enhancement. The considerations applied are outlined below:</p> <ul style="list-style-type: none"> <li>• part or all of the land parcel has a national or local ecology designation.</li> </ul> <p>C. Access and opportunities for outdoors sport and recreation</p>

<p>Rushcliffe Core Strategy (adopted December 2014)</p> <p>Green Belt Review (June 2013)</p>	<p>Consider if development would impact on the surrounding rural areas outside of the contained urban areas.</p> <p>Whilst landscape quality is not in itself a Green Belt issue, the impact development would have on the role of smaller scale ridges and key landscape features in providing a backcloth to urban areas could be considered as these features are fundamental to appreciation of the open countryside.</p> <p>A higher score for areas of Green Belt that border an existing settlement on one side; and a lower score for areas that border the settlement on three sides.</p>
<p>Rotherham Core Strategy (adopted September 2014)</p> <p>Green Belt Review (April 2012)</p>	<p>See Purpose 1 above – purpose 1 and purpose 3 have been combined</p>
<p>Cheshire West and Chester Local Plan (adopted January 2015)</p> <p>Green Belt Review Stage 1 (2011) and Stage 2 (July 2013)</p>	<p>The focus for this purpose will be on the land uses and opportunities that "<i>positively enhance the beneficial use of the Green Belt</i>".</p> <p>(i) Positive opportunities are:</p> <ul style="list-style-type: none"> <li>Providing access (to open space / countryside);</li> <li>Provide opportunities for outdoor sport and recreation;</li> <li>Retain, and enhance landscapes;</li> <li>Improve damaged and derelict land; and</li> <li>Visual amenity and biodiversity</li> </ul> <p>Are Green Belt opportunities being achieved in the defined area?</p> <ul style="list-style-type: none"> <li>5 opportunities are being achieved</li> <li>3 or 4 opportunities are being achieved</li> <li>2 or less opportunities are being achieved</li> </ul> <p>What percentage of the parcel is covered by development?</p> <ul style="list-style-type: none"> <li>Less than 25% of the parcel is developed</li> <li>Between 25 - 50% of the parcel is developed</li> <li>Greater than 50% of the parcel is developed</li> </ul>

## B4 Purpose 4

<p><b>LPA and Document Status</b></p>	<p><b>Purpose 4 Overview</b></p>
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<p>Bath and North East Somerset Council Core Strategy (adopted in July 2014)</p> <p>Green Belt Assessment Stage 1 (April 2013), Stage 2 (September 2013)</p>	<p>It is the view of B&amp;NES Council that Bristol, Bath, Keynsham, Midsomer Norton and Radstock should be regarded as “towns” when appraising land parcels. Keynsham, Midsomer Norton and Radstock all have Town Councils. The consideration applied is outlined below:</p> <p>The Green Belt designation in this land parcel makes a positive contribution to the setting, or better reveals the significance of a World Heritage Site or Conservation Area where the designation covers all or part of a town.</p>
<p>Rushcliffe Core Strategy (adopted December 2014)</p> <p>Green Belt Review (June 2013)</p>	<p>Consider if the development would impact on:</p> <ul style="list-style-type: none"> <li>- Conservation Areas</li> <li>- Setting and character of highly valued historic assets (historic Parks and Gardens, Listed Buildings, scheduled ancient monuments.)</li> </ul> <p>A higher score for areas of Green Belt land that have a clear link with the settlement’s historic core; and a lower score for settlements without a clear historic core, or where the historic core has been subsumed by 20th Century development.</p>
<p>Rotherham Core Strategy (adopted September 2014)</p> <p>Green Belt Review (April 2012)</p>	<p>Rotherham does not contain any nationally recognised historic towns, the setting of which needs to be protected. However, whilst this may be the case, the presence of historic attributes, such as conservation areas or other historic designations, is something which can still be used in consideration of the identity of these settlements defined as “towns” and was therefore used to inform the assessment of Purpose 2 where relevant.</p>
<p>Cheshire West and Chester Local Plan (adopted January 2015)</p> <p>Green Belt Review Stage 1 (2011) and Stage 2 (July 2013)</p>	<p>Are there any key views into/out of the historic city core?</p> <ul style="list-style-type: none"> <li>• Clear sight of key landmarks/assets or features into and/or out of the historic core</li> <li>• Partial visibility of key landmarks/assets or features into and/or out of the historic core</li> <li>• No key landmarks/assets or features in the historic core are visible.</li> <li>• Area not visible from urban core</li> </ul> <p>Does the parcel of land contribute towards the openness of the land and its surroundings?</p> <ul style="list-style-type: none"> <li>• Area is open with vistas over the adjacent rural landscapes and countryside</li> <li>• Partial openness, some views of adjacent rural landscapes and countryside, some restriction</li> <li>• Area has limited/no openness, views over adjacent rural landscapes and countryside greatly restricted</li> </ul>

## B5 Purpose 5

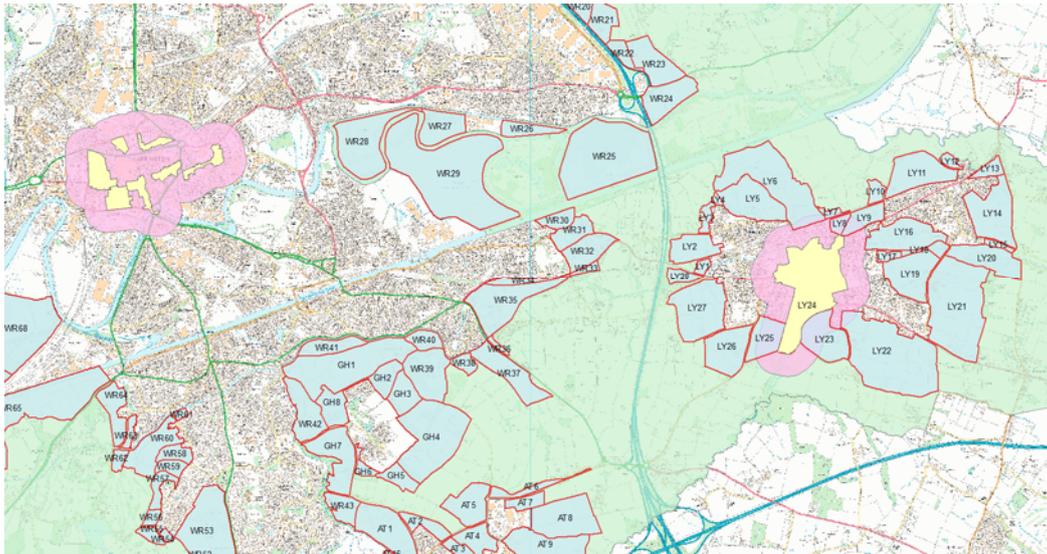
LPA and Document Status	Purpose 5 Overview
<p>Bath and North East Somerset Council Core Strategy (adopted in July 2014)</p> <p>Green Belt Assessment Stage 1 (April 2013), Stage 2 (September 2013)</p>	<p>The Bristol and Bath Green Belt is considered to play an important role in encouraging the recycling of derelict and other urban land, by restricting the availability of greenfield sites. The considerations applied are outlined below.</p> <ul style="list-style-type: none"> <li>• The land parcel adjoins the urban areas, defined as Bristol, Bath, Keynsham, Midsomer Norton or Radstock for the appraisal of this Green Belt purpose.</li> <li>• The land parcel contains land where B&amp;NES Council have experienced development pressure.</li> </ul>
<p>Rushcliffe Core Strategy (adopted December 2014)</p> <p>Green Belt Review (June 2013)</p>	<p>Consider if development would impact upon the likelihood of sites within the existing urban area coming forward, and whether development in the broad location would facilitate the possibility of reusing previously developed land.</p> <p>It is recognised this purpose could only be achieved in combination with the appropriate regeneration/development plan policies. For this purpose, an average value of 3 is used unless more local circumstances identify that the location is also necessary to have an appreciation of the history of the Nottingham-Derby Green Belt, the original intention of the designation when it was prepared at the local level and the extent of previous changes, and any specific regeneration issues.</p>
<p>Rotherham Core Strategy (adopted September 2014)</p> <p>Green Belt Review (April 2012)</p>	<p>It is the overall restrictiveness of Green Belt that, through its limitation of the supply of other development opportunities, encourages regeneration and re-use of land at a strategic level. It is considered impossible to judge how any given parcel of land within the Green Belt would contribute to the fulfilment of this purpose. This purpose has therefore not been assessed on an area by area basis.</p> <p>This relationship will be determined through the Core Strategy DPD, Sites and Policies DPD or individual planning applications.</p>
<p>Cheshire West and Chester Local Plan (adopted January 2015)</p> <p>Green Belt Review Stage 1 (2011) and Stage 2 (July 2013)</p>	<p>At this stage in the study it has been decided that the assessment of this purpose will be deferred. The reason for this decision is the difficulty of being able to measure whether development outside of the urban core, i.e. any remaining brownfield regeneration sites; was likely to have a positive or negative impact on regeneration priorities and subsequently on the success of the Green Belt to fulfil this purpose.</p>

## Appendix C

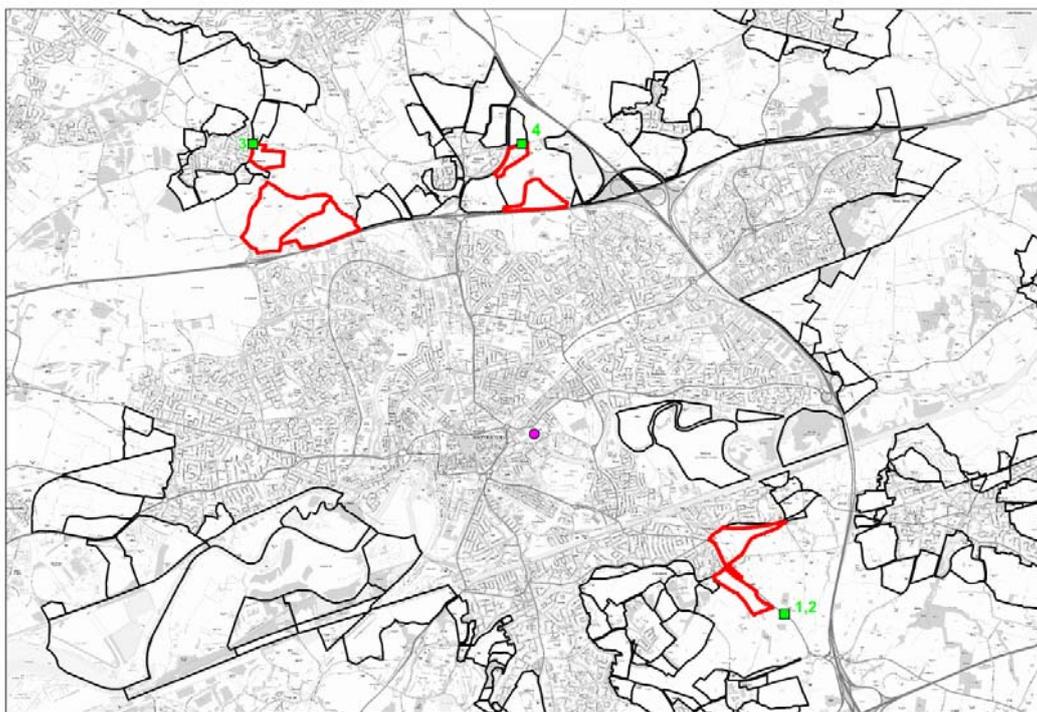
KeyViewpointsMapand  
ConservationAreaBufferMap

## C1 Conservation Area Buffer Map

For the purposes of the assessment of purpose 4 the Conservation Areas within the Warrington urban area and Lymm are identified on the map in yellow. These have been defined within the assessment as the 'relevant Conservation Areas'. A 250m buffer zone has been drawn from the Conservation Area outwards.

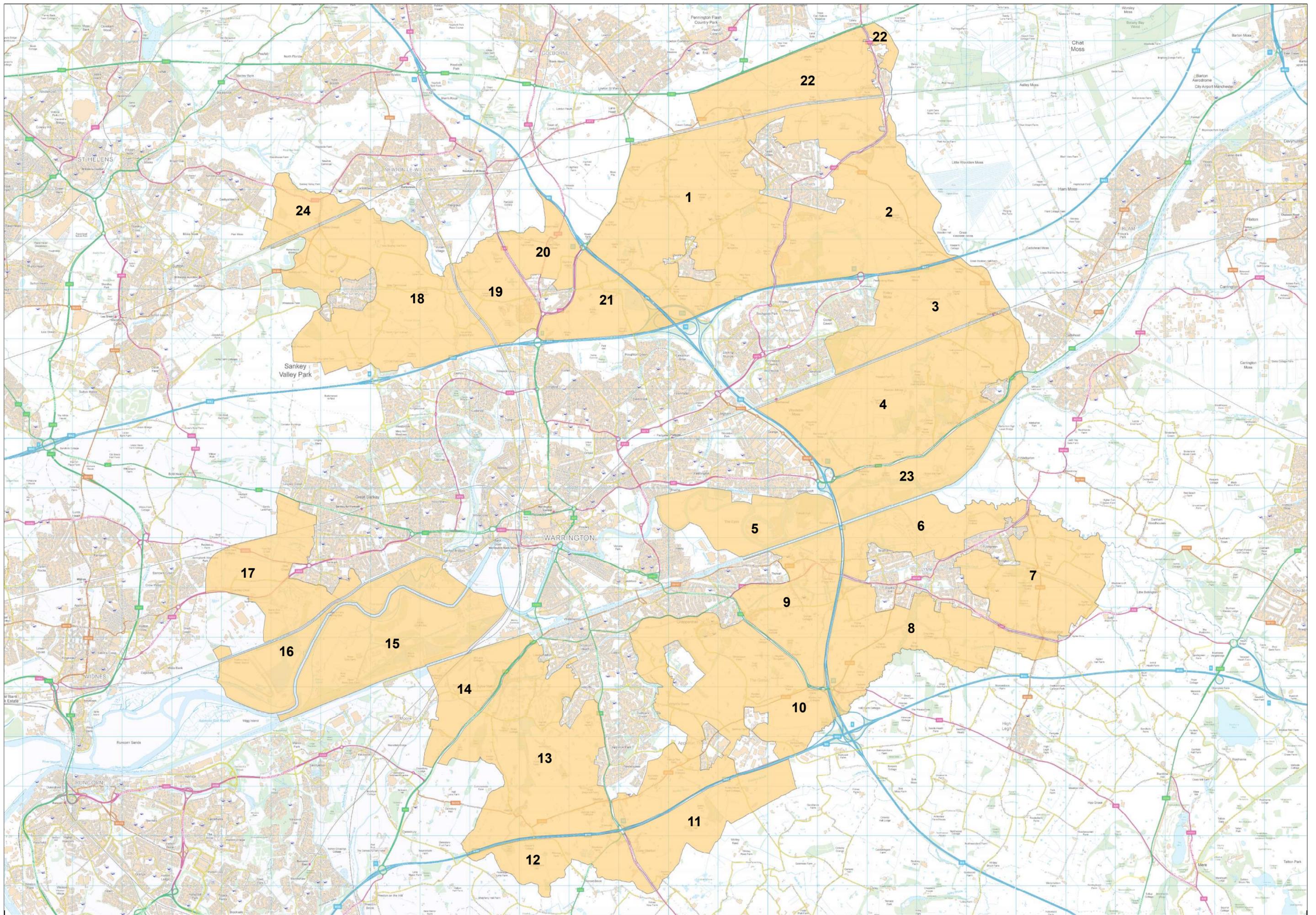


## C2 Key Viewpoints Map



## Appendix D

### GeneralAreaMap



## Appendix E

### GeneralAreaAssessmentTable

## E1 General Area Assessment Table

Reference (Map GA2)	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
1	Moderate contribution: The M62 forms a durable boundary between the GA and the built-up area along the southern boundary. This durable boundary could prevent sprawl. The GA is only connected to the built-up area along this southern boundary. There is limited existing ribbon development along Mustard Lane, Lady Lane, Dam Lane, Broseley Lane and Heath Lane and the GA has a role in preventing further ribbon development. Overall the GA makes a moderate contribution to checking unrestricted sprawl.	Strong contribution: The GA forms an essential gap between the Warrington urban area and Culcheth, whereby a reduction in the gap would result in the actual merging of these towns. However, the northern section of the GA could be developed without resulting in the merging of the towns. Overall the GA makes a strong contribution to preventing towns from merging.	Moderate contribution: There are durable boundaries between the GA and the Warrington urban area. The boundaries between the GA and the inset settlements (Culcheth and Croft) are not all durable consisting of the limits of development and would not prevent encroachment into the GA. Winwick Lane, the railway line and Glaze Brook form durable boundaries between the GA and the countryside which could prevent encroachment beyond the GA if the GA were developed. The existing land uses consist predominantly of open countryside although it includes the washed-over villages of New Lane End and Fowley Common. The GA is connected to the open countryside along the northern, northwestern and eastern boundaries although it includes inset settlements. Given that there are inset settlements encompassed by the GA and washed-over villages, it therefore only supports a weak-moderate degree of openness as a whole. Overall the GA makes a moderate contribution to safeguarding from encroachment.	No contribution: Warrington is a historic town however the GA is not within 250m of any of the Town Centre Conservation Areas. The GA 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 parcel makes a moderate contribution to this purpose.	The GA makes a strong contribution to one purpose, a moderate contribution to three and no contribution to one. The GA has therefore been judged to make a moderate overall contribution to the Green Belt. It contributes strongly to preventing neighbouring towns from merging as it maintains an essential gap between the Warrington urban area and Culcheth. Although the boundaries between the GA and the inset settlements are weak, the M62 maintains a strong boundary between the Warrington urban area and the GA. Inset and washed-over villages mean that the GA only supports a weak-moderate degree of openness. The GA does not contribute to preserving historic towns as it is not located near the historic area of Warrington.	Moderate contribution
2	Moderate contribution: The M62 forms a durable boundary between the GA and the built-up area along part of the southern boundary. The GA is only connected to the built-up area along this boundary and this durable boundary could prevent sprawl. Overall the GA makes a moderate contribution to checking unrestricted sprawl.	Strong contribution: The GA forms an essential gap between the Warrington urban area and Culcheth whereby a reduction in the gap would result in the actual merging of these towns. Any development in the western and southern sections of the GA would significantly reduce the gap between the towns. Overall the GA makes a strong contribution to preventing towns from merging.	Moderate contribution: The boundary between the built-up area and the GA is durable and could prevent encroachment. The boundary between the GA and inset settlement of Culcheth consists of the limits of development which does not represent a durable boundary which would prevent encroachment. The Glaze Brook forms a durable boundary between the GA and the open countryside which may be able to prevent encroachment beyond the GA if the GA were developed. The GA is well connected to the open countryside along the eastern boundary and part of the southern, northern and western	No contribution: Warrington is a historic town however the GA is not within 250m of any of the Town Centre Conservation Areas. The GA 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 parcel makes a moderate contribution to this purpose.	The GA makes a strong contribution to one purpose, a moderate contribution to three and no contribution to one. The GA has therefore been judged to make a moderate overall contribution to the Green Belt. It contributes strongly to preventing neighbouring towns from merging as it maintains an essential gap between the Warrington urban area and Culcheth. Although the boundaries between the GA and the inset settlements are weak, the M62 maintains a strong boundary between the Warrington urban area and the GA. The level of development within the GA means that it only supports a	Moderate contribution

			boundaries, although includes part of the inset settlement of Culcheth. The existing land use predominantly consists of open countryside although includes HMP Risley and Taylor Business Park to the west of the GA, Moss Side Fishery to the south and sparsely located farm buildings and residential development. The GA supports a moderate degree of openness as it contains part of less than 20% built form and some areas of dense vegetation. Overall the GA makes a moderate contribution to safeguarding from encroachment.			moderate degree of openness. The GA does not contribute to preserving historic towns as it is not located near the historic area of Warrington.	
3	Strong contribution: The boundary between the GA and the built up area consists of Silver Lane, Birchwood Brook and a public footpath. These boundaries are not all durable and may not be able to prevent sprawl in the long term. There is existing ribbon development along Glazebrook Lane and Woollen Road and the GA plays a role in preventing further ribbon development. Overall the GA makes a strong contribution to checking unrestricted sprawl.	Strong contribution: The GA forms an essential gap between the Warrington urban area and Cadishead in the adjacent neighbouring authority of Salford, whereby development of the whole of the GA would result in the actual merging of these towns. However, development in the western section of the GA would reduce the gap between towns but not result in merging. Overall the GA makes a strong contribution to preventing towns from merging.	Strong contribution: The boundaries between the built up area and the GA are partly durable however may not be able to prevent encroachment in the long term. Glazebrook forms a durable boundary between the GA and the open countryside which may be able to prevent encroachment if the GA were developed. The GA is well connected to the open countryside along the northern, eastern and southern boundaries. The existing land use predominantly consists of open countryside including the Risley Moss Country Park. There are some sparsely located farm buildings and the small washed over village of Glazebrook is located to the east of the GA. The GA supports a moderate-strong degree of openness given that there is less than 10% built form however the Country Park includes areas of dense vegetation. Overall the GA makes a strong contribution to safeguarding from encroachment.	No contribution: Warrington is a historic town however the GA is not within 250m of any of the Town Centre Conservation Areas. The GA 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 parcel makes a moderate contribution to this purpose.	The GA makes a strong contribution to three purposes, a moderate contribution to one and no contribution to one. The GA has therefore been judged to make a strong overall contribution to the Green Belt. There are non-durable boundaries between the GA, the urban area and the countryside and existing ribbon development which the GA helps to limit. Development would completely reduce the gap between the Warrington urban area and Cadishead. The GA supports a moderate-strong degree of openness and assists in urban regeneration. The GA does not contribute to preserving historic towns as it is not located near the historic area of Warrington.	Strong contribution
4	Moderate contribution: The M6 forms a durable boundary between the GA and the built up area along the western boundary with the railway line forming a durable boundary along part of the northern boundary. The GA is only connected to the built up area along these boundaries and these durable boundaries could prevent sprawl. Overall the GA makes a moderate contribution to checking unrestricted sprawl.	Strong contribution: The GA forms an essential gap between the Warrington urban area and the Cadishead in the adjacent neighbouring authority of Salford, whereby development of the whole of the GA would result in the actual merging of these towns. However, development in the western section of the GA would reduce the gap between towns but not result in merging. Overall the GA makes a strong contribution to preventing towns from merging.	Moderate contribution: The boundaries between the built up area and the GA are durable and could prevent encroachment from the built up area. The Glazebrook forms a durable boundary between the GA and the countryside which may be able to prevent encroachment if the GA were developed. The GA is fairly well connected to the open countryside along the northern and southern boundaries although does include the inset settlement of Hollins Green. The existing land use consists predominantly of undeveloped open	No contribution: Warrington is a historic town however the GA is not within 250m of any of the Town Centre Conservation Areas. The GA 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 parcel makes a moderate contribution to this purpose.	The GA makes a strong contribution to one purpose, a moderate contribution to three and no contribution to one. The GA has therefore been judged to make a moderate overall contribution to the Green Belt. It contributes strongly to preventing neighbouring towns from merging as it maintains an essential gap between the Warrington urban area and Cadishead. The M6 maintains a strong boundary between the Warrington urban area and the GA. The GA supports a moderate to strong degree of openness, however	Moderate contribution

			<p>countryside including the Rixton Clay Pits Nature Reserve although does include sparsely located farm buildings and the washed over village of Glazebrook. The GA supports a moderate to strong degree of openness given that it has less than 10% built form and includes some areas of dense vegetation in the Country Park. Overall the GA makes a moderate contribution to safeguarding from encroachment.</p>			<p>the durability of its boundary with the urban area means that it does not make a strong overall contribution. The GA does not contribute to preserving historic towns as it is not located near the historic area of Warrington.</p>	
5	<p>Weak contribution: The River Mersey forms a durable boundary between the GA and the built up area along the northern boundary which could prevent sprawl. The southern boundary consists of sparse tree lining and does not represent a durable boundary. The GA is well connected to the built up area along three boundaries and would represent a rounding off of the built up area if the GA were developed. Overall the GA makes a weak contribution to checking unrestricted sprawl.</p>	<p>Weak contribution: The GA forms a less essential gap between the Warrington urban area and Lymm whereby development of the whole of the GA would reduce the gap but would not result in the merging of towns. In particular, development of the western section of the GA would be possible without reducing the actual or perceived distance between the towns. Furthermore, the M6 ensures that separation is retained. Overall, the GA makes a weak contribution to preventing towns from merging.</p>	<p>Moderate contribution: The boundaries between the built up area and GA are partially durable and could prevent some encroachment. The M6 and Manchester Ship Canal form a durable boundary between the GA and the countryside which could prevent encroachment beyond the GA if the GA was developed. The existing land use consists of undeveloped open countryside. The GA has a limited connection to the open countryside along two boundaries. The GA supports a strong degree of openness given it is completely undeveloped albeit there are areas of dense vegetation. Overall the GA makes a moderate contribution to safeguarding from encroachment.</p>	<p>No contribution: Warrington is a historic town, however the GA is not within 250m of the Warrington Town Centre Conservation Area nor does it 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 parcel makes a moderate contribution to this purpose.</p>	<p>The GA makes a moderate contribution to two purposes, a weak contribution to two and no contribution to one. Overall the GA makes a weak overall contribution. Development of the GA would constitute a rounding off of the urban area and the M6 and the railway line form durable boundaries preventing encroachment beyond the GA. The GA makes a moderate contribution to safeguarding the countryside from encroachment and assisting in urban regeneration as it supports a strong degree of openness and the wider area has considerable potential brownfield capacity.</p>	Weak contribution
6	<p>No contribution: The GA is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.</p>	<p>Moderate contribution: The GA forms a largely essential gap between the Warrington urban area and Lymm whereby development of the GA would reduce the gap between the towns but would not result in the merging. Furthermore, the M6 ensures that the separation is retained. Overall, the GA makes a weak contribution to preventing towns from merging.</p>	<p>Strong contribution: The GA is well connected to the open countryside given that it is only connected to the inset settlement of Lymm along the southern boundary. The boundary between the GA and the inset settlement consists of the limits of development which is not durable and may not be able to prevent encroachment. The Manchester Ship Canal, the River Bollin and the M6 form durable boundaries between the GA and the countryside which could prevent encroachment beyond the GA if the GA were developed. The existing land use predominantly consists of undeveloped open countryside including Lymm Golf Club and sparsely located farm buildings although part of the washed over village of Heatley is located at the eastern most edge. The GA supports a strong degree of openness given that it has less than 10% built</p>	<p>Moderate contribution: Lymm is a historic town. The GA does not cross an important viewpoint of the Parish Church. The GA is located within the 250m buffer area around Lymm Conservation Area. The northern tip of the Conservation Area lies adjacent to the Green Belt whilst the remainder of it is separated from the Green Belt by rows of modern residential development. Given that part of the Conservation Area lies adjacent to the Green Belt, the GA makes a moderate contribution to preserving the setting and special character of historic towns.</p>	<p>Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.</p>	<p>The GA makes a strong contribution to one purpose, a moderate contribution to two, a weak contribution to one and no contribution to one. Professional judgement has been applied and the GA has been judged to make a moderate overall contribution to the Green Belt. While the GA has weak boundaries which would struggle to prevent the encroachment of Lymm into the countryside, the M6 and the railway line would limit this encroachment and prevent the town from merging with the Warrington urban area. The GA makes a moderate contribution to preserving the setting and character of Lymm and encouraging brownfield development in the wider area.</p>	Moderate contribution

			form and low levels of vegetation. Overall the GA makes a strong contribution to safeguarding from encroachment.				
7	No contribution: The GA is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The GA does not play a role in preventing towns from merging.	Strong contribution: The GA is well connected to the open countryside given it is only connected to the inset settlement of Lymm along the western boundary. The boundary between the GA and the inset settlement consists of the limits of development which is not durable and may not be able to prevent encroachment. The boundary between the GA and the open countryside consists of the River Bollin, the A56, Spring Lane and field boundaries. Not all of these features are durable and may not be able to prevent encroachment in the long term. The existing land use predominantly consists of open countryside although it includes the washed over village of Broome Edge and Heatley as well as Lymm High School and Lymm Marina. The GA supports a moderate to strong degree of openness given that it has less than 20% built form and low levels of vegetation. Overall the GA makes a strong contribution to safeguarding from encroachment.	No contribution: Lymm is a historic town however the GA is over 250m from Lymm Conservation Area. The GA 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 parcel makes a moderate contribution to this purpose.	The GA makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. Professional judgement has been applied and the GA has been judged to make a moderate contribution overall to the Green Belt. While the boundaries between the GA, Lymm and the open countryside are weak and would not prevent the town from encroaching into the countryside, the GA contains a considerable amount of development including two washed over villages. This compromises its openness and means that the GA does not contribute to the Green Belt in a strong and undeniable way as would be required to make a strong contribution overall. The GA also does not prevent towns from merging, does not check unrestricted sprawl as it is not adjacent to the urban area and does not preserve historic towns as it is not close to the Lymm Conservation Area.	Moderate contribution
8	No contribution: The GA is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Moderate contribution: The GA forms a largely essential gap between the Warrington urban area and Lymm whereby development would significantly reduce the actual distance between the towns without resulting in their merging. The M6 ensures that this separation is retained. Overall, the GA makes a moderate contribution to preventing towns from merging.	Strong contribution: The GA is well connected to the open countryside given it is only connected to the inset settlement of Lymm along part of the northern boundary. The boundary between the GA and inset settlement consists of the limits of development which is not durable and may not be able to prevent encroachment. The boundary between the GA and open countryside consists of the M6, the A56, and the heavily treed lined Mag Brook and Bradley Brook which represent durable boundaries. The remainder of the southern boundary consists of field boundaries which are not durable and may not be able to prevent encroachment beyond the GA in the long term if the GA were developed. The existing land use predominantly consists of open countryside although it includes part of the washed over village of Broome Edge as well as Lymm Services and ribbon development along Massey Brook	Strong contribution: Lymm is a historic town. The GA does not cross an important viewpoint of the Parish Church. The southern section of Lymm Conservation Area is located within the Green Belt in the north of the GA. The GA therefore 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 parcel makes a moderate contribution to this purpose.	The GA makes a strong contribution to two purposes, a moderate contribution to two, and no contribution to one. The GA has therefore been judged to make a strong overall contribution to the Green Belt. While the boundaries between the GA, Lymm and the open countryside are largely weak and would not prevent the town from encroaching into the countryside, the M6 forms a strong boundary which prevents further encroachment to the west of the GA and prevents Lymm from merging with the Warrington urban area. The GA also contains a considerable amount of development which compromises its openness. The GA also makes a strong contribution to preserving the Lymm Conservation Area, although this is not significant enough to mean that the GA makes a strong overall contribution.	Strong contribution

			Lane and The Avenue. The GA supports a moderate degree of openness given that it has less than 20% built form and some areas of dense vegetation around Lymm Dam. Overall the GA makes a strong contribution to safeguarding from encroachment.				
9	Moderate contribution: Bell Lane and Stockport Road (A56) form the western boundary of the GA with the built up area and represent durable boundaries which could prevent sprawl. The GA is only connected to the built up area along the western boundary. There is significant existing ribbon development along Waste Lane and Stockport Road and the GA plays a strong role in preventing further ribbon development. Overall the GA makes a moderate contribution to checking unrestricted sprawl.	Moderate contribution: The GA forms a largely essential gap between the Warrington urban area and Lymm whereby reduction in the gap would significantly reduce the actual distance between the towns albeit would not result in them merging. Furthermore the M6 ensures that separation is retained. Overall the GA makes a moderate contribution to preventing towns from merging.	Strong contribution: There are durable boundaries between the built up area and the GA which could prevent encroachment. The M6 forms a durable boundary between the GA and the countryside which could prevent encroachment beyond the GA if the GA were developed. The existing land use consists predominantly of open countryside with sparse farm buildings albeit the washed over village of Waste Lane is located to the western edge of the GA. The GA is well connected to the open countryside along three boundaries and plays a strong role in safeguarding it from encroachment. Overall the GA supports a strong degree of openness given there is less than 10% built form and low level vegetation. Overall the GA makes a strong contribution to safeguarding from encroachment.	Weak contribution: Warrington is a historic town. The GA crosses an important viewpoint of the Parish Church although it is separated from the historic centre of Warrington and it is not within 250m of the Warrington Town Centre Conservation Areas. The GA therefore makes a weak contribution to this purpose.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	The GA makes a strong contribution to one purpose, a moderate contribution to three and a weak contribution to one. Professional judgement has been applied and the GA has therefore been judged to make a moderate overall contribution to the Green Belt. Although the GA makes a strong contribution to safeguarding from encroachment due to its strong degree of openness, it has generally durable boundaries and also makes a weak contribution to preserving the setting of historic towns.	Moderate contribution
10	Weak contribution: The A56 and the canal form a durable northern boundary between the GA and the built up area which could prevent sprawl. Dale Lane and The Dingle (wooded area) form a durable boundary to the west. To the far west Broads and tracks form durable boundaries combined with some less durable boundaries consisting of existing development. The GA is well connected to the built up area along the northern and western boundaries and there is potential for rounding off the settlement pattern if the GA were developed. This would accord with the pattern of the built up area taking into account the historic context of the Green Belt and the intentions of the New Town Outline Plan. There is limited existing ribbon development and the GA has a weak role in preventing further ribbon development. Overall the GA makes a weak contribution to checking	No contribution: The GA does not play a role in preventing towns from merging.	Weak contribution: There are mostly durable boundaries between the GA and the Warrington urban area. The boundaries between the GA and the inset settlements are not durable and would not prevent encroachment into the GA. Knutsford Road, the M6, the M56 and London Road form durable boundaries between the GA and the countryside which could prevent encroachment beyond the GA if the GA were developed. The existing land use consists predominantly of open countryside although it includes the washed over villages of Stretton and Grappenhall Village. The GA has limited connections to the open countryside along the eastern boundary and part of the southern boundary. Given that there are inset settlements encompassed by the GA and washed over villages, it therefore only supports a weak degree of openness as a whole. Overall the GA makes a weak contribution to	Weak contribution: Warrington is a historic town. The GA crosses an important viewpoint of the Parish Church although it is separated from the historic centre of Warrington and it is not within 250m of the Warrington Town Centre Conservation Areas. The GA therefore makes a weak contribution to this purpose.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	The GA makes a moderate contribution to one purpose, a weak contribution to three and no contribution to one. The GA has therefore been judged to make a weak overall contribution to the Green Belt. Although the GA makes a moderate contribution to assisting in urban regeneration, it is well connected to the built up area and there is potential for development to represent rounding off of the settlement pattern. Furthermore the GA supports a weak degree of openness with non-durable boundaries which would not prevent encroachment, and it does not contribute to preventing towns from merging.	Weak contribution

	unrestricted sprawl.		safeguarding from encroachment.				
11	No contribution: The GA is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The GA does not play a role in preventing towns from merging.	Strong contribution: The boundaries between Appleton Thorn (the Barleycastle Trading Estate) and the GA consist of the M56 which represents a durable boundary which could prevent encroachment. The boundary between the GA and the countryside consists of the administrative boundary which follows field boundaries. Some of these field boundaries are not accompanied by other features and do not represent durable boundaries which could prevent encroachment beyond the GA if the GA were developed. The GA is well connected to the open countryside given the only connection to Appleton Thorn is along a section of the northern boundary. The existing land use predominantly consists of open countryside with the former Stretton Airfield to the east of the GA. The GA supports a strong degree of openness given it has less than 10% built form and low levels of vegetation. Overall the GA makes a strong contribution to safeguarding from encroachment.	No contribution: The GA is not adjacent to a historic town and 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 parcel makes a moderate contribution to this purpose.	The GA makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. Professional judgement has therefore been applied and the GA has been judged to make a moderate overall contribution to the Green Belt. The GA supports a strong degree of openness and its southern and eastern boundaries with the open countryside would not be able to prevent further encroachment if the GA was developed. However, the GA is separated from the urban area by the M6, which is durable enough to prevent sprawl from reaching the GA and development would not lead to towns merging or compromise the setting of any historic towns.	Moderate contribution
12	No contribution: The GA is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The GA does not play a role in preventing towns from merging.	Strong contribution: The GA is well connected to the open countryside being completely detached from the settlement thus it has a strong role in safeguarding the countryside. The southern boundary of the GA is not a durable boundary given that it consists of the administrative boundary which follows field boundaries. The existing land use consists of open countryside with some sparsely located farm buildings. The GA supports a strong degree of openness given that it has less than 5% built form and low levels of vegetation. Overall, the GA makes a strong contribution to safeguarding from encroachment.	No contribution: The GA is not adjacent to a historic town and 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 parcel makes a moderate contribution to this purpose.	The GA makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. Professional judgement has therefore been applied and the GA has been judged to make a moderate overall contribution to the Green Belt. The GA supports a strong degree of openness and its southern boundary with the open countryside would not be able to prevent further encroachment if the GA was developed. However, the GA is separated from the urban area by the M6, which is durable enough to prevent sprawl from reaching the GA and development would not lead to towns merging or compromise the setting of any historic towns.	Moderate contribution
13	Strong contribution: The boundary between the GA and the built up area consists predominantly of the limits of development which do not form durable boundaries, thus the GA plays a strong role in preventing sprawl. Part of the boundary consists	Weak contribution: The GA forms a less-essential gap between the Warrington urban area and Runcorn in the adjacent neighbouring authority of Halton, whereby a reduction in the gap would reduce the actual distance between the	Strong contribution: The boundaries between the settlement and the GA are not durable and would not prevent encroachment. The boundary between the GA and the countryside consists of the M56 to the south, the A56 to the northwest and the administrative	No contribution: Warrington is a historic town, however the GA is not within 250m of the Warrington Town Centre Conservation Area nor does it 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 parcel	The GA makes a strong contribution to two purposes, a moderate contribution to one, a weak contribution to one, and no contribution to one. The GA has been judged to make a strong overall contribution to the Green Belt. It	Strong contribution

	of the A49 which does represent a durable boundary. The GA is connected to the built up area along the northeastern and eastern boundaries. There is existing limited ribbon development along Hatton Lane and the GA has a role in preventing further ribbon development. Overall the GA makes a strong contribution to checking unrestricted sprawl.	towns but would not result in them merging. Overall the GA makes a weak contribution to preventing towns from merging.	boundary to the west. The administrative boundary does not represent a durable boundary which could prevent encroachment beyond the GA if the GA were developed. The GA is well connected to the open countryside. The existing land use predominantly consists of open countryside although it includes the washed over villages of Higher Walton, Hatton and Stretton. Given these are sparsely located the GA supports a strong-moderate degree of openness given it has less than 10% built form and some areas of dense vegetation. Overall the GA makes a strong contribution to safeguarding from encroachment.		makes a moderate contribution to this purpose.	supports a strong-moderate degree of openness, has non-durable boundaries with both the settlement and the countryside and makes a strong contribution to checking unrestricted sprawl and safeguarding from encroachment.	
14	Moderate contribution: The GA has a limited connection to the built up area along the northeastern edge, however this boundary consists of a garden boundary which is not durable and would not be able to prevent sprawl into the GA. The Manchester Ship Canal represents a durable boundary between the GA and the built up area which could prevent sprawl from the north. There is existing limited ribbon development along Chester Road and the GA has a role in preventing further ribbon development. Overall the GA makes a moderate contribution to checking unrestricted sprawl.	Moderate contribution: The GA forms a largely essential gap between the Warrington urban area and Runcorn in the adjacent neighbouring authority of Halton, whereby a reduction in the gap would significantly reduce the actual distance between the towns but would not result in them merging. Overall the GA makes a moderate contribution to preventing towns from merging.	Strong contribution: The boundaries between the settlement and the GA are predominantly durable and could prevent encroachment. The boundary between the GA and the countryside consists of Chester Road (A56) to the southeast and the Manchester Ship Canal to the northwest, both of which represent durable boundaries. However the western boundary which follows the administrative boundary and is formed by field boundaries and tree lining which does not represent a durable boundary which could prevent encroachment beyond the GA if the GA were developed. The GA is well connected to the open countryside. The existing land use predominantly consists of open countryside with some sparse farm buildings and ribbon development. The GA supports a strong degree of openness given it has less than 5% built form and low levels of vegetation. Overall, the GA makes a strong contribution to safeguarding from encroachment.	No contribution: Warrington is an historic town, however the GA is not within 250m of the Warrington Town Centre Conservation Area nor does it 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 parcel makes a moderate contribution to this purpose.	The GA makes a strong contribution to one purpose, a moderate contribution to three and no contribution to one. Professional judgement has been applied and the GA has therefore been judged to make a moderate overall contribution to the Green Belt. The GA supports a strong degree of openness with minimal development and the boundaries between the GA and the open countryside are unlikely to be able to prevent encroachment. However, the GA has a limited connection to the built up area and development would not result in the merging of the Warrington urban area and Runcorn.	Moderate contribution
15	Weak contribution: The GA has a limited connection to the Warrington urban area along the southeastern edge and therefore plays a weak role in preventing sprawl. The eastern boundary with the built up area consists of an access road which represents a durable boundary however may not be able to prevent sprawl in the long term. The West Coast Railway Line forms the south	Strong contribution: The GA forms an essential gap between the Warrington urban area and Runcorn in the adjacent neighbouring authority of Halton, whereby development of the whole of the GA would result in the actual merging of the towns. Development of the eastern section of the GA would reduce the distance between the towns without result in them	Moderate contribution: The GA has a limited connection to the Warrington urban area however has a greater connection to Runcorn within the neighbouring authority along the southern boundary. The Manchester Ship Canal represents a durable boundary between the GA and Runcorn which could prevent encroachment. The River Mersey represents a durable boundary between	No contribution: Warrington is an historic town however the GA is not within 250m of any of the Town Centre Conservation Areas. The GA 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 parcel makes a moderate contribution to this purpose.	The GA makes a strong contribution to one purpose, a moderate contribution to two, a weak contribution to one and no contribution to one. Professional judgement has therefore been applied and the GA has been judged to make a moderate overall contribution to the Green Belt. The GA has a limited connection to the urban area along mostly durable boundaries and	Moderate contribution

	eastern boundary and represents a durable boundary. Overall the GA makes a weak contribution to checking unrestricted sprawl.	merging. Overall the GA makes a strong contribution to preventing towns from merging.	the GA and the countryside which could prevent encroachment beyond the GA if the GA were developed. The West Coast Main Line represents a durable boundary between the GA and the Warrington urban area which would be able to prevent encroachment into the GA. The existing land use predominantly consists of undeveloped open countryside including a number of wooded areas (Norton Marsh, Birch Wood and Moss Wood) although the Arpley Landfill Site is located in the middle of the GA. Warehouse units are located to the south adjacent to the Manchester Ship Canal. The GA supports a moderate degree of openness given that it has less than 10% built form however has large areas of dense vegetation to the south. Overall the GA makes a moderate contribution to safeguarding from encroachment.			therefore only contributes weakly to checking unrestricted sprawl. There are also mostly durable boundaries between the GA and the countryside which could prevent further encroachment and the GA only supports a moderate degree of openness as it contains large areas of dense vegetation to the south. However, the GA contributes strongly to preventing towns from merging as development would result in the merging of the Warrington urban area and Runcorn. The GA also makes a moderate contribution to encouraging brownfield development.	
16	Moderate contribution: The boundary between the built-up area and the GA consists of the St Helens Canal and the Liverpool to Manchester Railway Line along the northern boundary. This represents a durable boundary which could prevent sprawl. The easternmost boundary is not durable and cuts across a wooded area however given the shape of the GA there is potential for rounding off the pattern of the built-up area if the easternmost section of the GA was to be developed. The GA is only connected to the built-up area along part of the northern boundary and the eastern boundary. Overall the GA makes a moderate contribution to checking unrestricted sprawl.	Moderate contribution: The GA forms a largely essential gap between the Warrington urban area and Widnes in the adjacent neighbouring authority of Halton, whereby a reduction in the gap would significantly reduce the actual distance between the towns albeit would not result in them merging. Furthermore the River Mersey and the St Helens Canal retain the separation between the towns. Overall the GA makes a moderate contribution to preventing towns from merging.	Weak contribution: The GA is partially connected to the countryside along the southern boundary and part of the northern boundary. The eastern side of the GA is connected to the Warrington urban area and durable boundaries could prevent encroachment. The River Mersey forms a durable boundary between the GA and the countryside which could prevent encroachment beyond the GA if the GA were developed. The existing land use consists of Sankey Valley Park, a Household Waste Recycling Centre and a Sewage Works on the eastern side of the GA with the western side of the GA consisting of Cuerdley Marsh nearly completely occupied by the settling lagoons linked to the Fiddlers Ferry Power Station. Thus there has been already been encroachment into the countryside. The GA supports a weak degree of openness given it has more than 30% built form and some areas of dense vegetation. Overall the GA makes a weak contribution to safeguarding from encroachment.	No contribution: Warrington is a historic town however the GA is not within 250m of any of the Town Centre Conservation Areas. The GA 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 parcel makes a moderate contribution to this purpose.	The GA makes a moderate contribution to three purposes, a weak contribution to one and no contribution to one. The GA has therefore been judged to make a moderate overall contribution to the Green Belt. The GA's eastern boundary with the urban area is not durable, however there is some potential for rounding off in this area. Development of the entire GA would significantly reduce the gap between the Warrington urban area and Widnes. The GA only makes a weak contribution to safeguarding the countryside from encroachment as it already contains a large amount of development and therefore supports a weak degree of openness.	Moderate contribution
17	Strong contribution: The GA is connected to the built-up area along the eastern boundary. The boundary	Strong contribution: The GA forms an essential gap between the Warrington urban area and Widnes	Moderate contribution: The boundaries between the GA, the Warrington urban area and Widnes are	No contribution: Warrington is a historic town however the GA is not within 250m of any of the Town	Moderate contribution: The Mid Mersey Housing Market Area	The GA makes a strong contribution to two purposes, a moderate contribution to two, and no	Strong contribution

	<p>between the built up area and the GA consists of the limits of development which does not represent a durable boundary which could prevent sprawl. The GA therefore plays a strong role in preventing sprawl. Overall the GA makes a strong contribution to checking unrestricted sprawl.</p>	<p>in the adjacent neighbouring authority of Halton, whereby a reduction in this gap would result in the actual merging of all these towns. Overall the GA makes a strong contribution to preventing towns from merging.</p>	<p>not durable and would not prevent encroachment. The Liverpool to Manchester Railway and the St Helens Canal form durable boundaries between the GA and the countryside which could prevent encroachment beyond the GA if the GA was developed. The existing land use consists of undeveloped open countryside, along with a large golf course, meaning that the GA serves a beneficial use of the Green Belt. The GA has a limited connection to the open countryside along two boundaries. The GA supports a strong degree of openness with few areas of dense vegetation. Despite the non-durable boundaries between the GA and settlements, its limited connection to the countryside over mainly durable boundaries means that the GA makes a moderate contribution rather than a strong one. Overall the GA makes a moderate contribution to safeguarding from encroachment.</p>	<p>Centre Conservation Areas. The GA does not cross an important viewpoint of the Parish Church.</p>	<p>has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.</p>	<p>contribution to one. The GA has therefore been judged to make a strong overall contribution to the Green Belt. Development of the GA would result in the merging of Warrington and Widnes and there are no durable boundaries between the GA and the urban area which could prevent unrestricted sprawl. The GA has a limited connection to the countryside along mostly durable boundaries, however it supports a strong degree of openness.</p>	
18	<p>Moderate contribution: The GA is only connected to the built up area along the southern boundary. This boundary consists of the M62 which represents a durable boundary which could prevent sprawl. Overall the GA makes a moderate contribution to checking unrestricted sprawl.</p>	<p>Strong contribution: The GA forms an essential gap between the Warrington urban area and Newton-le-Willows in the adjacent neighbouring authority of St. Helens, whereby development of the whole of the GA would result in the actual merging of these towns. Overall the GA makes a strong contribution to preventing towns from merging.</p>	<p>Moderate contribution: The GA contains a mix of durable and non-durable boundaries. The M62 and Sankey Brook form durable boundaries between the GA, Newton-le-Willows and the Warrington urban area which could prevent encroachment. The West Coast Main Line and the Liverpool to Manchester Railway form durable boundaries between the GA and the countryside which could prevent encroachment beyond the GA if the GA was developed. However the western boundaries between the GA and the countryside are not durable and would not prevent encroachment beyond the GA if the GA was developed. The GA has a strong connection to the open countryside along two boundaries. The GA contains the inset settlements of Burtonwood and the washed over settlement of Collins Green, which compromise the openness of the GA. The GA contains low level of vegetation and less than 10% built form. Although the GA is well connected to the open countryside, the GA's openness is compromised by the inset settlement and washed over</p>	<p>Weak contribution: Newton-le-Willows within the neighbouring authority of St Helens is an historic town. The Vulcan Village Conservation Area is located approximately 160m from the northern boundary of the GA. None of the Warrington Town Centre Conservation Areas are located within 250m of the GA and the GA does not cross an important viewpoint of the Parish Church. The GA therefore makes a weak contribution to preserving the special character and setting of historic towns.</p>	<p>Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.</p>	<p>The GA makes a strong contribution to one purpose, a moderate contribution to three and a weak contribution to one. Professional judgement has been applied and the GA has therefore been judged to make a moderate overall contribution to the Green Belt. The GA makes a strong contribution to preventing the Warrington urban area and Newton-le-Willows from merging, however the strong boundaries between the GA and the urban area would be able to prevent unrestricted sprawl.</p>	<p>Moderate contribution</p>

			villageanditthereforemakesa moderatecontribution.OveralltheGA makesamoderatecontributionto safeguardingfromencroachment.				
19	Moderatecontribution:TheGAis onlyconnectedtothebuiltuparea alongthesouthernboundary.This consistsofthelimitsofdevelopment whichdoesnotrepresentadurable boundary.TheM62tothesouthof thiswouldrepresentadurable boundaryhoweverexisting developmenthasalready sprawledto thenorthofthis.OveralltheGA makesamoderatecontributionto checkingunrestrictedsprawl.	Weakcontribution: TheGAformsa lessessentialgapbetweenthe WarringtonurbanareaandNewton-le-Willowsintheadjacent neighbouringauthorityofSt.Helens, wherebyareductioninthegap wouldreducethedistancebetween thetownswithoutresultinginthe merging.TheM62andtheGreen BeltseparationbetweenNewton-Le-Willowsandtheadministrative boundaryensureshatseparationis retained.OveralltheGAmakesa weakcontributiontopreventing townsfrommerging.	Moderatecontribution:TheWest CoastMainLineandtheNewton Brookriverfordurableboundaries betweentheGAandthecountryside ontheGA'swesternandnorthern sidesrespectively.TheA49formsa durableboundarybetweentheGA,the countrysideandtheinsettlementof Winwick.Thesouthernboundary betweentheGAandtheWarrington urbanareacomprisesDelphLane,a minorroadwhichmaynotbea durableboundarywhichcouldprotect encroachmentfromtheadjacentretail parkinthelongterm.Thesouthern sectionoftheGAcontainsahospital andalargenewwashedoverhousing developmentwhichservesasan extensiontoWinwick.Thenorthern sectioncontainsagolfcourse, meaningthattheGAservesa beneficialuseoftheGreenBeltwhich shouldbesafeguarded.WhiletheGA containslowlevelsofvegetation,the GA'sopennessiscompromisedgiven thatithasover20%builtform. OveralltheGAmakesamoderate contributiontosafeguardingfrom encroachment.	Weakcontribution:Newton-le-Willowswithintheneighbouring authorityofStHelensisahistoric town.TheVulcanVillage ConservationAreaislocated approximately160mfromthe northernboundaryoftheGA.None oftheWarringtonTownCentre ConservationAreasarelocated within250moftheGAandtheGA doesnotcrossanimportant viewpointoftheParishChurch.The GAtthereforemakesaweak contributiontopreservingthespecial characterandsettingofhistoric towns.	Moderatecontribution: TheMidMersey HousingMarketArea has2.08%brownfield urbancapacityfor potentialdevelopment, thereforetheparcel makesamoderate contributiontothis purpose.	TheGAmakesamoderate contributiontothreepurposesanda weakcontributiontotwo.TheGA hasthereforebeenjudgedtomakea moderateoverallcontributiontothe GreenBelt.Whiletheboundaries betweentheGA,theurbanareaand thecountrysidearenotentirely durableandmaynotbeableto preventsprawlandencroachmentin thelongterm,theGAmakesa moderatecontributiontopreventing sprawlandsafeguardingfrom encroachment.TheGAmakesa moderatecontributiontoassistingin urbanregeneration.TheGAplaysa weakroleinpreventingthemerger oftheWarringtonurbanareaand Newton-le-Willows.	Moderate contribution
20	Nocontribution:TheGAisnot adjacenttotheWarringtonurban areaandthereforedoesnot contributetothispurpose	Weakcontribution: TheGAformsa less-essentialgapbetweenthe WarringtonurbanareaandNewton-le-Willowsintheadjacent neighbouringauthorityofSt.Helens, wherebyareductioninthegap wouldreducetheactualdistance betweenthe townsalbeitwouldnot resultinthemergergiventhe M62andtheGreenBeltseparation betweenNewton-Le-Willowsandthe administrativeboundary.Overallthe GAmakesaweakcontributionto preventingtownsfrommerging.	Strongcontribution:TheA49andM6 formdurableboundariesbetweenthe GAandthecountrysideontheGA's westernandeasternsidesrespectively. Thenorthernboundarybetweenthe GAandthecountrysidecomprisesan administrativeboundaryfollowing fieldboundariesunaccompaniedby otherfeaturesandasmallbrook. Thesedonotrepresentdurable boundarieswhichcouldprevent encroachmentbeyondtheGAifthe GAweredeveloped.Thesouthern boundarybetweentheGAandthe insettlementofWinwickfollows fieldboundaries,whicharealsot durable.TheGAisconnectedtothe opencountrysideonthreesidesand theexistinglandusepredominantly consistsoffarmbuildings.TheGA supportsastrongdegreeofopenness giventhatithaslessthan5%built	Nocontribution:TheGAisnot adjacenttoahistorictownanddoes notcrossanimportantviewpointof theParishChurch	Moderatecontribution: TheMidMersey HousingMarketArea has2.08%brownfield urbancapacityfor potentialdevelopment, thereforetheparcel makesamoderate contributiontothis purpose.	TheGAmakesastrongcontribution toonepurpose,amoderate contributiontoonepurpose,aweak contributiontoonepurposeandno contributiontotwopurposes. Professionaljudgementhastherefore beenappliedandtheGAhasbeen judgedtomakeamoderateoverall contributiontotheGreenBelt.The GAsupportsastrongdegreeof opennessandsomeoftheboundaries betweentheGA,Winwickandthe countrysidearenotdurableand wouldnotpreventencroachment. However,theGAmakesaweak contributiontopreventingtowns frommergingandmakesno contributiontocheckingunrestricted sprawlasitisnotadjacenttothe urbanarea.TheGAalsodoesnot helptopreservethesettingofhistoric towns.	Moderate contribution

			form and low levels of vegetation. Overall, the GA makes a strong contribution to safeguarding from encroachment.				
21	Moderate contribution: The GA is connected to the built-up area along the southern boundary. This consists of the M62 which represents a durable boundary which could prevent sprawl. Overall the GA makes a moderate contribution to checking unrestricted sprawl.	Weak contribution: The GA forms a less essential gap between the Warrington urban area and Newton-le-Willows in the adjacent neighbouring authority of St. Helens, whereby a reduction in the gap would reduce the actual distance between the towns albeit would not result in them merging. The M6 and the Green Belt between Newton-Le-Willows and the administrative boundary retains separation. Overall the GA makes a weak contribution to preventing towns from merging.	Moderate contribution: The M6, M62 and A49 form durable boundaries between the GA and the countryside on all three sides which could prevent encroachment beyond the GA if the GA was developed. The M6 forms a durable boundary between the GA and the Warrington urban area and the A49 forms a durable boundary between the GA and the inset settlement of Winwick which could prevent encroachment. The GA is connected to the open countryside along its north-eastern side and partially along its north-western and southern sides. The existing land use predominantly consists of open countryside with a private hospital lying in the south-western corner of the GA and a small number of residential properties and farms. The GA supports a strong degree of openness given it has less than 5% built form and low levels of vegetation. Overall, the GA makes a moderate contribution to safeguarding from encroachment.	No contribution: Warrington is an historic town however the GA is not within 250m of any of the Town Centre Conservation Areas. The GA 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 parcel makes a moderate contribution to this purpose.	The GA makes a moderate contribution to three purposes, a weak contribution to one purpose and no contribution to one purpose. The GA has therefore been judged to make a moderate overall contribution to the Green Belt. The GA has durable boundaries which would prevent sprawl from the urban area and prevent further encroachment from development. The GA makes a weak contribution to preventing the merging of the Warrington urban area and Newton-le-Willows and the GA does not contribute to preserving the setting of historic towns.	Moderate contribution
22	No contribution: The GA is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Moderate contribution: The GA forms a largely essential gap between Culcheth and Leigh and Lowton in the adjacent neighbouring authority of Wigan, whereby a reduction in the gap would significantly reduce the actual distance between the towns albeit would not result in them merging. Development in the western section of the GA would significantly reduce the gap between Lowton and Culcheth, while development in the eastern section of the GA would reduce the gap between Leigh and Culcheth. Overall the GA makes a moderate contribution to preventing towns from merging.	Strong contribution: The A580, Liverpool to Manchester railway line and the Glaze Brook river form durable boundaries between the GA and the countryside on three sides which could prevent encroachment beyond the GA if the GA was developed. The western boundary of the GA follows a disused railway line which is not durable and would not prevent encroachment. The GA's boundaries with the inset settlement of Glazebury are generally field boundaries which are not accompanied by other features, and are not durable and would not prevent encroachment. The GA is well connected to the open countryside along all four boundaries. The GA supports a strong degree of openness given it has less than 10% built form and low levels of vegetation. Overall the GA makes a strong contribution to safeguarding from encroachment.	No contribution: The GA is not adjacent to an historic town and 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 parcel makes a moderate contribution to this purpose.	The GA makes a strong contribution to one purpose, a moderate contribution to two and no contribution to two. Professional judgement has therefore been applied and the GA has been judged to make a moderate overall contribution to the Green Belt. While the GA is not adjacent to the urban area and therefore does not contribute to checking unrestricted sprawl, it is well connected to the open countryside and supports a strong degree of openness. The GA's western and eastern boundaries could not prevent encroachment, while development of the GA would significantly reduce the gap between Culcheth Leigh and Lowton without resulting in them merging. The GA does not help to preserve any historic towns.	Moderate contribution

<p>23</p>	<p>Weak contribution: The GA has a limited connection to the built up area at its northwestern tip. The durable boundary of the junction of the A57 and M6 could prevent sprawl in this location. Overall the GA makes a weak contribution to checking unrestricted sprawl.</p>	<p>Strong contribution: The GA forms an essential gap between the Warrington urban area and Cadishead in the adjacent neighbouring authority of Salford, whereby development of the GA would result in the actual merging of these towns... Limited development in the western section of the GA would not result in the merging of towns. Overall the GA makes a strong contribution to preventing towns from merging.</p>	<p>Strong contribution: The M6, A57 and the Liverpool to Manchester railway line form durable boundaries between the GA and the countryside which could prevent encroachment beyond the GA if the GA was developed. In addition, the junction of the M6 and the M57 in the GA's north-western corner form a durable boundary between the GA and the Warrington urban area, the A57 forms a durable boundary between the GA and the inset settlement of Hollins Green in the GA's northern corner and the Glaze Brook river forms a durable boundary between the GA and Cadishead in the GA's north-eastern which would prevent encroachment. The GA is well connected to the open countryside along three boundaries. The GA supports a strong degree of openness given it has less than 10% built form and only a moderate level of vegetation. Overall the GA makes a strong contribution to safeguarding from encroachment.</p>	<p>No contribution: Warrington is a historic town however the GA is not within 250m of any of the Town Centre Conservation Areas. The GA 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 parcel makes a moderate contribution to this purpose.</p>	<p>The GA makes a strong contribution to two purposes, a moderate contribution to one and no contribution to one. The GA has therefore been judged to make a strong overall contribution to the Green Belt. While the GA has a limited connection to the urban area and the A57 and M6 would prevent sprawl, development of the GA would lead to the merging of the Warrington urban area and Cadishead. In addition, the GA is well connected to the countryside and supports a strong degree of openness.</p>	<p>Strong contribution</p>
<p>24</p>	<p>No contribution: The GA is not adjacent to the urban area and therefore does not contribute to this purpose</p>	<p>Strong contribution: The GA forms an essential gap between St. Helens and Newton-le-Willows in the adjacent neighbouring authority of St. Helens, whereby a reduction in the gap would result in the actual merging of these settlements. Overall the GA makes a strong contribution to preventing towns from merging.</p>	<p>Moderate contribution: The western boundary between the GA and St. Helens follows an administrative boundary which is not durable and would not prevent encroachment. The Liverpool to Manchester railway and the St. Helens Canal form durable boundaries between the GA and the countryside which could prevent encroachment beyond the GA if the GA was developed. The existing land use predominantly consists of open countryside with the washed over village of Collins Green lying in the south of the GA and a small number of residential properties in the west of the GA which are a continuation of the adjacent settlement of St. Helens. The GA supports a strong degree of openness given it has less than 10% built form and a low level of vegetation. The GA is connected to the open countryside along the northern and southern boundaries thus given its connection to St. Helens it therefore makes a moderate contribution. Overall the GA makes a moderate contribution to safeguarding from encroachment.</p>	<p>No contribution: The GA is not adjacent to a historic town and 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 parcel makes a moderate contribution to this purpose.</p>	<p>The GA makes a strong contribution to one purpose, a moderate contribution to two and no contribution to two. Professional judgement has therefore been applied and the GA has been judged to make a moderate overall contribution to the Green Belt. The GA contains a mix of durable and non-durable boundaries which could prevent some encroachment into the countryside. While the GA is not adjacent to the urban area and therefore does not contribute to checking unrestricted sprawl, it supports a strong degree of openness and development would lead to the merging of St. Helens and Newton-le-Willows. The GA does not help to preserve any historic towns.</p>	<p>Moderate contribution</p>



## **Appendix F**

### **ParcelMaps**

**Seperate to Main document**

## Appendix G

### ParcelAssessmentTable

Ref	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
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## G1 Parcel Assessment Table

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LYMM							
LY1	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between Lymm and the Warrington urban area whereby development of the parcel would reduce the actual gap but not the perceived gap between the towns. The M6 ensures that separation is retained. Overall, the parcel makes a weak contribution to preventing towns from merging.	Moderate contribution: There is a mix of durable and non-durable boundaries between the parcel and the settlement. Yeald Brow and the Bridgewater Canal forms a durable boundary, but in the parcel's north-eastern corner, hedge-lined garden boundaries form a less durable boundary which may not be able to prevent encroachment into the parcel. Boundaries between the parcel and the countryside are generally durable. The Transpennine Trail is lined with thick vegetation along the parcel's northern boundary, as is Camsley Lane along the western boundary. The A56 along the southern boundary is lined with trees and elevated above the parcel, forming a durable boundary able to prevent further encroachment if the parcel were developed. The existing land use mainly consists of overgrown open countryside. There is no built form and moderate levels of vegetation. The parcel's vegetation and tree-lined boundaries prevent open longline views and overall it supports a strong to moderate degree of openness. Overall the parcel makes a moderate contribution to safeguarding from encroachment.	No Contribution: Lymm is a historic town however the parcel is not within 250m of its Conservation Area. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to two purposes, a weak contribution to one and no contribution to two. In line with the methodology, the parcel has been judged to make a weak overall contribution. While it supports a strong to moderate degree of openness and encourages urban regeneration, the parcel's boundaries are relatively strong and it makes only a weak contribution to preventing towns from merging.	Weak contribution
LY2	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between Lymm and the Warrington urban area whereby development of the parcel 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 parcel makes a weak contribution to preventing towns from merging.	Strong contribution: There is a mix of durable and non-durable boundaries between the parcel and the settlement. The Transpennine Trail is lined with thick vegetation and forms a durable boundary which may be able to prevent encroachment into the parcel, although the tree-lined boundaries between the parcel, the settlement and Statham Community Primary School on the parcel's eastern side are not durable. The boundaries between the parcel and the countryside are largely durable. Warrington Road forms a durable boundary which would be able to prevent further encroachment if the parcel was developed, as does the row of tall and thick vegetation on steep banked ground backing onto the M6 motorway along the parcel's western boundary. The existing land use mainly consists of open countryside and there is no built form and low levels of vegetation. The parcel supports some longline views. Overall the parcel supports a strong degree of openness and makes a strong contribution to safeguarding from encroachment due to its openness and the weak boundaries between the parcel and the settlement.	No Contribution: Lymm is a historic town however the parcel is not within 250m of its Conservation Area. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a moderate overall contribution as, while it supports a strong degree of openness, the durability of its western boundary along the M6 means that any encroachment resulting from development would be contained and would therefore not threaten the openness and permanence of the Green Belt between Warrington and Lymm.	Moderate contribution
LY3	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between Lymm and the Warrington urban area whereby development of the parcel would reduce the actual gap but not the perceived gap between the towns. The M6 ensures that separation is retained. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundaries between the parcel and the settlement are largely non-durable. The parcel's eastern boundary follows garden boundaries with intermittent tall trees and this may not be able to prevent encroachment into the parcel in the long term. The parcel's boundaries with the countryside are generally more durable and may be able to prevent further encroachment if the parcel was developed. Pool Lane and Warrington Road form strong boundaries to the west, north and south. The existing land use mainly consists of open countryside and there is no built form and moderate vegetation. The parcel supports longline views to the south west and north, is moderately well connected to the countryside on two sides and overall supports a strong degree of openness.	No Contribution: Lymm is a historic town however the parcel is not within 250m of its Conservation Area. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel 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 parcel and the countryside therefore the parcel has a strong role in preventing encroachment into the open countryside. The parcel	Strong contribution

			There is existing encroachment along Pool Lane in the form of two residential properties and the parcel helps prevent further encroachment. Overall the parcel makes a strong contribution to safeguarding from encroachment due to its weak boundaries with the settlement and its openness.			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.	
LY4	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between Lymm and the Warrington urban area whereby development of the parcel would reduce the actual gap but not the perceived gap between the towns. The M6 and the Bridgewater Canal ensure that separation is retained. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the settlement consists of fenced garden boundaries which are not durable and would not be able to prevent encroachment into the parcel. The parcel's western boundary with the countryside consists of Pool Lane and would be durable to some extent. The parcel's other boundaries with the countryside consist of footpaths and tree boundaries and would not be durable enough to prevent encroachment beyond the parcel if the parcel was developed. The existing land use mainly consists of open countryside and Statham Pool, with narrow tracks of open countryside surrounding it and moderate vegetation lining the edges of the parcel. The parcel supports a beneficial use of the Green Belt through the provision of recreation uses as the pool is open for fishing. The parcel supports long line views of the nearby countryside to the north and overall supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment due to its weak boundaries and strong degree of openness.	No Contribution: Lymm is a historic town however the parcel is not within 250m of its Conservation Area. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel 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 parcel and the countryside therefore the parcel has a strong role in preventing encroachment into the open countryside. The parcel 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
LY5	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between Lymm and the Warrington urban area whereby development of the parcel would reduce the actual gap but not the perceived gap between the towns. The M6 and the Bridgewater Canal ensure that separation is retained. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the settlement consists mainly of garden boundaries which are not durable and would not be able to prevent encroachment into the parcel. The parcel's southern boundary with the settlement along Whitbarrow Road is more durable and would be able to prevent encroachment. The parcel's boundaries with the open countryside mainly consist of an unmade track and tree boundaries which are not durable and would not be able to prevent encroachment beyond the parcel if the parcel was developed. The existing land use mainly consists of open countryside. There is also extensive woodland and a number of pools associated with Meadow View Fisheries. The only built form is a building in the south of the parcel associated with the fisheries. The parcel supports long line views of the nearby countryside and overall supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment.	No Contribution: Lymm is a historic town however the parcel is not within 250m of its Conservation Area. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel 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 parcel and the countryside therefore the parcel has a strong role in preventing encroachment into the open countryside. The parcel 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
LY6	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between Lymm and the Warrington urban area whereby development of the parcel would reduce the actual gap but not the perceived gap between the towns. The M6 and the Bridgewater Canal ensure that separation is	Strong contribution: The parcel is connected to the settlement along Whitbarrow Road and the Transpennine Trail, which form durable boundaries which could prevent encroachment into the parcel. The parcel is well connected to the countryside along a mix of durable and non-durable boundaries. The Manchester Ship Canal to the north forms a durable boundary. Sow Brook to the east may not be durable in the long term and the parcel's western boundary follows a tree boundary which is not durable and would not be able to prevent further encroachment beyond the	Weak contribution: Lymm is a historic town. The parcel does not cross an important viewpoint of the Parish Church. The southern section of the parcel is located within the 250m buffer area around Lymm Conservation Area. The Conservation Area is separated from the parcel and the Green Belt by rows of modern	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution as it supports a strong degree of openness and there are non-durable	Strong contribution

		retained. Overall, the parcel makes a weak contribution to preventing towns from merging.	parcel if the parcel was developed. The existing land use mainly consists of a golf course along with associated vegetation and a large clubhouse. There is also an active farm in the south of the parcel. There is less than 10% built form and the golf course represents a beneficial use of the Green Belt. The parcel supports long line views of the countryside and overall supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment.	residential development along Brook Road, Danebank and Brooklyn Drive and therefore makes a weak contribution to preserving the setting and character of historic towns.	contribution to this purpose.	boundaries between the parcel and the countryside therefore the parcel has a strong role in preventing encroachment into the open countryside. The parcel 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.	
LY7	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The parcel does not contribute to preventing towns from merging.	Strong contribution: The parcel is connected to the settlement by a short section of the Transpennine Trail in the parcel's south western corner. This is a durable boundary which would prevent encroachment into the parcel. The parcel has a mix of durable and non-durable boundaries with the countryside. The parcel's western boundary consists of Lymmhay Lane, which is durable and could prevent further encroachment beyond the parcel if the parcel was developed. The parcel's northern boundary mainly consists of a tree-lined track which may not be durable in the long term. The parcel's north western corner is bounded by field boundaries which are not durable. The track which marks the parcel's eastern boundary is also not durable. The existing land use mainly consists of allotments. The western end of the parcel contains two large water storage tanks and the north western corner is occupied by a gravel car park. The parcel contains a small amount of vegetation and supports a strong to moderate degree of openness. While the parcel contains some strong boundaries and does not support long line views throughout, it makes a strong contribution as the north western corner supports long line views to the north and has especially weak boundaries. Overall the parcel makes a strong contribution to safeguarding from encroachment.	Weak contribution: Lymm is a historic town. The parcel does not cross an important viewpoint of the Parish Church. The southern section of the parcel is located within the 250m buffer area around Lymm Conservation Area. The Conservation Area is separated from the parcel and the Green Belt by rows of modern residential development along Brooklyn Drive, Lymmhay Lane and Danebank and therefore makes a weak contribution to preserving the setting and character of historic towns.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	The parcel 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 parcel 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 parcel and the countryside therefore the parcel has a strong role in preventing encroachment into the open countryside. The parcel 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
LY8	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The parcel does not contribute to preventing towns from merging.	Strong contribution: The parcel is connected to the settlement on two sides. These consist of garden boundaries, which are non-durable and would not be able to prevent encroachment into the parcel. The parcel's boundaries with the countryside are generally strong and consist of the Transpennine Trail to the north and Reddish Lane to the east. These boundaries could prevent further encroachment if the parcel was developed. The existing land use is predominantly open countryside, with vegetation only lining parcel boundaries. There is a large residential property and associated gardens in the north eastern corner, and the parcel prevents further encroachment along Reddish Lane. The parcel supports long line views to the east and supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment due to its openness and the weak boundaries between the parcel and the settlement.	Strong contribution: Lymm is a historic town. The parcel does not cross an important viewpoint of the Parish Church. The whole parcel is located within the 250m buffer area around Lymm Conservation Area. The northern tip of the Conservation Area lies adjacent to the Green Belt and to the southern edge of the parcel and therefore the parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a strong contribution to two purposes, a moderate contribution to one and no contribution to two. In line with the methodology, the parcel has been judged to make a strong overall contribution. The parcel supports a strong degree of openness, makes a strong contribution to preserving the historic town of Lymm and there are non-durable boundaries between the parcel and the settlement which would not be able to prevent encroachment into the parcel.	Strong contribution
LY9	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The parcel does not contribute to preventing towns from merging.	Strong contribution: The parcel is connected to the settlement along its southern and eastern boundaries. The southern boundary along Rush Green Road is durable and could prevent encroachment into the parcel. The eastern	Moderate contribution: Lymm is a historic town. The parcel does not cross an important viewpoint of the Parish Church. The western	Moderate contribution: The Mid Mersey Housing Market	The parcel makes a strong contribution to one purpose, a moderate contribution to two and no contribution to two. In line with the methodology, professional	Moderate contribution

	contribute to this purpose		boundary along Reddish Crescent is currently durable but may not be able to prevent encroachment in the long term. The parcel is well connected to the countryside on two sides. The western boundary along Reddish Lane is largely durable and would be able to prevent encroachment further encroachment beyond the parcel. The northern boundary with the Transpennine Trail is also durable. The existing land use mainly consists of open countryside and there is a small amount of vegetation, including a number of hedge boundaries within the parcel. There are a small number of residential properties in south of the parcel and the parcel helps prevent further encroachment along Rush Green Road. The parcel supports long line views from some areas and overall supports a strong to moderate degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment due to its openness, its role in preventing further development and the potentially weak boundary along Reddish Crescent.	section of the parcel is located within the 250m buffer area around Lymm Conservation Area. The northern tip of the Conservation Area lies adjacent to the Green Belt and to the southern tip of the parcel and therefore the parcel makes a moderate contribution to preserving the setting and special character of historic towns.	Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution as, while it supports a strong to moderate degree of openness and it has a non-durable boundary with the settlement, the durability of its boundaries with the countryside means that any encroachment resulting from development would be contained and would therefore not threaten the openness and permanence of the Green Belt as a whole.	
LY10	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The parcel does not contribute to preventing towns from merging.	Strong contribution: The parcel is not directly connected to the settlement. The parcel is well connected to the countryside on all sides with a mix of durable and non-durable boundaries. Reddish Lane and the Transpennine Trail form durable boundaries along the parcel's eastern and southern sides which would be able to prevent further encroachment if the parcel was developed. Tree lined field boundaries along the parcel's northern and western sides are less durable and would not be able to prevent further encroachment. The boundary at the southern end of the parcel's western side is not lined with trees and is especially weak. The existing land use mainly consists of open countryside and the only built form is a residential dwelling which was previously a farmhouse in the north eastern corner. The only vegetation is surrounding this and along the parcel's boundaries. The parcel supports long line views from some areas and overall supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment.	No Contribution: Lymm is a historic town however the parcel is not within 250m of its Conservation Area. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel 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 parcel and the countryside therefore the parcel has a strong role in preventing encroachment into the open countryside. The parcel 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
LY11	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between Lymm and Partington (within the administrative authority of Trafford) whereby development of the parcel would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The parcel is connected to the settlement along its southern and eastern boundaries. The Transpennine Trail to the south is lined with thick vegetation on both sides and forms a durable boundary, although the eastern boundary comprises garden boundaries along Moore Grove and is not durable. The majority of the parcel's western and northern boundaries with the countryside consist of an unmade section of Reddish Lane which is not lined with vegetation and would not be durable enough to prevent further encroachment if the parcel was developed. The existing land use mainly consists of open agricultural land and there is an active farm and two residential properties along the western boundary. There is minimal vegetation. The parcel supports long line views to the north and overall supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment.	No Contribution: Lymm is a historic town however the parcel is not within 250m of its Conservation Area. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel 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 parcel and the countryside therefore the parcel has a strong role in preventing encroachment into the open countryside. The parcel 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	Strong contribution

						Green Belt.	
LY12	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The parcel forms a less essential gap between Lymm and Partington (within the administrative authority of Trafford) whereby development of the parcel would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The parcel is connected to the settlement along its eastern boundary. This consists of garden boundaries along Rushes Meadow which are not durable in the long term and would not be able to prevent encroachment into the parcel. The parcel is well connected to the countryside on three sides along non-durable boundaries consisting of field boundaries and an unmade section of Reddish Lane. The existing land use consists of a mix of woodland and open agricultural land. There is no built form and over half of the parcel is filled with dense vegetation. The parcel supports long line views to the southwest and overall supports a strong to moderate degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment due to its weak boundaries with the settlement and the countryside.	No Contribution: Lymm is a historic town however the parcel is not within 250m of its Conservation Area. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a strong overall contribution as it supports a strong to moderate degree of openness and there are non-durable boundaries between the parcel and the countryside therefore the parcel has a strong role in preventing encroachment into the open countryside. The parcel 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
LY13	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The parcel forms a less essential gap between Lymm and Partington (within the administrative authority of Trafford) whereby development of the parcel would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the parcel makes a weak contribution to preventing towns from merging.	Moderate contribution: The parcel is partly connected to the settlement on two sides along largely durable boundaries. The northwestern boundary along Birch Brook Road is largely durable and would be able to prevent encroachment into the parcel, as is the majority of the southern boundary along the Transpennine Trail which is lined with vegetation on either side. The eastern end of this boundary is considerably less durable and may not be able to prevent further encroachment into the parcel along Mill Lane. The parcel is connected to the countryside along the remaining section of Birch Brook Road and its eastern boundary consists of Mill Lane. These are both durable and could prevent further encroachment if the parcel was developed. The existing land use mainly consists of open countryside and there is little vegetation except along boundaries. There are however a number of residential properties in the parcel's southwestern and northeastern corners. The parcel supports some long line views looking north across Birch Brook Road and overall supports a moderate degree of openness. There has already been encroachment into the parcel and further along Birch Brook Road and Mill Lane and the parcel contributes to preventing further encroachment. Overall the parcel makes a moderate contribution to safeguarding from encroachment.	No Contribution: Lymm is a historic town however the parcel is not within 250m of its Conservation Area. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to two purposes, a weak contribution to one and no contribution to two. In line with the methodology, the parcel has been judged to make a moderate overall contribution. The parcel supports a moderate degree of openness and makes a moderate contribution to encouraging urban regeneration, and there are durable boundaries between the parcel, the settlement and the countryside.	Moderate contribution
LY14	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The parcel does not contribute to preventing towns from merging.	Strong contribution: The parcel is connected to the settlement along its northern and western boundaries. The western boundary consists of garden boundaries which would not be durable enough to prevent encroachment into the parcel. The northern boundary is durable in some sections along Longcroft Place and Chaise Meadow, although other sections consist of garden boundaries and an unmade section of Millers Lane which are less durable. The parcel is connected to the countryside predominantly along Mill Lane to the east and Stage Lane to the south,	No Contribution: Lymm is a historic town however the parcel is not within 250m of its Conservation Area. The parcel 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 parcel makes a moderate	The parcel 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 parcel has been judged to make a moderate overall contribution as, while it supports a strong degree of openness and it has non-durable boundaries with the	Moderate contribution

			both of which form durable boundaries which could prevent further encroachment if the parcel was developed. The parcel is also connected to the north along a short section of the Transpennine Trail, which is not lined with vegetation and would not be durable enough to prevent encroachment. The existing land use mainly consists of open countryside. There is an active farm in the south eastern corner of the parcel and a number of internal hedgerows. There are a significant number of residential properties in the north eastern corner of the parcel and the parcel contributes to preventing further encroachment along Mill Lane. The parcel supports long line views of the countryside and overall supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment.		contribution to this purpose.	settlement, the durability of its boundaries with the countryside means that any encroachment resulting from development would be contained and would therefore not threaten the openness and permanence of the Green Belt as a whole.	
LY15	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The parcel does not contribute to preventing towns from merging.	Moderate contribution: The parcel is connected to the settlement along its short western boundary. This consists of garden boundaries and would not be durable enough to prevent encroachment into the parcel. The parcel is well connected to the countryside on three sides by durable boundaries consisting of Stage Lane, Mill Lane and the Bridgewater Canal. These are durable enough to prevent further encroachment if the parcel is developed. The existing land use mainly consists of open countryside and there is extensive vegetation as well as a small surface car park. The parcel supports some long line views to the south from certain areas and overall supports a strong to moderate degree of openness. Overall the parcel makes a moderate contribution to safeguarding from encroachment.	No Contribution: Lymm is a historic town however the parcel is not within 250m of its Conservation Area. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to two purposes and no contribution to three. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel supports a strong to moderate degree of openness, makes a moderate contribution to encouraging urban regeneration and there are largely durable boundaries between the parcel and the wider countryside.	Weak contribution
LY16	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The parcel does not contribute to preventing towns from merging.	Strong contribution: The parcel is well connected to the settlement on three sides along its northern, western and eastern boundaries. These predominantly consist of garden boundaries which would not be durable enough to prevent encroachment into the parcel. The parcel is connected to the countryside on one side. This consists of the Bridgewater Canal, which is durable enough to prevent encroachment beyond the parcel if the parcel was developed. The existing land use mainly consists of open countryside with moderate vegetation. There is also a mix of greenhouses used for agriculture and warehouses, with hedgerows separating the parcel into several sections. There is one residential property in the south western corner of the parcel and another in the north. The parcel supports some long line views looking south and overall supports a strong to moderate degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment.	Weak contribution: Lymm is a historic town. The parcel does not cross an important viewpoint of the Parish Church. The western edge of the parcel is located within the 250m buffer area around Lymm Conservation Area. The Conservation Area is separated from the Green Belt and from the parcel by three rows of modern residential development along Dairy Farm Court, Grasmere Road, and Mardale Crescent. Therefore the parcel makes a weak contribution to preserving the setting and special character of historic towns.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a moderate overall contribution as, while it supports a strong degree of openness and it has non-durable boundaries with the settlement, the parcel only has a limited connection with the countryside along one boundary and the durability of this boundary with the countryside means that any encroachment resulting from development would be contained and would therefore not threaten the openness and permanence of the Green Belt as a whole.	Moderate contribution
LY17	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The parcel does not contribute to preventing towns from merging.	Strong contribution: The parcel is connected to the settlement along its western boundary, which consists of garden boundaries which are not durable and would not be able to prevent encroachment into the parcel. The parcel is well connected to the countryside on three sides along a mix of durable and non-durable boundaries. The parcel's northern boundary consists of the Bridgewater Canal,	No Contribution: Lymm is a historic town however the parcel is not within 250m of its Conservation Area. The parcel 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	The parcel 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 parcel has been judged to make a strong	Strong contribution

			<p>which is durable and would be able to prevent further encroachment if the parcel was developed. The southern and eastern boundaries consist of tall and dense tree lines and the southern boundary also follows the unmade Sutch Lane. These boundaries may be durable in the short term but may not be able to prevent further encroachment beyond the parcel in the long term. The existing land use consists of open countryside. There is minimal vegetation and the only built form is a power generator in the south western corner. The parcels support long line views to the north and south and overall supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment.</p>		<p>development, therefore the parcel makes a moderate contribution to this purpose.</p>	<p>overall contribution as it supports a strong degree of openness and there are some non-durable boundaries between the parcel and the countryside which may not be able to prevent encroachment in the long term therefore the parcel has a strong role in preventing encroachment into the open countryside. The parcel 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>	
LY18	<p>No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose</p>	<p>No contribution: The parcel does not contribute to preventing towns from merging.</p>	<p>Strong contribution: The parcel has a very limited connection to the settlement along a small part of its northern boundary, which consists of the Bridgewater Canal which is durable and would be able to prevent encroachment into the parcel. The parcel is well connected to the countryside along a mix of durable and non-durable boundaries. The eastern boundary along Oughtrington Lane is durable and would be able to prevent further encroachment if the parcel was developed. The southern boundary consists of field boundaries which are not durable. The existing land use consists mainly of open countryside and there is a large active farm in the southern section of the parcel and moderate levels of vegetation. The parcel supports some long line views to the south and northwest and overall supports a strong to moderate degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment.</p>	<p>No Contribution: Lymm is a historic town however the parcel is not within 250m of its Conservation Area. The parcel 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 parcel makes a moderate contribution to this purpose.</p>	<p>The parcel 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 parcel has been judged to make a strong overall contribution as it is well connected to the countryside with some non-durable boundaries between the parcel and the countryside therefore the parcel has a strong role in preventing encroachment into the open countryside. The parcel 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>
LY19	<p>No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose</p>	<p>No contribution: The parcel does not contribute to preventing towns from merging.</p>	<p>Strong contribution: The parcel is connected to the settlement along its southern and western boundaries. The southern boundary consists of Longbutt Lane, which is durable and would be able to prevent encroachment into the parcel. The western boundary consists of treelined garden and field boundaries which are not durable. The parcel is connected to the countryside along its northern and eastern boundaries. The northern boundary consists of treelined field boundaries, which are not durable and would not be able to prevent further encroachment if the parcel was developed. The eastern boundary consists of Oughtrington Lane, which is durable. The existing land use consists primarily of open countryside, although there is significant encroachment along Oughtrington Lane mainly in the form of residential properties which takes up between 10 and 20% of the parcel. The parcel supports long line views of the countryside and overall supports a strong to moderate degree of openness. In addition, the parcel helps to prevent further encroachment along Oughtrington Lane. Overall the parcel makes a strong contribution to safeguarding from encroachment.</p>	<p>No Contribution: Lymm is a historic town however the parcel is not within 250m of its Conservation Area. The parcel 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 parcel makes a moderate contribution to this purpose.</p>	<p>The parcel 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 parcel has been judged to make a strong overall contribution as it supports a strong to moderate degree of openness and there are some non-durable boundaries between the parcel and the countryside and the parcel and settlement therefore the parcel has a strong role in preventing encroachment into the open countryside. Furthermore there has been some existing encroachment into the parcel in the form of residential development and the parcel has a role in preventing further development. The parcel therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under</p>	<p>Strong contribution</p>

						paragraph 79 of the NPPF in protecting the openness of the Green Belt.	
LY20	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The parcel does not contribute to preventing towns from merging.	Moderate contribution: The parcel is connected to the settlement along part of its northern boundary. This consists of the Bridgewater Canal and is durable enough to prevent encroachment into the parcel. The parcel is well connected to the countryside and largely durable boundaries. The western boundary along Oughtrington Lane is durable, as is the eastern boundary along Burford Lane. The southern boundary follows woodland which is protected and owned by the Woodland Trust. The existing land use largely consists of woodland with some areas of open countryside and a small number of residential properties along the parcel's western boundary. The parcel does not support long line views and overall supports a moderate degree of openness. Overall the parcel makes a moderate contribution to safeguarding from encroachment.	No Contribution: Lymm is a historic town however the parcel is not within 250m of its Conservation Area. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to two purposes and no contribution to three. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel supports a moderate degree of openness, makes a moderate contribution to encouraging urban regeneration and there are largely durable boundaries between the parcel, the settlement and the wider countryside.	Weak contribution
LY21	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The parcel does not contribute to preventing towns from merging.	Strong contribution: The parcel is connected to the settlement along a section of its western boundary. This consists of Oughtrington Lane, which is a durable boundary which would be able to prevent encroachment into the parcel. The parcel is also connected to the settlement along garden boundaries in its south western corner, which constitute a less durable boundary. The parcel is well connected to the countryside by a mix of durable and non-durable boundaries. The northern boundary consists of protected woodland which is likely to be permanent and durable in the long term. The western boundary consists of Oughtrington Lane, which is also durable, as is Higher Lane along the southern boundary. The parcel's western boundary with the countryside consists of a mix of field boundaries and non-protected woodland, which are not durable and are unlikely to be able to prevent further encroachment if the parcel is developed. The existing land use mainly consists of open countryside. There are two active farms along Higher Lane and Lymm High School is situated in the west of the parcel. There is moderate vegetation forming internal hedgerow boundaries within the parcel. The parcel supports extremely long line views of the surrounding countryside and overall supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment.	No Contribution: Lymm is a historic town however the parcel is not within 250m of its Conservation Area. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a strong overall contribution as it supports a strong to moderate degree of openness and there are non-durable boundaries between the parcel and the countryside therefore the parcel has a strong role in preventing encroachment into the open countryside. The parcel 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
LY22	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The parcel does not contribute to preventing towns from merging.	Strong contribution: The parcel is connected to the settlement on its northern and northwestern sides along hedged garden boundaries. These are not durable and would not be able to prevent encroachment into the parcel. The parcel's boundaries with the countryside largely consist of hedged and treeline field boundaries, as well as the unmade Whitelegs Lane along the eastern boundary. These boundaries are not durable and would not be able to prevent encroachment beyond the parcel if the parcel was developed. The existing land use mainly consists of open countryside. There is moderate vegetation forming internal hedgerow boundaries within the parcel and a small number	Weak contribution: Lymm is a historic town. The parcel does not cross an important viewpoint of the Parish Church. The northern edge of the parcel is located within the 250m buffer area around Lymm Conservation Area. The Conservation Area is separated from the Green Belt and from the parcel by modern residential development along Manor Road. Therefore the parcel	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	The parcel 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 parcel 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 parcel and the countryside therefore the parcel has a strong role in preventing	Strong contribution

			of active farms. There are also a small number of residential properties in the parcel's northern corner and the parcel helps to prevent further encroachment along Higher Lane. The parcel supports long line views of the surrounding countryside and overall supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment.	makes a weak contribution to preserving the setting and special character of historic towns.		encroachment into the open countryside. The parcel 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.	
LY23	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The parcel does not contribute to preventing towns from merging.	Moderate contribution: The parcel is connected to the settlement on its northern boundary. This consists of Crouchley Lane, which is durable and would be able to prevent encroachment into the parcel. The parcel is well connected to the countryside along largely durable boundaries which would be able to prevent further encroachment beyond the parcel if the parcel was developed. These consist of Crouchley Lane to the east and a thick row of vegetation and tall trees to the west and south which should be durable enough to prevent further encroachment. The existing land use mainly consists of open countryside. There is a building used as a sports club along with associated playing fields in the east of the parcel and minimal vegetation except along the boundaries. Thus the parcel supports a beneficial use of the Green Belt in terms of providing access to sport and recreation. The parcel supports long line views to the south and overall supports a strong degree of openness. The parcel could be argued to make a strong contribution due to its openness, but the durability of its boundaries means that overall it makes a moderate contribution to safeguarding from encroachment.	Strong contribution: Lymm is a historic town. The parcel does not cross an important viewpoint of the Parish Church. The entire northwestern boundary of the parcel lies adjacent to the Lymm Conservation Area. Therefore the parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a moderate overall contribution as, while it is open and makes a strong contribution to preserving the Lymm Conservation Area, there are durable boundaries between the parcel, the settlement and the countryside which would be able to prevent encroachment and ensure that the openness and permanence of the Green Belt is not compromised.	Moderate contribution
LY24	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The parcel does not contribute to preventing towns from merging.	Moderate contribution: The parcel is connected to the settlement to the north and west along mostly durable boundaries. Lakeside Road and Church Road form durable boundaries, as do the thick row of trees around St. Mary's Church to the northeast. The parcel's northwestern boundary consists of tree-lined garden boundaries, which are not entirely durable and may not be able to prevent encroachment into the parcel. The parcel's boundaries with the countryside are durable and would be able to prevent further encroachment beyond the parcel if the parcel was developed. They consist of Lakeside Road to the west and a thick row of vegetation and tall trees to the south and east. The existing land use mainly consists of Lymm Dam along with associated woodland and small areas of open space. This represents a beneficial use of the Green Belt as it provides opportunities for outdoor sport and recreation. The parcel does not support long line views and overall supports a moderate degree of openness. Overall the parcel makes a moderate contribution to safeguarding from encroachment.	Strong contribution: Lymm is a historic town. The parcel does not cross an important viewpoint of the Parish Church. The entire parcel falls within Lymm Conservation Area. Therefore the parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a moderate overall contribution as, while it makes a strong contribution to preserving the Lymm Conservation Area, there are durable boundaries between the parcel and the countryside which would be able to prevent further encroachment and ensure that the openness and permanence of the Green Belt is not compromised.	Moderate contribution
LY25	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The parcel does not contribute to preventing towns from merging.	Strong contribution: The parcel 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 parcel. The parcel is well connected to the countryside along three sides. The Avenue, Cherry Lane and Lakeside Road form durable	Strong contribution: Lymm is a historic town. The parcel does not cross an important viewpoint of the Parish Church. The entire western boundary of the parcel lies adjacent to the Lymm	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban	The parcel makes a strong contribution to two purposes, a moderate contribution to one and no contribution to two. In line with the methodology, the parcel has been judged to make a strong overall contribution. The parcel supports a strong	Strong contribution

			boundaries which would be able to prevent further encroachment beyond the parcel if the parcel was developed. The existing land use consists mainly of open countryside and there is little vegetation. There is an active farm in the north west corner of the parcel and two residential properties in the south eastern corner. The parcel helps to prevent further encroachment particularly given the residential properties on The Avenue. The parcel supports some long line views to the west and overall supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment.	Conservation Area. Therefore the parcel makes a strong contribution to preserving the setting and special character of historic towns.	capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	degree of openness, makes a strong contribution to preserving the historic town of Lymm and there are non-durable boundaries between the parcel and the settlement which would not be able to prevent encroachment into the parcel.	
LY26	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The parcel does not contribute to preventing towns from merging.	Strong contribution: The parcel is connected to the settlement along part of its northern boundary. This consists of Booth's Lane, which is durable and would be able to prevent encroachment into the parcel. The parcel is well connected to the countryside along a mix of durable and non-durable boundaries. The eastern boundary along Cherry Lane is durable and would be able to prevent further encroachment beyond the parcel if the parcel is developed. The parcel's western and southern boundaries consist of hedged lined field boundaries, which are not durable and would not be able to prevent further encroachment. The existing land use mainly consists of open countryside. There are small amounts of vegetation and one residential property within the parcel. The parcel supports long line views and overall supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment.	No Contribution: Lymm is a historic town however the parcel is not within 250m of its Conservation Area. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel 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 parcel and the countryside therefore the parcel has a strong role in preventing encroachment into the open countryside. The parcel 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
LY27	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between Lymm and the Warrington urban area whereby development of the parcel would reduce the actual gap but not the perceived gap between the towns. The M6 ensures that separation is retained. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The parcel is connected to the settlement along its eastern boundary. This consists of hedged lined garden boundaries which are not durable and would not be able to prevent encroachment into the parcel. The parcel is well connected to the countryside along durable boundaries consisting of Massey Brook Lane and Booth's Lane. The existing land use mainly consists of open countryside and there is moderate vegetation mainly consisting of internal hedgerows. Built form consists of a garden centre and around eight residential properties in the south of the parcel, around the same number of properties in the north and a residential care home in the west, totalling less than 10% of the land area. The parcel helps to prevent further residential encroachment. The parcel supports long line views and overall supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment.	No Contribution: Lymm is a historic town however the parcel is not within 250m of its Conservation Area. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a moderate overall contribution as, while it supports a strong degree of openness and it has non-durable boundaries with the settlement, the durability of its boundaries with the countryside means that any encroachment resulting from development would be contained and would therefore not threaten the openness and permanence of the Green Belt between Warrington and Lymm.	Moderate contribution
LY28	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between Lymm and the Warrington urban area whereby development of the parcel would reduce the actual gap but not the perceived gap between the towns. The M6	Moderate contribution: The parcel is not directly connected to the settlement. It is connected to the countryside on all sides along durable boundaries which would be able to prevent further encroachment beyond the parcel if the parcel was developed. The parcel's southern boundary consists of the Bridgewater Canal, its northern boundary is Camsley Lane and its western boundary consists of a row of tall and thick vegetation on steep	No Contribution: Lymm is a historic town however the parcel is not within 250m of its Conservation Area. The parcel 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,	The parcel makes a moderate contribution to two purposes, a weak contribution to one and no contribution to two. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel supports a strong to moderate degree of openness and makes a moderate contribution to	Weak contribution

		ensures that separation is retained. Overall, the parcel makes a weak contribution to preventing towns from merging.	banked ground backing onto the M6 motorway. The existing land use consists of open countryside. There is no built form and the only vegetation is along the parcel's boundaries. It does not support long line views of the countryside and overall supports a strong to moderate degree of openness. Overall the parcel makes a moderate contribution to safeguarding from encroachment.		therefore the parcel makes a moderate contribution to this purpose.	encouraging urban regeneration, and there are durable boundaries between the parcel, the settlement and the countryside. The parcel makes a weak contribution to preventing towns from merging	
<b>CADISHEAD</b>							
CD1	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between Cadishead (within the administrative authority of Salford) and the Warrington urban area where by development of the parcel would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the parcel makes a weak contribution to preventing towns from merging.	Weak contribution: The parcel is connected to settlement on one side. Glaze Brook forms a durable boundary which would be able to prevent encroachment into the parcel. The parcel is connected to countryside on three sides. Glaze Brook Lane to the west is durable as is the Manchester to Liverpool railway to the north. The parcel's southern boundary is garden boundaries. This is not durable and would be unable to prevent further encroachment beyond the parcel if the parcel was developed. The existing land use is a mix of open countryside and residential properties with one active farm. There is over 30% built form and some vegetation. The parcel supports some long line views and overall supports a weak degree of openness. Overall the parcel makes a weak contribution to safeguarding from encroachment.	No contribution: The parcel is not adjacent to a historic town. The parcel does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Irlam and Cadishead Urban Area has 3.23% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to one purpose, a weak contribution to two and no contribution to two. In line with the methodology, the parcel has been judged to make a weak overall contribution. While it makes a moderate contribution to encouraging urban regeneration, the parcel supports a weak degree of openness, has generally durable boundaries and further development in the parcel would not significantly reduce the gap between Cadishead and Warrington.	Weak contribution
CD2	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between Cadishead (within the administrative authority of Salford) and the Warrington urban area where by development of the parcel would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The parcel is connected to settlement on one side. Glaze Brook forms a durable boundary which would be able to prevent encroachment into the parcel. The parcel is connected to countryside on three sides. Glaze Brook Lane to the west and Manchester Road to the south are durable. The parcel's northern boundary is garden boundaries, which are not durable and would be unable to prevent further encroachment beyond the parcel if the parcel was developed. The existing land use mainly consists of open countryside. There is also a veterinary centre and four residential properties. The parcel helps to prevent further encroachment. There is less than 10% built form and low levels of vegetation. The parcel supports some long line views west and overall supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment.	No contribution: The parcel is not adjacent to a historic town. The parcel does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Irlam and Cadishead Urban Area has 3.23% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a moderate overall contribution. It is accepted that the parcel is open and its northern boundary with the countryside is not durable. However, this boundary is with existing encroachment in the Green Belt and the other boundaries between the parcel, the settlement and the countryside are durable, meaning that any encroachment resulting from development would be contained and would therefore not threaten the openness and permanence of the Green Belt as a whole.	Moderate contribution
<b>GRAPPENHALL</b>							
GH1	Weak contribution: The parcel only has a limited connection to the built up area along part of the northern boundary. The boundaries with the built up area consist of the Bridgewater Canal lined by Stockton Lane which represents a durable	No contribution: The parcel does not play a role in preventing towns from merging.	Moderate contribution: The boundaries between the parcel and the settlements to the north and south are durable consisting of the Bridgewater Canal and Stockton Lane to the north and a very dense wooded area to the south. These boundaries could prevent encroachment into the parcel. The boundaries between the parcel and the countryside are mostly durable with the exception of part of the southern boundary which adjoins the cricket club which consists of hedges. The remaining durable boundaries consist of Lumb Brook Road, Broad Lane, and dense wooded area	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate	The parcel makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel makes a moderate contribution to safeguarding from encroachment having mostly durable boundaries which could prevent encroachment and contain development,	Weak contribution

	boundary which could prevent sprawl into the parcel. Overall the parcel makes a weak contribution to checking unrestricted sprawl.		and treeline and therefore could prevent encroachment beyond the parcel if the parcel were developed. The parcel is connected to the open countryside along a number of boundaries however given that it adjoins both the Warrington urban area and Grappenhall Heys it is fairly contained by the settlement. The parcel consists of undeveloped open countryside in agricultural use. The parcel is flat with limited vegetation consisting of low lying hedges and field lines and it has long line views, thus it supports a strong degree of openness. Overall the parcel makes a moderate contribution to safeguarding from encroachment due to its durable boundaries and being contained by the settlements.		contribution to this purpose.	and it supports a strong degree of openness. The parcel makes a moderate contribution to assisting in urban regeneration. The parcel does not contribute to preventing towns from merging or preserving the setting and special character of historic towns.	
GH2	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The parcel does not play a role in preventing towns from merging.	Moderate contribution: The boundaries between the parcel and the settlement are durable consisting of dense woodland which could prevent encroachment into the parcel. The boundaries between the parcel and the countryside are mixed consisting of heavy treeline to the north which is durable, Broad Lane to the east which is durable, and a 'made' metalled footpath with hedgeline to the south which is durable however may not be permanently durable in the long term to prevent encroachment beyond the parcel if it were developed. The northern boundary with the countryside consists of hedges and is not durable. The parcel supports a beneficial use of the Green Belt through providing opportunities for sport due to the presence of the cricket club. The parcel is well connected to the countryside along three boundaries. The parcel consists of open countryside. The parcel is flat with less than 10% built form and with areas of dense vegetation which means there are no long line views from the settlement outwards. Thus the parcel supports a moderate degree of openness. Overall the parcel makes a moderate contribution to safeguarding from encroachment.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to two purposes, and no contribution to three purposes. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel makes a moderate contribution to safeguarding from encroachment with durable boundaries between the parcel and the settlement. The parcel has less than 10% built form however due to areas of dense vegetation it supports a moderate degree of openness. The parcel makes a moderate contribution to assisting in urban regeneration. The parcel does not contribute to preventing towns from merging, checking unrestricted sprawl, or preserving the setting and special character of historic towns.	Weak contribution
GH3	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The parcel does not play a role in preventing towns from merging.	Moderate contribution: The boundaries between the parcel and the settlement consist of a dense wooded area which is durable and could prevent encroachment into the parcel. The boundaries between the parcel and the countryside are mixed. Broad Lane to the east is durable however the northern and southern boundaries consist of a 'made' metalled footpath to the north, and Hall Lane and a field boundary to the south are not durable and would not be able to prevent encroachment beyond the parcel if the parcel were developed. The parcel is well connected to the countryside on three boundaries. Half of the parcel is being used as a Christmas tree farm associated with the farm across the road from Broad Lane. There is no built form however there are areas of dense vegetation and no long line views from the settlement outwards thus the parcel supports a moderate degree of openness. Overall the parcel makes a moderate contribution to safeguarding from encroachment.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to two purposes, and no contribution to three purposes. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel supports a moderate degree of openness and the boundaries between the parcel and the countryside are of mixed durability thus the parcel makes a moderate contribution to safeguarding from encroachment. The parcel makes a moderate contribution to assisting in urban regeneration. The parcel does not contribute to preventing towns from merging, checking unrestricted sprawl, or preserving the setting and special character of historic towns.	Weak contribution
GH4	No contribution: The parcel is not adjacent to the Warrington urban area	No contribution: The parcel does not play a role in preventing towns from	Strong contribution: The boundaries between the parcel and the settlement are mostly durable consisting of dense wooded areas, with the exception of part of the northern	No contribution: The parcel is not adjacent to a historic town. The parcel does not cross an important	Moderate contribution: The Mid Mersey	The parcel makes a strong contribution to one purpose, a moderate contribution to one, and no contribution to three. In line	Moderate contribution

	and therefore does not contribute to this purpose	merging.	boundary which only consists of tree lining which would not be able to prevent encroachment into the parcel. The boundaries between the parcel and the countryside are mostly not durable apart from Broad Lane to the east and the dense woodland to the west. The southern boundary consists of tree lined field boundaries and the northern boundary consists of Hall Lane and a field boundary. These boundaries would not be able to prevent encroachment beyond the parcel if the parcel were developed. The parcel is well connected to the countryside on three boundaries. The parcel is undeveloped and in agricultural use. There is no built form however there are areas of dense vegetation and thus no long line views from the settlement outwards. Therefore the parcel supports a moderate degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment due to the non-durable boundaries with the countryside along the full northern and southern extent.	viewpoint of the Parish Church.	Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution as it supports a moderate degree of openness and although its boundaries with the countryside are not durable, the boundaries between the parcel and the settlement are mostly durable and could prevent encroachment into the parcel which would therefore not threaten the openness and permanence of the Green Belt. The parcel makes a moderate contribution to assisting in urban regeneration.	
GH5	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The parcel does not play a role in preventing towns from merging.	Strong contribution: The boundaries between the parcel and the settlement are not durable consisting of a tree lined footpath. The parcel is well connected to the countryside along three boundaries. The boundaries between the parcel and the countryside are not durable except for the northern boundary which is a dense wooded area. These non-durable boundaries would not be able to prevent encroachment beyond the parcel if the parcel were developed. The parcel is well connected to the countryside. It has no built form and low levels of vegetation thus there are low line views. The parcel supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment due to the non-durable boundaries between the parcel and the settlement and also the countryside.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel 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 parcel and the settlement and the parcel and the countryside thus the parcel has a strong role in preventing encroachment. The parcel 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 parcel makes a moderate contribution to assisting in urban regeneration.	Strong contribution
GH6	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The parcel does not play a role in preventing towns from merging.	Strong contribution: The parcel is connected to the settlement on two sides. This boundary consists of a footpath and then the Green Belt boundary, which follows no physical features. This is not durable and would not be able to prevent encroachment into the parcel. The parcel is connected to the countryside along a mix of durable and non-durable boundaries. Lumb Brook Road is durable. The tree and hedge lined footpath along the southern boundary is not durable and would not be able to prevent further encroachment beyond the parcel if the parcel was developed. The existing land use is mainly open countryside. There is moderate vegetation and one large residential property in the north of the parcel. The south of the parcel is more open and has low levels of vegetation.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a strong overall contribution as it supports a strong to moderate degree of openness and there are non-durable boundaries between the parcel and the settlement and the parcel and the countryside therefore the parcel has a strong role in preventing encroachment into the open countryside.	Strong contribution

			The parcel does not support long line views and overall supports a strong to moderate degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment due to its weak boundaries with the settlement and the countryside.			The parcel 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.	
GH7	Weak contribution: The boundary between the parcel and the built up area is Dingle Wood. Due to the thickness of the vegetation, this forms a durable boundary and could prevent sprawl into the parcel. The permanence of the boundary means that the parcel is poorly connected to the built up area along one side. Overall the parcel makes a weak contribution to checking unrestricted sprawl.	No contribution: The parcel does not play a role in preventing towns from merging.	Moderate contribution: The parcel is connected to the Warrington urban area along its western boundary and to Grappenhall Heys along a short section of its eastern boundary. Both Dingle Wood and Lumb Brook Road form durable boundaries between the parcel and the settlement. The parcel is well connected to the countryside. With Witherwin Avenue, Lumb Brook Road and Dingle Lane all form durable boundaries which would be able to prevent further encroachment beyond the parcel if the parcel was developed. The existing land use mainly consists of open countryside. There is one active farm and low level of vegetation. The parcel supports long line views and overall supports a strong degree of openness. Overall the parcel makes a moderate contribution to safeguarding from encroachment due to its openness and durable boundaries.	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to two purposes, a weak contribution to one and no contribution to two. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel makes a weak contribution to checking unrestricted sprawl due to the permanence of its boundary. The parcel makes a moderate contribution to safeguarding from encroachment and assisting in urban regeneration. It does not contribute to preventing towns from merging or preserving the setting and special character of historic towns.	Weak contribution
GH8	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The parcel does not play a role in preventing towns from merging.	Moderate contribution: The boundaries between the parcel and the settlement consist of Astor Drive which is a durable boundary and there are gardens of residential properties which are not durable and would not be able to prevent encroachment into the parcel. The boundaries between the parcel and the countryside are durable consisting of a dense wooded area to the north, Lumb Brook Road to the west, and Witherwin Avenue to the south. These boundaries could prevent encroachment beyond the parcel if the parcel were developed. The parcel is well connected to the countryside along three boundaries. The parcel consists of open countryside and includes Witherwin Farm. There is no built form and some areas of dense vegetation which impact upon long line views thus the parcel supports a moderate degree of openness. Overall the parcel makes a moderate contribution to safeguarding from encroachment due to the durable boundaries with the countryside.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to two purposes, and no contribution to three purposes. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel supports a moderate degree of openness and the boundaries between the parcel and the countryside are durable thus the parcel makes a moderate contribution to safeguarding from encroachment. The parcel makes a moderate contribution to assisting in urban regeneration. The parcel does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving the setting and special character of historic towns.	Weak contribution
<b>HOLLINS GREEN</b>							
HG1	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between Cadishead (within the administrative authority of Salford) and the Warrington urban area whereby development of the parcel would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The parcel is connected to the settlement along its southern boundary. This consists of garden boundaries, which are not durable and would not be able to prevent encroachment into the parcel. The parcel is well connected to the countryside on three sides. Dam Lane to the north and east is durable. The parcel's western boundary consists of field boundaries and a small brook, which are not durable and would not be able to prevent encroachment beyond the parcel if the parcel was developed. The existing land use is mainly open countryside. There are a small number of properties in the northeast of the parcel along Dam Lane and the parcel helps prevent further encroachment. There is less than 10% built form and minimal vegetation. The parcel	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel 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 parcel, the settlement and the countryside therefore the parcel has a strong role in preventing encroachment into the open countryside.	Strong contribution

			supports long line views and overall supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment.			The parcel 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.	
HG2	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between Cadishead (within the administrative authority of Salford) and the Warrington urban area whereby development of the parcel would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The parcel is connected to the settlement along a tree-lined car park boundary. This is not durable and would not be able to prevent encroachment into the parcel. The parcel is well connected to the countryside on three sides. Dam Lane to the west and Manchester Road to the east are durable. The field boundary to the north is not a durable boundary and would not be able to prevent further encroachment beyond the parcel if the parcel was developed. The existing land use is mainly open countryside and there is also a graveyard in the south of the parcel. There is no built form and moderate levels of vegetation. The parcel supports long line views and overall supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel 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 parcel, the settlement and the countryside therefore the parcel has a strong role in preventing encroachment into the open countryside. The parcel 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
HG3	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between Cadishead (within the administrative authority of Salford) and the Warrington urban area whereby development of the parcel would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the parcel makes a weak contribution to preventing towns from merging.	Moderate contribution: The parcel is connected to the settlement on one side. This consists of a tree-lined garden boundary which is not durable and would not be able to prevent encroachment into the parcel. The parcel is connected to the countryside on three sides. Manchester Road and Glaze Brook Lane form durable boundaries and would be able to prevent further encroachment beyond the parcel if the parcel was developed. The existing land use mainly consists of woodland with some open grassland at the northern end of the parcel. There is no built form, and dense vegetation in most of the parcel. The parcel supports limited long line views and overall supports a moderate degree of openness. Overall the parcel makes a moderate contribution to safeguarding from encroachment.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the parcel has been judged to make a weak overall contribution as it has a weak role in preventing towns from merging. The boundary between the parcel and the countryside is durable and could prevent encroachment thus it makes a moderate contribution to safeguarding from encroachment. The parcel does not contribute to checking unrestricted sprawl or preserving the setting of historic towns.	Weak contribution
HG4	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between Cadishead (within the administrative authority of Salford) and the Warrington urban area whereby development of the parcel would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The parcel is connected to the settlement on one side. Manchester Road forms a durable boundary and would be able to prevent encroachment into the parcel. The parcel is well connected to the countryside on three sides. Glaze Brook is large enough to form a durable boundary and the Manchester Ship Canal is also durable. The parcel's southern boundary consists of a made entrance road to the waterworks, which may not be able to prevent further encroachment beyond the parcel in the long term if the parcel was developed. The existing land use is predominantly open countryside. There are moderate levels of vegetation and the only built form is the waterworks. The parcel supports long line views to the southeast and overall supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a moderate overall contribution. Whilst the parcel supports a strong degree of openness, there are durable boundaries between the parcel and the settlement and the parcel and the countryside thus any development would be contained and would therefore not threaten the openness and permanence of the Green Belt as a whole. The parcel makes a weak contribution to preventing towns from	Moderate contribution

						merging.	
HG5	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between Cadishead (within the administrative authority of Salford) and the Warrington urban area whereby development of the parcel would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The parcel is poorly connected to the settlement along a short stretch of its northwestern boundary. This consists of Manchester Road and is durable. The parcel is well connected to the countryside. Manchester Ship Canal and Manchester Road form durable boundaries. The tree-lined field boundary to the southwest is not durable. The parcel's northeastern boundary consists of a made entrance road to the water works, which may not be able to prevent further encroachment beyond the parcel in the long term if the parcel was developed. The existing land use is mainly agricultural land. There is no built form and generally low levels of vegetation. The parcel supports some long line views to the southeast and overall supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel 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 parcel and the countryside therefore the parcel has a strong role in preventing encroachment into the open countryside. The parcel 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
HG6	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between Cadishead (within the administrative authority of Salford) and the Warrington urban area whereby development of the parcel would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The parcel is connected to the settlement on one side. This boundary consists of garden boundaries and a footpath and is not durable. The parcel is well connected to the countryside. Manchester Road and School Lane form durable boundaries. The field boundary to the southwest is not durable and would not be able to prevent further encroachment beyond the parcel if the parcel was developed. The existing land use is mainly consists of open countryside and residential properties. There are low levels of vegetation and less than 20% built form. The parcel supports some long line views and overall supports a strong to moderate degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel 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 parcel, the settlement and the countryside therefore the parcel has a strong role in preventing encroachment into the open countryside. The parcel 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
<b>WARRINGTON URBAN AREA</b>							
WR1	Weak contribution: The M62 forms a durable boundary between the parcel and the built up area. This is a permanent boundary that is durable enough to prevent sprawl into the parcel in the long term. The parcel is only connected to the urban area along this southern boundary and therefore the parcel is poorly connected to the built up area. Overall the parcel makes a	Weak contribution: The parcel forms a less essential gap between Newton-le-Willows and the Warrington urban area whereby development of the parcel would slightly reduce the gap between the towns however would not result in them merging. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the settlement is a wooded area, with the M62 forming a secondary boundary which collectively are durable and would prevent encroachment in the long term. The boundaries between the parcel and the countryside are predominantly non-durable with Phipps Brook forming the northern boundary and the eastern boundary consisting of a treeline, neither of which are durable enough to prevent encroachment beyond the parcel if the parcel were developed. The western boundary is Tan House Lane and that is a durable boundary that could prevent encroachment beyond the parcel if the parcel were developed. The existing land use is agricultural, with a number of farms located within the parcel. The parcel is well connected to the countryside along three boundaries. The parcel is flat,	Weak contribution: Warrington is a historic town. The parcel crosses an important viewpoint of the Parish Church although it is separated from the historic centre of Warrington and it is not within 250m of the Warrington Town Centre Conservation Areas. The parcel therefore makes a weak contribution to this purpose.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	The parcel makes a strong contribution to one purpose, a moderate contribution to one, and a weak contribution to three. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution as although it supports a strong degree of openness and not all of the boundaries between the parcel and the countryside are durable, the boundaries between the parcel and the settlement are durable consisting of a wooded area and the M62. The boundary of the M62 in particular is durable enough to prevent	Moderate contribution

	weak contribution to checking unrestricted sprawl.		with no built form, minimal vegetation and open long line views and thus it supports a strong degree of openness. Overall, the parcel makes a strong contribution to protecting the countryside from encroachment.			development from encroaching into the parcel and therefore not threatening the openness and permanence of the Green Belt.	
WR2	Weak contribution: The M62 forms a durable boundary between the parcel and the built up area. This is a permanent boundary that is durable enough to prevent sprawl into the parcel in the long term. The parcel is only connected to the urban area along this southern boundary. Overall the parcel makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The parcel forms a less essential gap between Newton-le-Willows and the Warrington urban area whereby development of the parcel would slightly reduce the gap between the towns however would not result in them merging. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the settlement is the M62 which is durable and would prevent encroachment in the long term. The boundaries between the parcel and the countryside are predominantly non-durable with Phipps Brook forming the majority of the eastern boundary, with Sankey Brook a durable boundary making up a short section of the eastern boundary and the northern boundary is tree lined. These are non-durable boundaries that would not prevent encroachment beyond the parcel if the parcel were developed. The eastern boundary is tree lined with a road forming a secondary boundary which is durable and would prevent encroachment beyond the parcel in the long term. The existing land use is agriculture. The parcel is well connected to the countryside along three boundaries. The parcel is flat, with no built form, minimal vegetation and open long line views and thus it supports a strong degree of openness. Overall, the parcel makes a strong contribution to protecting the countryside from encroachment.	Weak contribution: Warrington is a historic town. The parcel crosses an important viewpoint of the Parish Church although it is separated from the historic centre of Warrington and it is not within 250m of the Warrington Town Centre Conservation Areas. The parcel therefore makes a weak contribution to this purpose.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	The parcel makes a strong contribution to one purpose, a moderate contribution to one, and a weak contribution to three. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the boundaries between the parcel and the countryside are not all durable, the boundaries between the parcel and the settlement consisting of the M62 are durable enough to prevent development from encroaching into the parcel and therefore not threatening the openness and permanence of the Green Belt. The parcel makes a moderate contribution in assisting in urban regeneration.	Moderate contribution
WR3	Weak contribution: The M62 forms a durable boundary between the parcel and the built up area. This is a permanent boundary that is durable enough to prevent sprawl into the parcel in the long term. The parcel is only connected to the urban area along this southern boundary. Overall the parcel makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The parcel forms a less essential gap between Newton-le-Willows and the Warrington urban area whereby development of the parcel would slightly reduce the gap between the towns however would not result in them merging. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the settlement is the M62 which is durable and would prevent encroachment in the long term. The boundaries between the parcel and the countryside are durable as Old Alder Lane forms the northern boundary however Sankey Brook forms the western boundary and whilst this is durable it may not be permanently durable to prevent encroachment beyond the parcel in the long term if the parcel were developed. The eastern boundary is a tree lined track that is not durable and would not prevent encroachment beyond the parcel if the parcel were developed. The existing land use is agriculture. The parcel is well connected to the countryside along three boundaries. The parcel is flat, with no built form, minimal vegetation and open long line views and thus it supports a strong degree of openness. Overall, the parcel makes a strong contribution to protecting the countryside from encroachment.	No contribution: Warrington is a historic town however the parcel is not within 250m of the relevant Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two, and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the boundaries between the parcel and the countryside are not permanently durable, the boundaries between the parcel and the settlement consisting of the M62 are durable enough to prevent development from encroaching into the parcel and therefore not threatening the openness and permanence of the Green Belt. The parcel makes a moderate contribution in assisting in urban regeneration.	Moderate contribution
WR4	Moderate contribution: The M62 forms a durable boundary between the parcel and the built up area however as a result of the railway line passing through the parcel there has been existing sprawl from under the M62 into the parcel. The parcel only has a limited connection to	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Newton-le-Willows whereby development of the parcel would slightly reduce the gap between the towns but would not result in them merging. Overall, the parcel makes a weak contribution to preventing towns from	Strong contribution: The boundary between the parcel and the settlement is the M62 which is durable and would prevent encroachment however due to the railway line passing under the M62, there has been some existing encroachment within the parcel. The boundaries between the parcel and the countryside consist of a non-durable track to the west and Mill Lane and Old Alder Lane to the north and east which are durable and could prevent encroachment beyond the parcel if the parcel were developed. The existing land use is open countryside including the railway line which runs vertically through	No contribution: Warrington is a historic town however the parcel is not within 250m of the relevant Conservation Areas. The parcel 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 parcel makes a moderate contribution to this	The parcel makes a strong contribution to one purpose, a moderate contribution to two, a weak contribution to one, and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution as although the parcel supports a moderate degree of openness and there are durable boundaries between	Strong contribution

	the built up area along this southern boundary. Overall the parcel makes a moderate contribution to checking unrestricted sprawl.	merging.	the parcel. The southern section of the parcel is being used for scrap car storage. The parcel is well connected to the countryside along three boundaries. The parcel is flat, with no built form, however there are areas of dense vegetation particularly lining the railway line which impacts upon long line views thus it supports a moderate degree of openness. Overall, the parcel makes a strong contribution to protecting the countryside from encroachment due to the existing encroachment under the M62.		purpose.	the parcel and the built up area consisting of the M62, as a result of the railway line passing through the parcel under the M62 there has been some existing encroachment within the parcel under this boundary thus the parcel has a strong role in preventing further encroachment. The parcel 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 parcel makes a moderate contribution in assisting in urban regeneration.	
WR5	Weak contribution: The M62 combined with Delph Lane forms a durable boundary between the parcel and the built up area. This is a permanent boundary that is durable enough to prevent sprawl into the parcel in the long term. The parcel is only connected to the urban area along this southern boundary. Overall the parcel makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The parcel forms a less essential gap between Newton-le-Willows and the Warrington urban area whereby development of the parcel would slightly reduce the gap between the towns however would not result in them merging. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the settlement is the M62 and Delph Lane which is durable and would prevent encroachment. The boundaries between the parcel and the countryside consist of Mill Lane to the west which is durable and to the north and east is dense tree lining some of which is durable however may not be permanently durable enough to prevent encroachment beyond the parcel in the long term. The parcel is well connected to the countryside along three boundaries. The existing land use consists of open countryside. The parcel is flat, with no built form, minimal vegetation and open long line views and thus it supports a strong degree of openness. Overall, the parcel makes a strong contribution to protecting the countryside from encroachment.	No contribution: Warrington is a historic town however the parcel is not within 250m of the relevant Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a strong contribution to one purpose, a moderate contribution to two, and no contribution to one. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the boundaries between the parcel and the countryside are not permanently durable, the boundaries between the parcel and the settlement consisting of the M62 and Delph Lane are durable enough to prevent development from encroaching into the parcel and therefore not threatening the openness and permanence of the Green Belt. The parcel makes a moderate contribution in assisting in urban regeneration.	Moderate contribution
WR6	Weak contribution: The M62 forms a durable boundary between the parcel and the built up area. This is a permanent boundary that is durable enough to prevent sprawl into the parcel in the long term. The parcel is only connected to the urban area along this southern boundary. Overall the parcel makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The parcel forms a less essential gap between Newton-le-Willows and the Warrington urban area whereby development of the parcel would slightly reduce the gap between the towns however would not result in them merging. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the settlement is the M62 to the south and the Winwick Link Road (A49) to the north with Winwick, both of which are durable boundaries and would prevent encroachment. The boundaries between the parcel and the countryside consist of the Winwick Link Road (A49) to the west which is durable and could prevent encroachment. To the east is a track and field boundaries which are not durable and would not prevent encroachment beyond the parcel if the parcel were developed. The existing land use consists of open countryside in agricultural use as well as a private hospital to the south of the parcel. The parcel is only connected to the countryside along two boundaries. The parcel is flat, with approximately 20% built form and some areas of vegetation concentrated around the hospital however the remainder of the parcel has long line views. The parcel supports a moderate degree of openness. Overall, the parcel makes a strong contribution to protecting the countryside from encroachment due to the existing encroachment and the non-durable eastern boundary with the countryside.	No contribution: Warrington is a historic town however the parcel is not within 250m of the relevant Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a strong contribution to one purpose, a moderate contribution to two, and no contribution to one. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution as although the boundaries between the parcel and the countryside are not all durable, the boundaries between the parcel and the settlements consisting of the M62 and the A49 are durable enough to prevent development from encroaching into the parcel and therefore not threatening the openness and permanence of the Green Belt. The parcel makes a moderate contribution in assisting in urban regeneration.	Moderate contribution

WR7	Weak contribution: The M62 forms a durable boundary between the parcel and the built up area. This is a permanent boundary that is durable enough to prevent sprawl into the parcel in the long term. The parcel is only connected to the urban area along this southern boundary. Overall the parcel makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The parcel forms a less essential gap between Newton-le-Willows and the Warrington urban area whereby development of the parcel would slightly reduce the gap between the towns however would not result in them merging. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the settlement is the M62 which is a durable boundary which could prevent encroachment. The boundaries between the parcel and the countryside are not durable consisting of Spa Brook and a track and these would not be able to prevent encroachment beyond the parcel if the parcel were developed. The parcel is well connected to the open countryside along three boundaries. The existing land use consists of open countryside in agricultural use. The parcel is flat with no built form and limited vegetation thus it has a strong degree of openness. Overall, the parcel makes a strong contribution to protecting the countryside from encroachment due to the non-durable boundaries with the countryside.	Weak contribution: Warrington is a historic town. The parcel crosses an important viewpoint of the Parish Church although it is separated from the historic centre of Warrington and it is not within 250m of the Warrington Town Centre Conservation Areas. The parcel therefore makes a weak contribution to this purpose.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	The parcel makes a strong contribution to one purpose, a moderate contribution to one, and a weak contribution to three. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the boundaries between the parcel and the countryside are not permanently durable, the boundaries between the parcel and the settlement consisting of the M62 are durable enough to prevent development from encroaching into the parcel and therefore not threatening the openness and permanence of the Green Belt. The parcel makes a moderate contribution in assisting in urban regeneration.	Moderate contribution
WR8	Weak contribution: The M62 forms a durable boundary between the parcel and the built up area. This is a permanent boundary that is durable enough to prevent sprawl into the parcel in the long term. The parcel is only connected to the urban area along this southern boundary. Overall the parcel makes a weak contribution to checking unrestricted sprawl.	No contribution: The parcel does not play a role in preventing towns from merging.	Strong contribution: The boundary between the parcel and the settlement is the M62 which is a durable boundary which could prevent encroachment. The boundaries between the parcel and the countryside are of mixed durability, Mill Lane to the east is durable and could prevent encroachment whilst Delph Lane to the west may not be permanently durable given that it is a single lane access road to Midhops Farm thus it may not be able to prevent encroachment beyond the parcel in the long term. The parcel is connected to the open countryside along two boundaries. The existing land use consists of open countryside in agricultural use with some farm structures. The parcel is flat with no built form and limited vegetation thus it has a strong degree of openness. Overall, the parcel makes a strong contribution to protecting the countryside from encroachment due to the western boundary with the countryside being not permanently durable.	No contribution: Warrington is a historic town however the parcel is not within 250m of the relevant Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two, and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the boundaries between the parcel and the countryside are not permanently durable, the boundaries between the parcel and the settlement consisting of the M62 are durable enough to prevent development from encroaching into the parcel and therefore not threatening the openness and permanence of the Green Belt. The parcel makes a moderate contribution in assisting in urban regeneration.	Moderate contribution
WR9	Weak contribution: The parcel only has a very limited connection with the built up area at the M62 slip road to join the M6. This represents a durable boundary which could prevent sprawl into the parcel. The parcel therefore makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The parcel forms a less essential gap between Lowton, and the Warrington urban area whereby development of the parcel would slightly reduce the gap between the towns however would not result in them merging. Overall, the parcel makes a weak contribution to preventing towns from merging.	Moderate contribution: The boundary between the parcel and the settlement is the M62 which is a durable boundary which could prevent encroachment. The boundaries between the parcel and the countryside are durable consisting of the M6 to the north and Southworth Lane to the north, and Mill Lane/Delph Lane to the west. These boundaries could prevent encroachment beyond the parcel if the parcel were developed. The parcel is very well connected to the open countryside along all boundaries. The existing land use consists of open countryside with Myddleton Hall to the north of the parcel and a boarding kennel and cattery to the west of the parcel. In the centre of the parcel there is a large body of shallow water. The parcel has less than 10% built form and limited vegetation apart from some areas eastward of the north, there are long	No contribution: Warrington is a historic town however the parcel is not within 250m of the relevant Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to two purposes, a weak contribution to two, and no contribution to one. In line with the methodology, the parcel has been judged to make a weak overall contribution. Whilst the parcel supports a strong degree of openness, there are durable boundaries on all sides and thus it makes a moderate contribution to safeguarding from encroachment. The parcel makes a weak contribution to preventing town from merging given that it forms a less essential gap between Lowton and the Warrington urban area. The parcel makes a weak contribution to	Weak contribution

			line views on the whole thus the parcels supports a strong degree of openness. Overall, the parcel makes a moderate contribution to protecting the countryside from encroachment due to its durable boundaries.			checking unrestricted sprawl. The parcel makes a moderate contribution to assisting in urban regeneration.	
WR10	Weak contribution: The M62 forms a durable boundary between the parcel and the built up area. This is a permanent boundary that is durable enough to prevent sprawl into the parcel in the long term. The parcel is only connected to the urban area along this southern boundary. Overall, the parcel makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The parcel forms a less essential gap between Lowton and the Warrington urban area whereby development of the parcel would slightly reduce the gap between the towns however would not result in them merging. Overall, the parcel makes a weak contribution to preventing towns from merging.	Weak contribution: The boundary between the parcel and the settlement is the M62 which is a durable boundary which could prevent encroachment. The boundaries between the parcel and the countryside are durable consisting of the M6 and the M62 slip road joining the M6. These boundaries could prevent encroachment beyond the parcel if the parcel were developed. The parcel is connected to the open countryside along two boundaries. The existing land use consists of open countryside which is intersected by the M62/M6 junction slip roads running through it. The parcel has no built form and it consists entirely of dense woodland with the topography at different levels thus there are no long line views and the parcel supports a moderate-weak degree of openness. Overall, the parcel makes a weak contribution to protecting the countryside from encroachment due to its durable boundaries and moderate-weak openness.	No contribution: Warrington is a historic town however the parcel is not within 250m of its Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to one purpose, a weak contribution to three, and no contribution to one. In line with the methodology, the parcel has been judged to make a weak overall contribution. Whilst the parcel supports a moderate-weak degree of openness, there are durable boundaries on all sides and thus it makes a weak contribution to safeguarding from encroachment. The parcel consists of the slip roads associated with the M6 and M62. It makes a weak contribution to checking unrestricted sprawl and preventing towns from merging. The parcel makes a moderate contribution to assisting in urban regeneration.	Weak contribution
WR11	Weak contribution: The parcel only has a very limited connection with the built up area given that the M62/M6 junction is located to the south of the parcel. The M62 represents a durable boundary with the built up area which could prevent sprawl into the parcel. The parcel therefore makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The parcel forms a less essential gap between Lowton and the Warrington urban area whereby development of the parcel would slightly reduce the gap between the towns however would not result in them merging. Overall, the parcel makes a weak contribution to preventing towns from merging.	Weak contribution: The boundary between the parcel and the settlement is the M62 which is a durable boundary which could prevent encroachment. The boundaries between the parcel and the countryside are durable consisting of the M6 and the M62 slip roads. These boundaries could prevent encroachment beyond the parcel if the parcel were developed. The parcel is connected to the open countryside along two boundaries. The existing land use consists of open countryside which is intersected by the M62/M6 junction slip roads running through it. The parcel has no built form and is in agricultural use. The southern section of the parcel consists of dense woodland which impacts upon long line views from the settlement outward thus the parcel supports a moderate-weak degree of openness. Overall, the parcel makes a weak contribution to protecting the countryside from encroachment due to its durable boundaries and moderate-weak openness.	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to one purpose, a weak contribution to three, and no contribution to one. In line with the methodology, the parcel has been judged to make a weak overall contribution. Whilst the parcel supports a moderate-weak degree of openness, there are durable boundaries on all sides and thus it makes a weak contribution to safeguarding from encroachment. The parcel consists of the slip roads associated with the M6 and M62. It makes a weak contribution to checking unrestricted sprawl and preventing towns from merging. The parcel makes a moderate contribution to assisting in urban regeneration.	Weak contribution
WR12	Weak contribution: The M62 forms a durable boundary between the parcel and the built up area. This is a permanent boundary that is durable enough to prevent sprawl into the parcel in the long term. The parcel is only connected to the urban area along this southern boundary and therefore the parcel is poorly connected to the built up area. Overall, the parcel makes a weak contribution to checking unrestricted	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Culcheth whereby development of the parcel would reduce the actual distance but would not result in the towns merging. Furthermore, the parcel is very narrow. Overall, the parcel makes a weak contribution to preventing towns from merging.	Weak contribution: The boundary between the parcel and the settlement is durable. The boundary is the M62 which could prevent encroachment into the parcel in the long term. The boundary between the parcel and the countryside is also durable. The boundary is Cross Lane which is a metalled road and would prevent encroachment beyond the parcel if the parcel were developed. The existing land use is open countryside as the parcel is predominately covered in trees. The parcel is connected to the countryside along three boundaries. The parcel supports a moderate degree of openness as there are no long line views, dense vegetation and there is no built form. Overall, the parcel makes a weak contribution to safeguarding from encroachment.	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to one purpose, a weak contribution to three purposes and no contribution to one purpose. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel supports a moderate degree of openness and has durable boundaries between both the parcel and the settlement and the parcel and the countryside. The parcel makes a weak contribution to preventing sprawl and preventing neighbouring towns from merging, although it makes a moderate contribution to encouraging urban regeneration.	Weak contribution

	sprawl.						
WR13	Weak contribution: The M62 forms a durable boundary between the parcel and the built up area. This is a permanent boundary that is durable enough to prevent sprawl into the parcel in the long term. The parcel is only connected to the urban area along this southern boundary and therefore the parcel is poorly connected to the built up area. Overall the parcel makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Culcheth where by development of the parcel would reduce the actual distance but would not result in the towns merging. Furthermore the parcel is very narrow. Overall, the parcel makes a weak contribution to preventing towns from merging.	Weak contribution: The boundary between the parcel and the settlement is durable. The boundary is the M62 which could prevent encroachment into the parcel in the long term. The boundary between the parcel and the countryside is also durable. The boundary is Silver Lane which is a metalled road and would prevent encroachment beyond the parcel if the parcel were developed. The existing land use is open countryside as a vast amount of the parcel is covered in trees. The parcel is connected to the countryside along three boundaries. The parcel supports a moderate degree of openness as there are no long line views, dense vegetation and there is no built form. Overall, the parcel makes a weak contribution to safeguarding from encroachment.	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to one purpose, a weak contribution to three purposes and no contribution to one purpose. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel supports a moderate degree of openness and has durable boundaries between both the parcel and the settlement and the parcel and the countryside. The parcel makes a weak contribution to preventing sprawl and preventing neighbouring towns from merging, although it and encourages urban regeneration.	Weak contribution
WR14	Weak contribution: The M62 forms a durable boundary between the parcel and the built up area. This is a permanent boundary that is durable enough to prevent sprawl into the parcel in the long term. The parcel is only connected to the urban area along this southern boundary and therefore the parcel is poorly connected to the built up area. Overall the parcel makes a weaker contribution to checking unrestricted sprawl.	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Culcheth. Development of the parcel would result in both the actual and perceived gap being reduced although it would not result in the towns merging. Overall, the parcel makes a weak contribution to preventing towns from merging.	Moderate contribution: The boundary between the parcel and the settlement is durable. The boundary is the M62 which could prevent encroachment into the parcel in the long term. The boundaries between the parcel and the countryside are less durable. To the west is Birchwood Way which is durable however the northern and eastern boundaries are re-lined which are natural, non-durable boundaries that would not prevent encroachment beyond the parcel if the parcel were developed. The existing land use is agricultural. The parcel is well connected to the countryside along three boundaries. The parcel is flat with no built form and no vegetation and there are open long line views thus it supports a strong degree of openness. The parcel has beneficial uses as it provides access to the countryside. Overall, the parcel makes a moderate contribution to safeguarding from encroachment.	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to two purposes, a weak contribution to two purposes and no contribution to one purpose. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel makes a moderate contribution to safeguarding from encroachment as it supports a strong degree of openness and has non-durable boundaries between the parcel and the countryside but has durable boundaries between the parcel and the settlement. The parcel performs weakly in terms of preventing sprawl and preventing neighbouring towns from merging.	Weak contribution
WR15	Moderate contribution: Silver Lane forms a durable boundary between the parcel and the built up area. Although this is a 'made' track which is hedged and fenced in, this may not be permanently durable enough to prevent sprawl into the parcel in the long term. The parcel is only connected to the built up area along this western boundary. Overall the parcel makes a moderate contribution to checking unrestricted sprawl.	No contribution: The parcel does not play a role in preventing towns from merging.	Strong contribution: The boundary between the parcel and the built up area is durable however may not be able to prevent encroachment into the parcel in the long term. The boundaries between the parcel and the countryside consist of the M62 to the north which represents a durable boundary, and a raised unmade track to the south which does not represent a durable boundary and would not be able to prevent encroachment beyond the parcel if the parcel were developed. The parcel is well connected to the open countryside along three boundaries. The existing land use consists of open countryside in agricultural use. The parcel is flat with no built form and no vegetation and there are open long line views thus it supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment.	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel 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 parcel and the countryside and therefore the parcel has a strong role in preventing encroachment. The parcel 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 parcel makes a moderate contribution	Strong contribution

						to checking unrestricted sprawl and assisting in urban regeneration.	
WR16	Moderate contribution: Silver Lane forms a durable boundary between the parcel and the built up area. Although this is a 'made' track which is hedge and fence lined, this may not be permanently durable enough to prevent sprawl into the parcel in the long term. The parcel is only connected to the built up area along this western boundary. Overall the parcel makes a moderate contribution to checking unrestricted sprawl.	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Cadishead within the neighbouring authority of Salford whereby development of the parcel would reduce the gap between the towns but would not result in them merging. Overall the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the built up area is durable however may not be able to prevent encroachment into the parcel in the long term. The boundaries between the parcel and the countryside to the north and east consist of unmade tracks with partial tree and hedge lining and to the south consist of School Lane which is a 'made' track. These do not represent permanently durable boundaries which could prevent encroachment beyond the parcel in the long term if the parcel were developed. The parcel is well connected to the open countryside along three boundaries. The existing land use consists of open countryside in agricultural use. The parcel is flat with no built form and no vegetation and there are open long line views thus it supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment.	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a strong contribution to one purpose, a moderate contribution to two, a weak contribution to one and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel 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 parcel and the countryside and therefore the parcel has a strong role in preventing encroachment. The parcel 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 parcel makes a moderate contribution to checking unrestricted sprawl and assisting in urban regeneration.	Strong contribution
WR17	Moderate contribution: A dense wooded area forms a durable boundary between the parcel and the built up area however this may not be permanently durable enough to prevent sprawl into the parcel in the long term. The parcel is only connected to the built up area along this western boundary. Overall the parcel makes a moderate contribution to checking unrestricted sprawl.	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Cadishead within the neighbouring authority of Salford whereby development of the parcel would slightly reduce the gap between the towns but would not result in them merging. Overall the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the built up area is durable however may not be able to prevent encroachment into the parcel in the long term. The boundaries between the parcel and the countryside are not durable consisting of School Lane to the north which is a 'made' track and to the south it consists of the wooded boundary of the Country Park. These do not represent permanently durable boundaries which could prevent encroachment beyond the parcel in the long term if the parcel were developed. The parcel is well connected to the open countryside along three boundaries. The existing land use consists of open countryside in agricultural use. The parcel is flat with no built form and little vegetation and there are open long line views thus it supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment.	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a strong contribution to one purpose, a moderate contribution to two, a weak contribution to one and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel 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 parcel and the countryside and therefore the parcel has a strong role in preventing encroachment. The parcel 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 parcel makes a moderate contribution to checking unrestricted sprawl and assisting in urban regeneration.	Strong contribution
WR18	Moderate contribution: Dense woodland around the Risley Moss Country Park forms a durable boundary between the parcel and the built up area which could prevent sprawl. The parcel is	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Cadishead within the neighbouring authority of Salford whereby development of the parcel would reduce the gap between the towns but	Moderate contribution: The boundary between the parcel and the built up area is durable consisting of dense woodland around Risley Moss Country Park and Birchwood Brook. The boundaries between the parcel and the countryside are also durable consisting of the railway line to the south and woodland around Risley Moss Country Park and therefore could prevent encroachment. The parcel is well connected to the countryside along three	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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,	The parcel makes a moderate contribution to three purposes, a weak contribution to one and no contribution to one. In line with the methodology, the parcel has been judged to make a moderate overall contribution. Whilst the parcel consists of Risley Moss Country Park, the heavy vegetation impacts upon long line views	Moderate contribution

	connected to the built up area along its northern and western boundaries. Overall the parcel makes a moderate contribution to checking unrestricted sprawl.	would not result in the merging. Overall the parcel makes a weak contribution to preventing towns from merging.	boundaries. The existing land use consists of Risley Moss Country Park. The parcel has no built form however it consists of dense vegetation and there are no long line views thus it supports a moderate degree of openness. Overall the parcel makes a moderate contribution to safeguarding from encroachment.		therefore the parcel makes a moderate contribution to this purpose.	and the parcel supports a moderate degree of openness. There are durable boundaries between the parcel and the built up area and the parcel and the countryside. The parcel makes a weak contribution to preventing towns from merging.	
WR19	Weak contribution: The railway line forms a durable boundary between the parcel and the built up area which could prevent sprawl into the parcel. The parcel only has a limited connection to the built up area along part of the northern boundary. Overall the parcel makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Cadishead within the neighbouring authority of Salford where by development of the parcel would slightly reduce the gap between the towns but would not result in them merging. The gap between the towns is already narrower in other places. Overall the parcel makes a weak contribution to preventing towns from merging.	Moderate contribution: The boundary between the parcel and the built up area is durable consisting of dense woodland around Birchwood Brook and the railway line and this could prevent encroachment into the parcel. The boundaries between the parcel and the countryside consist of woodland which is mostly dense however may not be permanently durable enough to prevent encroachment beyond the parcel in the long term. The parcel is well connected to the countryside along six boundaries. The existing land use consists of woodland and vegetation. The parcel has no built form however due to the heavy vegetation there are no long line views thus it supports a moderate degree of openness. Overall the parcel makes a moderate contribution to safeguarding from encroachment.	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to two purposes, a weak contribution to two and no contribution to one. In line with the methodology, the parcel has been judged to make a weak overall contribution. Whilst the parcel is undeveloped it consists of dense woodland and vegetation which impacts upon long line views thus it supports a moderate degree of openness. There are durable boundaries between the parcel and the built up area. The parcel makes a weak contribution to preventing towns from merging and in checking unrestricted sprawl.	Weak contribution
WR20	Moderate contribution: The railway line and the M6 form a durable boundary between the parcel and the built up area which could sprawl into the parcel. The parcel is connected to the built up area along its northern and southwestern boundaries. Overall the parcel makes a moderate contribution to checking unrestricted sprawl.	No contribution: The parcel does not play a role in preventing towns from merging.	Strong contribution: The boundary between the parcel and the built up area is durable consisting of the railway line and the M6 and these boundaries could prevent encroachment into the parcel. The boundaries between the parcel and the countryside are not durable and consist of field boundaries which would not be able to prevent encroachment beyond the parcel if the parcel were developed. The parcel is connected to the countryside along the eastern boundaries. The existing land use consists of open countryside in agricultural use with Woolston nursery and greenhouse evident. The parcel is flat with no built form and no vegetation. There are open long line views thus the parcel supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable boundaries with the countryside.	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel 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 parcel and the countryside along its full eastern extent and therefore the parcel has a strong role in preventing encroachment. The parcel 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 parcel makes a moderate contribution to checking unrestricted sprawl and assisting in urban regeneration.	Strong contribution
WR21	Moderate contribution: The M6 forms a durable boundary between the parcel and the built up area which could sprawl into the parcel. The parcel is only connected to the built up area along its southern boundary. Overall the parcel makes a moderate	No contribution: The parcel does not play a role in preventing towns from merging.	Strong contribution: The boundary between the parcel and the built up area is durable consisting of the M6. The boundaries between the parcel and the countryside are not durable and consist of a private track to a farm. This would not be able to prevent encroachment beyond the parcel if the parcel were developed. The parcel is well connected to the countryside along three boundaries. The existing land use consists of open countryside in agricultural use with a farm and nursery. The parcel is flat with no built form and no vegetation. There are open long line views thus the	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate	The parcel 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 parcel 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 parcel	Strong contribution

	contribution to checking unrestricted sprawl.		parcel supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment due to its openness and then non-durable boundaries with the countryside.		contribution to this purpose.	and the countryside and therefore the parcel has a strong role in preventing encroachment. The parcel 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 parcel makes a moderate contribution to checking unrestricted sprawl and assisting in urban regeneration	
WR22	Moderate contribution: The boundary between the parcel and the built up area is the M6 motorway. This is durable and could prevent sprawl into the parcel. The parcel is only connected to the built up area along one long boundary. Overall the parcel makes a moderate contribution to checking unrestricted sprawl.	No contribution: The parcel does not play a role in preventing towns from merging.	Strong contribution: The parcel is connected to the urban area on one side. The boundary consists of the M6 motorway, which is durable. The parcel is well connected to the countryside. The southern boundary along Juniper Lane is durable, however the other boundaries consist of an unmade section of Juniper Lane and a tree-lined field boundary. These are not durable and would be unable to prevent further encroachment beyond the parcel if the parcel was developed. The existing land use mainly consists of open countryside. There is also a fishery, a cattery, a veterinary practice and a farm within the parcel. There is moderate vegetation, particularly at the northern and southern ends of the parcel, and less than 10% built form. The parcel supports long line views east and overall supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment.	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel 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 parcel and the countryside therefore the parcel has a strong role in preventing encroachment into the open countryside. The parcel 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
WR23	Weak contribution: The M6 and A57 form a durable boundary between the parcel and the built up area which could prevent sprawl into the parcel. The parcel has a limited connection to the built up area being only connected along part of its western boundary. Overall the parcel makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Cadishead within the neighbouring authority of Salford where by development of the parcel would reduce the gap between the towns but would not result in them merging. Overall the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the built up area is durable consisting of the M6 and A57. The boundaries between the parcel and the countryside are of mixed durability. The A57 to the south is durable, Brook Lane which is a made track lined by a stream to the east, Juniper Lane to the west, and field boundaries lined by hedgerow to the north are not permanently durable in the long term to prevent encroachment beyond the parcel. The parcel is well connected to the countryside along three boundaries. The existing land use consists of open countryside in agricultural use with some residential properties including stables located along Brook Lane. The parcel is flat with less than 10% built form and no vegetation. There are open long line views thus the parcel supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment due to its openness and then non-durable boundaries with the countryside.	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two, and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution as it is well connected to the countryside and supports a strong degree of openness and there are non-durable boundaries between the parcel and the countryside and therefore the parcel has a strong role in preventing encroachment. The parcel 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 parcel makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	Strong contribution
WR24	Weak contribution: The M6 and A57 form a durable boundary between the parcel and the built up area which could prevent	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Lymm where by development of the parcel	Strong contribution: The boundary between the parcel and the built up area is durable consisting of the M6 and the A57. The boundaries between the parcel and durable consisting of the A57 and the River Mersey. The only non durable boundary is the eastern boundary which consists of	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel	Moderate contribution: The Mid Mersey Housing Market Area has 2.08%	The parcel makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two, and no contribution to one. In line with the methodology, professional judgement has	Moderate contribution

	<p>sprawl into the parcel. The parcel has a limited connection to the built up area along its western boundary. Overall the parcel makes a weak contribution to checking unrestricted sprawl.</p>	<p>would slightly reduce the gap between the towns but would not result in them merging. Overall the parcel makes a weak contribution to preventing towns from merging.</p>	<p>at a lined stream boundary which would not be able to prevent encroachment beyond the parcel if the parcel was developed. The parcel is well connected to the countryside along three boundaries. The existing land use consists of open countryside. The parcel is flat with no built form and limited vegetation. There are open long line views through the parcel supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable eastern boundary with the countryside.</p>	<p>does not cross an important viewpoint of the Parish Church.</p>	<p>brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.</p>	<p>therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the eastern boundary with the countryside is non-durable, the remaining boundaries with the countryside are durable meaning that any development would be contained and would therefore not threaten the openness and permanence of the Green Belt. The parcel makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.</p>	
WR25	<p>Moderate contribution: The River Mersey forms a durable boundary between the parcel and the built up area. This is a permanent boundary that is durable enough to prevent sprawl into the parcel in the long term. The parcel is only connected to the urban area along the northern boundary. Overall the parcel makes a moderate contribution to checking unrestricted sprawl.</p>	<p>Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Lymm. Development of the parcel would reduce the actual and perceived distance between the towns although would not result in them merging. The M6 ensures that separation is retained. Overall, the parcel makes a weak contribution to preventing towns from merging.</p>	<p>Moderate contribution: The boundary between the parcel and the settlement is durable and consists of the River Mersey to the north. This boundary could prevent encroachment into the parcel in the long term. The boundaries between the parcel and the countryside are also durable. To the south the boundary is the Manchester Ship Canal, to the west the boundary is the River Mersey and to the east the boundary is the M6. All three of these boundaries are durable and would prevent encroachment beyond the parcel if the parcel were developed. The existing land use is open countryside. The parcel is well connected to the countryside along three boundaries. The parcel is predominantly flat however there is an embankment around the edge that is adjacent to the river and canal. Within the parcel there is no built form, but there is dense vegetation and because of the vegetation and the embankment creating a slope and preventing long line views, the parcel supports a moderate degree of openness. Overall, the parcel makes a moderate contribution to safeguarding from encroachment.</p>	<p>No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.</p>	<p>The parcel makes a moderate contribution to three purposes, a weak contribution to one purpose, and no contribution to one. In line with the methodology, the parcel has been judged to make a moderate overall contribution. The parcel supports a moderate degree of openness and has durable boundaries between the parcel, settlement and the countryside. The parcel performs moderately in terms of preventing sprawl and encouraging urban regeneration. It makes a weak contribution to preventing towns from merging.</p>	<p>Moderate contribution</p>
WR26	<p>Strong contribution: Woolston New Cut Canal forms a durable boundary between the parcel and the built up area to the north however to the west is the New Cut Industrial Estate which is only separated from the parcel by tree lining. This is not a durable boundary and may not be able to prevent sprawl from the industrial estate into the parcel in the long term. The parcel is connected to the urban area along the western boundary and the entire extent of the northern boundary. Overall the parcel makes a strong</p>	<p>No contribution: The parcel does not contribute to preventing towns from merging.</p>	<p>Moderate contribution: The boundary between the parcel and the settlement is durable to the north but non-durable to the west consisting of the Woolston New Cut Canal and tree lining. The Canal is a durable boundary which could prevent encroachment into the parcel in the long term however the tree lining adjacent to the New Cut Industrial Estate to the west may not be able to prevent encroachment into the parcel. The boundaries between the parcel and the countryside are durable consisting of the River Mersey and the Woolston New Weir which are both durable boundaries that would prevent encroachment beyond the parcel if the parcel were developed. The existing land use is predominantly open countryside with one dwelling located within the parcel. The parcel is connected to the countryside along two boundaries. The parcel is predominantly flat however there is an embankment around the edge that is adjacent to the river and canal. Within the parcel there is minimal built form, but there is dense vegetation and because of the vegetation and the embankment creating a slope and preventing long line views, the parcel supports a moderate degree of</p>	<p>No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.</p>	<p>The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged as making a moderate overall contribution. The parcel supports a moderate degree of openness and whilst the boundaries between the parcel and the settlement to the west are not durable and may not be able to prevent sprawl, the boundaries between the parcel and the countryside are durable and could prevent encroachment beyond the parcel into the countryside.</p>	<p>Moderate contribution</p>

	contribution to checking unrestricted sprawl.		openness. Overall, the parcel makes a moderate contribution to safeguarding from encroachment.				
WR27	<p>Strong contribution: Woolston New Cut Canal forms a durable boundary between the parcel and the built-up area to the north however to the east is the New Cut Industrial Estate which is only separated from the parcel by the edge of the building line. This is not a durable boundary and may not be able to prevent sprawl from the industrial estate into the parcel in the long term. The parcel is connected to the urban area along two boundaries and therefore the parcel is reasonably well connected to the built-up area. Overall the parcel makes a strong contribution to checking unrestricted sprawl.</p>	<p>No contribution: The parcel does not contribute to preventing towns from merging.</p>	<p>Moderate contribution: The boundaries between the parcel and the settlement are mixed. Woolston New Cut Canal forms a durable boundary to the north, which could prevent encroachment into the parcel in the long term. The other boundary between the parcel and the settlement is not durable and may not be able to prevent encroachment into the parcel in the long term. The boundary to the south and west is the River Mersey which forms a durable boundary between the parcel and the countryside. This boundary would prevent encroachment beyond the parcel if the parcel were redeveloped. The existing land use is mixed. The predominant land use is open countryside which included Grey Mist Mere and there is also a household waste centre located on the site. The parcel is connected to the countryside along two boundaries. The parcel is predominately flat however there is an embankment around the edge that is adjacent to the river and canal. Within the parcel there is only a little built form which is the household waste centre and there is dense vegetation and because of the vegetation and the embankment creating a slope and preventing long line views, the parcel supports a moderate degree of openness. The parcel does provide beneficial uses in terms of sport and recreation associated with Grey Mist Mere. Overall, the parcel makes a moderate contribution to safeguarding from encroachment.</p>	<p>No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.</p>	<p>The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged as making a moderate overall contribution. The parcel supports a moderate degree of openness and whilst the boundaries between the parcel and the settlement to the east are not durable and may not be able to prevent sprawl, the boundaries between the parcel and the countryside are durable and could prevent encroachment beyond the parcel into the countryside.</p>	<p>Moderate contribution</p>
WR28	<p>Moderate contribution: The parcel links to the built-up area along the northern, southern and western boundary. The northern boundary is formed by Woolston New Cut Canal which is a durable boundary between the parcel and the urban area. The southern and western boundaries are formed by the River Mersey which is also a durable boundary between the parcel and the urban area. These boundaries are permanent boundaries that are durable enough to prevent sprawl into the parcel in the long term. The parcel is connected to the urban area along these three boundaries and therefore the parcel is well connected to the built-up area. Overall the parcel</p>	<p>No contribution: The parcel does not contribute to preventing towns from merging.</p>	<p>Moderate contribution: The boundaries between the parcel and the settlement and the settlement are durable. The northern boundary is Woolston New Cut Canal and the southern and western boundary is the River Mersey, all of which are durable and could prevent encroachment into the parcel in the long term. The boundary between the parcel and the countryside is the eastern boundary which is the River Mersey. This is a durable boundary which would prevent encroachment beyond the parcel if the parcel were developed. The existing land use is open countryside. The parcel is connected to the countryside along one boundary. The parcel is predominately flat however there is an embankment around the edge that is adjacent to the river. Within the parcel there is no built form but there is dense vegetation and because of the vegetation and the embankment creating a slope and preventing long line views, the parcel supports a moderate degree of openness. Overall, the parcel makes a moderate contribution to safeguarding from encroachment.</p>	<p>No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.</p>	<p>The parcel makes a moderate contribution to three purposes and no contribution to two purposes. In line with the methodology, the parcel has been judged as making a moderate overall contribution. The parcel supports a moderate degree of openness and the boundaries are durable between the parcel, settlement and countryside. The parcel performs moderately in terms of checking the unrestricted sprawl of large built-up areas and in terms of encouraging urban regeneration.</p>	<p>Moderate contribution</p>

	makes a moderate contribution to checking unrestricted sprawl.						
WR29	<p>Strong contribution: Between the parcel and the built up area there is not a durable boundary. The boundary consists of a hedge line with intermittent tree line. This is not readily recognisable boundary and it is not durable enough to prevent sprawl into the parcel in the long term. The parcel is connected to the urban area along the entire western boundary. Overall the parcel makes a strong contribution to checking unrestricted sprawl.</p>	<p>No contribution: The parcel does not contribute to preventing towns from merging.</p>	<p>Moderate contribution: The boundaries between the parcel and the settlement are non-durable. This boundary is the western boundary that consists of a hedge line with intermittent tree line. As this is not durable, the boundary could not prevent encroachment into the parcel in the long term. The boundaries between the parcel and the countryside are durable. The River Mersey forms the northern and eastern boundaries and the Manchester Ship Canal forms the southern boundary. These boundaries would prevent encroachment beyond the parcel if the parcel were developed. The existing land use is open countryside. The parcel is predominately flat however there is an embankment around the edge that is adjacent to the river and canal. Within the parcel there is no built form but there is dense vegetation and because of the vegetation and the embankment creating a slope and preventing long line views, the parcel supports a moderate degree of openness. Overall, the parcel makes a moderate contribution to safeguarding from encroachment.</p>	<p>No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.</p>	<p>The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged as making a moderate overall contribution. The parcel supports a moderate degree of openness and whilst the boundaries between the parcel and the settlement are not durable and may not be able to prevent sprawl, the boundaries between the parcel and the countryside are durable and could prevent encroachment beyond the parcel into the countryside and therefore not threatening the openness and permanence of the Green Belt.</p>	Moderate contribution
WR30	<p>Moderate contribution: The boundary between the parcel and the built up area is a thick and denser row of vegetation which is a durable boundary however may not be permanently durable enough in the long term to prevent sprawl into the parcel. The parcel is only connected to the built up area along one boundary. Overall the parcel makes a moderate contribution to checking unrestricted sprawl.</p>	<p>Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Lymm whereby development of the parcel would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the parcel makes a weak contribution to preventing towns from merging.</p>	<p>Strong contribution: The parcel is connected to the settlement on one side. This boundary consists of a thick row of vegetation which is durable but may not be in the long term. The parcel is well connected to the countryside. The southern boundary is the same thick row of vegetation which is durable, however it is significantly thinner at the eastern end and may be unable to prevent further encroachment beyond the parcel if the parcel was developed. The Manchester Ship Canal to the north is durable. The existing land use mainly consists of open countryside and woodland. There is moderate vegetation and no built form except a semi-unmade road running through the parcel. The parcel supports long line views to the north and overall supports a strong to moderate degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment due to its general openness and the weakness of its eastern boundary.</p>	<p>No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.</p>	<p>The parcel makes a strong contribution to one purpose, a moderate contribution to two, a weak contribution to one, and no contribution to one. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution. The parcel supports a strong to moderate degree of openness and there are non-durable boundaries between the parcel and the countryside which would not be able to prevent further encroachment beyond the parcel if the parcel was developed. The parcel plays a strong role in preventing encroachment. The parcel 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 parcel makes a moderate contribution to checking unrestricted sprawl and assisting in urban regeneration.</p>	Strong contribution
WR31	<p>Strong contribution: Part of the boundary between the parcel and the built up area comprises the rear garden of residential properties along Ferry Lane which does not</p>	<p>Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Lymm whereby a reduction in the gap would reduce the distance between the towns but would not result</p>	<p>Moderate contribution: The boundaries between the parcel and the built up area are not permanently durable enough to prevent encroachment into the parcel in the long term. The boundaries between the parcel and the countryside consist of the B5157 to the south which is durable, Lasky Lane to the east which is durable, and vegetation and tree lined footpath to the north some of which is not durable</p>	<p>No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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</p>	<p>The parcel makes a strong contribution to one purpose, a moderate contribution to two, a weak contribution to one, and no contribution to one. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged</p>	Strong contribution

	represent a durable boundary. The remainder of the boundary consists of Bell Lane which although is a durable boundary may not be permanently durable enough to prevent sprawl into the parcel in the long term. The parcel is only connected to the built up area along this western boundary. There is existing ribbon development along Bell Lane to the south of the parcel and the parcel plays a strong role in preventing further ribbon development. Overall the parcel makes a strong contribution to checking unrestricted sprawl.	in the merging. Overall the parcel makes a weak contribution to preventing towns from merging.	and would not be able to prevent encroachment beyond the parcel. The parcel is well connected to the countryside along three boundaries. The existing land uses consist of Chaegeley School and grounds including sports playing fields and pitches. To the east of the parcel are office units. In-between these uses are areas of open countryside. The parcel is flat and contains approximately 25% built form. There are some long line views albeit the school in the middle of the parcel impacts upon this. Furthermore there are areas of dense vegetation around the school. The parcel supports a weak degree of openness. Overall the parcel makes a moderate contribution to safeguarding from encroachment due to having some non-durable boundaries.		development, therefore the parcel makes a moderate contribution to this purpose.	to make a strong overall contribution. The parcel has a strong role in preventing further ribbon development along Bell Lane and there are non-durable boundaries between the parcel and the built up area thus it has a strong role in checking unrestricted sprawl. The parcel 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 parcel makes a moderate contribution to safeguarding from encroachment and assisting in urban regeneration.	
WR32	Strong contribution: The boundary between the parcel and the built up area comprises Bell Lane which although is a durable boundary may not be permanently durable enough to prevent sprawl into the parcel in the long term, particularly given the existing sprawl. The parcel is only connected to the built up area along this western boundary. There is existing ribbon development along Bell Lane and Stockport Road and the parcel plays a strong role in preventing further ribbon development. Overall the parcel makes a strong contribution to checking unrestricted sprawl.	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Lymm whereby a reduction in the gap would reduce the distance between the towns but would not result in the merging. Overall the parcel makes a weak contribution to preventing towns from merging.	Moderate contribution: The boundaries between the parcel and the built up area may not be permanently durable to prevent encroachment in the parcel in the long term. The boundaries between the parcel and the countryside consist of the B5157 and the A56 which are durable and could prevent encroachment. The parcel is well connected to the countryside along three boundaries. The existing land uses consist of open countryside with Beech Farm midway in the parcel. There is existing encroachment within the parcel in the form of residential development. The parcel is flat and contains approximately 25% built form. There are some long line views although these are hindered by vegetation lining field boundaries and residential development. The parcel supports a weak degree of openness. Overall the parcel makes a moderate contribution to safeguarding from encroachment due to its role in preventing further encroachment.	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a strong contribution to one purpose, a moderate contribution to two, a weak contribution to one, and no contribution to one. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution. The parcel has a strong role in preventing further ribbon development along Bell Lane and Stockport Road and the boundaries between the parcel and the built up area are not permanently durable thus it has a strong role in checking unrestricted sprawl. The parcel 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 parcel makes a moderate contribution to safeguarding from encroachment and assisting in urban regeneration.	Strong contribution
WR33	Moderate contribution: The parcel has a very weak connection to the built up area being only connected along the northwestern corner along Stockport Road. This represents a durable boundary however may not be permanently	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Lymm whereby a reduction in the gap would reduce the distance between the towns but would not result in the merging. Overall the parcel makes a weak	Weak contribution: The parcel is well connected to the countryside on all boundaries with the exception of the northwestern corner. The boundaries between the parcel and the countryside consist of the heavily treed lined disused railway line to the south, Deans Lane to the east, the A56 to the north, and Halfacre Lane to the west. These represent durable boundaries which could prevent encroachment beyond the parcel. The existing land uses consist of open countryside and one house in the eastern	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel	The parcel makes a moderate contribution to two purposes, and a weak contribution to two, and no contribution to one. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel has a very limited connection with the built up area although plays a strong role in preventing further ribbon development along	Weak contribution

	<p>durable enough to prevent sprawl into the parcel in the long term. There is existing ribbon development occupying half of the parcel with further ribbon development adjacent to the parcel along Stockport Road. Therefore the parcel plays a strong role in preventing further ribbon development. Overall the parcel makes a moderate contribution to checking unrestricted sprawl.</p>	<p>contribution to preventing towns from merging.</p>	<p>half of the parcel and residential and office development (Station Court) in the western half of the parcel. The parcel is flat and contains approximately 50% built form. There are no long line views from the settlements outwards due to the built form. The parcel supports no degree of openness. Overall the parcel makes a weak contribution to safeguarding from encroachment due to its lack of openness and existing level of development.</p>		<p>makes a moderate contribution to this purpose.</p>	<p>Stockport Road thus it plays a moderate contribution in checking unrestricted sprawl. The parcel makes a weak contribution to preventing towns from merging and in safeguarding the countryside from encroachment given the existing level of encroachment.</p>	
WR34	<p>Weak contribution: The boundary between the parcel and the built up area consists of Stockport Road which represents a durable boundary which may be able to prevent sprawl. The parcel is connected to the built up area along this northern boundary. Given the pattern of the built up area, development of the parcel could be seen as rounding off the settlement pattern. Thus overall the parcel makes a weak contribution to checking unrestricted sprawl.</p>	<p>No contribution: The parcel does not play a role in preventing towns from merging.</p>	<p>Weak contribution: The parcel is only connected to the countryside along the southern boundary. The boundary between the parcel and the built up area may not be permanently durable given the existing encroachment into the parcel. The boundary between the parcel and the countryside consists of the heavily treed disused railway which is durable and may be able to prevent encroachment beyond the parcel if the parcel were developed. The existing land uses consist of residential houses with large gardens. The parcel is flat and contains approximately 25% built form. There are no long line views given there is heavy vegetation throughout the parcel as well as around its boundaries. The parcel supports no degree of openness. Overall the parcel makes a weak contribution to safeguarding from encroachment due to its lack of openness and existing level of development.</p>	<p>No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.</p>	<p>The parcel makes a moderate contribution to one purpose, a weak contribution to two, and no contribution to two. In line with the methodology, the parcel has been judged to make a weak overall contribution. There are durable boundaries between the parcel and the built up area and the parcel and the countryside and development of the parcel could be seen as rounding off the settlement pattern thus it makes a weak contribution to checking unrestricted sprawl. The parcel includes existing residential development and therefore has no degree of openness thus it makes a weak contribution to safeguarding from encroachment. The parcel makes a moderate contribution to assisting in urban regeneration and no contribution to preserving the setting and special character of historic towns.</p>	<p>Weak contribution</p>
WR35	<p>Weak contribution: The boundary between the parcel and the built up area consists of Stockport Road and Knutsford Road which represent durable boundaries which may be able to prevent sprawl into the parcel. The parcel is connected to the built up area along the western boundary and part of the northern boundary. Given the pattern of the built up area, development of the parcel (particularly with parcel WR34) could be seen as rounding off the</p>	<p>No contribution: The parcel does not play a role in preventing towns from merging.</p>	<p>Moderate contribution: The boundaries between the parcel and the built up area are durable consisting of Stockport Road and Knutsford Road. The boundaries between the parcel and the countryside consist of the Bridgewater Canal to the south which represents a durable boundary which could prevent encroachment beyond the parcel if the parcel were developed. The existing land uses consist of open countryside in agricultural use with a large manor house and grounds (The Wall Hays) in the middle of the parcel. The parcel contains less than 10% built form. The topography is slightly undulating and the land is higher in the north of the parcel. There are areas of dense vegetation which hinder long line views across the parcel. The parcel supports a moderate degree of openness. Overall the parcel makes a moderate contribution to safeguarding from encroachment due to its level of openness and durable boundaries.</p>	<p>Weak contribution: Warrington is a historic town. The parcel crosses an important viewpoint of the Parish Church although it is separated from the historic centre of Warrington and it is not within 250m of the Warrington Town Centre Conservation Areas. The parcel therefore makes a weak contribution to this purpose.</p>	<p>Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.</p>	<p>The parcel makes a moderate contribution to two purposes, a weak contribution to two, and no contribution to one. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel supports a moderate degree of openness and there are durable boundaries between the parcel and the built up area and the parcel and the countryside, thus it makes a moderate contribution to safeguarding the countryside from encroachment. Development of the parcel could be seen as rounding off the settlement pattern and given the durable boundaries, the parcel makes a weak contribution to checking unrestricted sprawl. The parcel makes a weak contribution to preserving the</p>	<p>Weak contribution</p>

	settlement pattern. Thus overall the parcel makes a weak contribution to checking unrestricted sprawl.					setting and special character of historic towns.	
WR36	Weak contribution: The parcel has a very weak connection to the built up area being only connected along the northwestern corner along Knutsford Road. This represents a durable boundary however it may not be permanently durable enough to prevent sprawl into the parcel in the long term given the existing sprawl within the parcel in the form of residential development. Thus overall the parcel makes a weak contribution to checking unrestricted sprawl.	No contribution: The parcel does not play a role in preventing towns from merging.	Weak contribution: The parcel is well connected to the countryside and is only connected to the built up area at its northwestern corner with the A50 which is a durable boundary. The boundaries between the parcel and the countryside are durable consisting of the Bridgewater Canal, Cliff Lane and the A50 and could prevent encroachment beyond the parcel. There has already been encroachment into the parcel. The existing land use consists of the marina and residential apartments with garages and parking. A small part of the southern section of the parcel consists of undeveloped land. The parcel is flat with over 30% built form, as a result there are no long line views. There are areas of dense vegetation although more so around the boundaries and thus overall the parcel supports no degree of openness. Overall the parcel makes a weak contribution to safeguarding from encroachment due to its lack of openness and existing levels of development.	Weak contribution: Warrington is a historic town. The parcel crosses an important viewpoint of the Parish Church although it is separated from the historic centre of Warrington and it is not within 250m of the Warrington Town Centre Conservation Areas. The parcel therefore makes a weak contribution to this purpose.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to one purpose, a weak contribution to three, and no contribution to one. In line with the methodology, the parcel has been judged to make a weak overall contribution. There are durable boundaries between the parcel and the countryside and the parcel includes residential development and the marina which occupy the majority of the parcel thus it has no degree of openness thus it makes a weak contribution to safeguarding from encroachment. The parcel makes a moderate contribution to assisting in urban regeneration and a weak contribution to checking unrestricted sprawl and preserving the setting of historic towns.	Weak contribution
WR37	Moderate contribution: The Bridgewater Canal and Canal Side forms a durable boundary between the parcel and the built up area which could prevent sprawl. The parcel is only connected to the built up area along its northern boundary. Overall the parcel makes a moderate contribution to checking unrestricted sprawl.	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Lymm whereby a reduction in the gap would reduce the distance between the towns but would not result in them merging. Overall the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundaries between the parcel and the built up area are durable consisting of the Bridgewater Canal and Canal Side. The boundaries between the parcel and the countryside are only durable along part of the northern boundary which consists of Knutsford Road. The remaining boundaries which consist of a footpath and tree-lined field boundaries are not durable and would not be able to prevent encroachment beyond the parcel if the parcel were developed. The parcel is well connected to the open countryside. The existing land use consists of open countryside in agricultural use. There is no built form, the topography of the parcel is slightly higher towards the south however there are still fairly long line views. There are low levels of vegetation with some tree lining along field boundaries. The parcel supports a strong-moderated degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment due to the non-durable boundaries with the countryside.	Weak contribution: Warrington is a historic town. The parcel crosses an important viewpoint of the Parish Church although it is separated from the historic centre of Warrington and it is not within 250m of the Warrington Town Centre Conservation Areas. The parcel therefore makes a weak contribution to this purpose.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	The parcel makes a strong contribution to one purpose, a moderate contribution to two, and a weak contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution as it supports a strong-moderated degree of openness and whilst there are non-durable boundaries between the parcel and the countryside, the boundaries between the parcel and the settlement consisting of the Bridgewater Canal are durable enough to prevent development from encroaching into the parcel and therefore not threatening the openness and permanence of the Green Belt. The parcel makes a moderate contribution to checking unrestricted sprawl, and a weak contribution to preserving the special character and setting of historic towns.	Moderate contribution
WR38	Moderate contribution: The boundary between the parcel and the built up area consists of Canal Side road and the Bridgewater Canal. This is durable and could prevent sprawl into the parcel. The parcel is only connected to the built up	No contribution: The parcel does not play a role in preventing towns from merging.	Strong contribution: The parcel is connected to the settlement on one side. The Bridgewater Canal forms a durable boundary which would be able to prevent encroachment into the parcel. The parcel is well connected to the countryside along the edge and tree-lined field boundaries. These are not durable and would not be able to prevent further encroachment beyond the parcel if the parcel was developed. The existing land use is mainly open countryside. There is also an active farmland	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel	The parcel 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 been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution. The parcel supports a strong-moderated degree of openness and	Moderate contribution

	area along one boundary. Overall the parcel makes a moderate contribution to checking unrestricted sprawl.		caravan park in the parcel. There is a low level of vegetation and less than 20% built form. The parcel supports long line views and overall supports a strong to moderate degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment due to the weakness of its boundaries with the countryside.		makes a moderate contribution to this purpose.	whilst there are non-durable boundaries between the parcel and the countryside, the boundaries between the parcel and the settlement consisting of the Bridgewater Canal are durable enough to prevent development from encroaching into the parcel and therefore not threatening the openness and permanence of the Green Belt. The parcel makes a moderate contribution to checking unrestricted sprawl.	
WR39	Strong contribution: The boundary between the parcel and the built up area consists of Canal Side road and the Bridgewater Canal. This is durable and could prevent sprawl into the parcel. The parcel is poorly connected to the built up area along one short boundary. There is a large amount of ribbon development in the parcel with over a dozen residential properties along Church Lane and Broad Lane. The parcel therefore has a strong role in preventing further ribbon development. Overall the parcel makes a strong contribution to checking unrestricted sprawl.	No contribution: The parcel does not play a role in preventing towns from merging.	Strong contribution: The parcel is poorly connected to the settlement along one short side. The Bridgewater Canal forms a durable boundary which would be able to prevent encroachment into the parcel. The parcel is well connected to the countryside. The eastern boundary consists of a thick row of vegetation which would not be durable in the long term. Broad Lane and Church Lane form durable boundaries. The existing land use is mainly open countryside. There is also a school and associated playing fields. There are residential properties along three sides and the parcel helps to prevent further encroachment. There is moderate vegetation, especially in the northeast of the parcel, and little elsewhere. There is less than 20% built form. The parcel supports long line views to the south and west and overall supports a strong to moderate degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment due to weak eastern boundaries and its role in limiting residential encroachment.	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a strong contribution to two purposes, a moderate contribution to one, and no contribution to two. In line with the methodology, the parcel has been judged to make a strong overall contribution. The parcel supports a strong to moderate degree of openness, and there are non-durable boundaries between the parcel and the countryside which would not be able to prevent further encroachment beyond the parcel if the parcel was developed. Furthermore the parcel plays a strong role in preventing further ribbon development along Broad Lane and Church Lane and therefore makes a strong contribution to checking unrestricted sprawl given existing levels within the parcel.	Strong contribution
WR40	Moderate contribution: The boundary between the parcel and the built up area consists of the Bridgewater Canal. This is durable and could prevent sprawl into the parcel. The parcel is well connected to the built up area along one long boundary. Given the shape of the built up area, development of the parcel could be seen as rounding off the settlement pattern. There is existing sprawl within the parcel and the parcel has a role in preventing further sprawl. Overall the parcel makes a moderate contribution to checking unrestricted	No contribution: The parcel does not play a role in preventing towns from merging.	Weak contribution: The parcel is connected to the settlement along the Bridgewater Canal. This is durable and would be able to prevent encroachment into the parcel. The parcel is connected to the countryside on two sides along Church Lane, which is also durable. The existing land use is a mix of open countryside, residential properties and local services including a primary school, two restaurants and a church. There is moderate vegetation and over 30% built form. The parcel supports long line views and overall supports a weak degree of openness. Overall the parcel makes a weak contribution to safeguarding from encroachment due to existing development and strong boundaries.	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel makes a moderate contribution to checking unrestricted sprawl as it is well connected to the built up area and development could be seen as rounding off the settlement pattern. The parcel makes a weak contribution to safeguarding from encroachment as it supports a weak degree of openness due to existing levels of encroachment within it. The parcel does not contribute to preventing towns from merging or from preserving the setting of historic towns.	Weak contribution

WR41	<p>sprawl.</p> <p>Weak contribution: The Bridgewater Canal and Chester Road form a durable boundary between the parcel and the built up area which could prevent sprawl. The parcel is connected to the built up area along this northern boundary. Given the shape of the built up area, development of the parcel could be seen as rounding off the settlement pattern. Overall the parcel makes a weak contribution to checking unrestricted sprawl.</p>	<p>No contribution: The parcel does not play a role in preventing towns from merging.</p>	<p>Strong contribution: The boundaries between the parcel and the built up area are durable consisting of the Bridgewater Canal and Chester Road and could prevent encroachment into the parcel. The boundaries between the parcel and the countryside consist of Stockton Lane which although is a durable boundary, may not be permanently durable in the long term to prevent encroachment beyond the parcel if the parcel were developed. The existing land use consists of open countryside and Grappenhall Village Sports Club and Grappenhall Village Lawn Tennis Club with associated sports pitches, in addition to some residential properties along Stockton Lane. The parcel supports a beneficial use of the Green Belt in encouraging opportunities for sport and recreation. The parcel is flat, it has less than 10% built form, low levels of vegetation and there are open long line views. Thus it supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment due to its openness and its boundary with the countryside.</p>	<p>No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.</p>	<p>The parcel makes a strong contribution to one purpose, a moderate contribution to one, and 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 parcel has been judged to make a moderate overall contribution as whilst the parcel supports a strong degree of openness and the boundary between the parcel and the countryside may not be permanently durable, the boundary between the parcel and the built up area is durable consisting of the Bridgewater Canal. This is durable enough to prevent development from encroaching into the parcel and therefore not threatening the openness and permanence of the Green Belt. The parcel makes a weak contribution to checking unrestricted sprawl.</p>	<p>Moderate contribution</p>
WR42	<p>Moderate contribution: The boundary between the parcel and the built up area consists of the treeline Lumb Brook and Dingle Brook. This represents a durable boundary however may not be permanently durable enough to prevent sprawl into the parcel in the long term, given that the treeline is not the same thickness along the full length of the boundary. The parcel is connected to the built up area along this western boundary. Overall the parcel makes a moderate contribution to checking unrestricted sprawl.</p>	<p>No contribution: The parcel does not play a role in preventing towns from merging.</p>	<p>Moderate contribution: The boundaries between the parcel and the built up area consist of the treeline Lumb Brook and Dingle Brook which may not be permanently durable enough to prevent encroachment into the parcel. The boundaries between the parcel and the countryside are durable consisting of Lumb Brook Road and Witherwin Avenue and could prevent encroachment beyond the parcel if the parcel were developed. The existing land use consists of undeveloped open countryside including the Lumb Brook Millennium Green. The parcel therefore supports a beneficial use of the Green Belt in providing access to the countryside. The parcel has no built form however due to areas of dense vegetation there are no long line views from the settlement outward thus the parcel supports a moderate degree of openness. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment due to its openness and durable boundaries with the countryside.</p>	<p>No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.</p>	<p>The parcel makes a moderate contribution to three purposes, and no contribution to two. In line with the methodology, the parcel has been judged to make a moderate overall contribution. The parcel supports a moderate degree of openness and makes a moderate contribution to safeguarding from encroachment. The parcel makes a moderate contribution to checking unrestricted sprawl and assisting in urban regeneration. The parcel does not contribute to preventing towns from merging.</p>	<p>Moderate contribution</p>
WR43	<p>Weak contribution: The boundary between the parcel and the built up area consists of Dingle Wood. Due to the thickness of the vegetation, this forms a durable boundary and could prevent sprawl into the parcel. The parcel is connected to the built up area along this western boundary. Overall the</p>	<p>No contribution: The parcel does not play a role in preventing towns from merging.</p>	<p>Moderate contribution: The parcel is connected to the Warrington urban area along its western boundary of Dingle Wood which represents a durable boundary which could prevent encroachment. The boundaries between the parcel and the countryside consist of Dingle Lane, Lumb Brook Road, and Dodd's Lane which represent durable boundaries which could prevent encroachment beyond the parcel. The existing land use consists of open countryside in agricultural use with Dingle Farm. There is no built form and no vegetation thus there are long line views within the parcel thus it supports a strong degree of openness. Overall the parcel makes a strong contribution</p>	<p>No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.</p>	<p>The parcel makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel supports a strong degree of openness however there are durable boundaries between the parcel and the built up area and the parcel and the countryside which could prevent encroachment thus it makes a moderate contribution to safeguarding from</p>	<p>Weak contribution</p>

	parcel makes a weak contribution to checking unrestricted sprawl.		to safeguarding from encroachment due to its openness and durable boundaries.			encroachment. The parcel makes a weak contribution to checking unrestricted sprawl. The parcel does not contribute to preventing towns from merging or preserving the setting of historic towns.	
WR44	Moderate contribution: The boundaries between the parcel and the built up area consist of Dipping Brook Avenue and Blackcap Road. These are durable and could prevent sprawl into the parcel. The parcel is well connected to the built up area along two boundaries. Given the shape of the built up area, development of the northern half of the parcel could potentially constitute rounding off of the settlement pattern, especially if WR45 was also developed. Overall the parcel makes a moderate contribution to checking unrestricted sprawl.	No contribution: The parcel does not play a role in preventing towns from merging.	Moderate contribution: The parcel is connected to the settlement on two sides. Dipping Brook Avenue and Blackcap Road both form durable boundaries. The parcel is connected to the countryside on two sides. Stretton Road and Walnut Tree Lane both form durable boundaries. The existing land use mainly consists of open countryside with a small number of residential properties in the southern corner. There is minimal vegetation and less than 10% built form. The parcel supports long line views and a strong degree of openness. Overall the parcel makes a moderate contribution to safeguarding from encroachment due to its predominantly durable boundaries.	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to three purposes, and no contribution to two. In line with the methodology, the parcel has been judged to make a moderate overall contribution. The parcel supports a strong degree of openness and has predominantly durable boundaries thus it makes a moderate contribution to safeguarding from encroachment. The parcel makes a moderate contribution to checking unrestricted sprawl due to the potential for development of part of the parcel to round off the settlement pattern. The parcel does not contribute to preventing towns from merging.	Moderate contribution
WR45	Moderate contribution: The parcel is well connected to the built up area along two boundaries. These consist of a major footpath lined with mature trees to the west, which is durable, and the Green Belt boundary to the north, which does not follow any physical features and is not durable. Given the shape of the built up area, development of the parcel could potentially constitute rounding off of the settlement pattern, especially if the northern half of WR44 was also developed. Overall the parcel makes a moderate contribution to checking unrestricted sprawl.	No contribution: The parcel does not play a role in preventing towns from merging.	Strong contribution: The parcel is connected to the settlement on two sides. The parcel's western boundary consists of a major footpath lined with mature trees on both sides which may be durable. The northern boundary is the Green Belt boundary, which does not follow any physical features and is not durable. The parcel is connected to the countryside on two sides. Stretton Road and Walnut Tree Lane both form durable boundaries. The existing land use is mainly open countryside with a small number of residential properties along Stretton Road. There are low levels of vegetation and less than 10% built form. The parcel supports long line views and overall supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment due to its openness and the weakness of its northern boundary.	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution as although the parcel supports a strong degree of openness and the boundary between the parcel and the settlement to the north is not durable, the boundaries between the parcel and the countryside are mostly durable and could contain development thus preventing it from threatening the openness and permanence of the Green Belt. The parcel makes a moderate contribution to checking unrestricted sprawl.	Moderate contribution
WR46	Weak contribution: The parcel is well connected to the built up area on two sides along a hedged lined footpath. This is not	No contribution: The parcel does not play a role in preventing towns from merging.	Weak contribution: The parcel is connected to the settlement to the north. The boundary consists of a hedged lined footpath which is not durable. The parcel is connected to the countryside to the south along Stretton Road, which is durable. The existing land use consists of	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel	Moderate contribution: The Mid Mersey Housing Market Area has 2.08%	The parcel makes a moderate contribution to one purpose, a weak contribution to two and no contribution to two. In line with the methodology, the parcel has been judged to make a weak overall	Weak contribution

	<p>durable. Development of the parcel would constitute rounding off given the shape of the settlement pattern. Given that the parcel is already developed it does not have a role in preventing further sprawl. Overall the parcel makes a weak contribution to checking unrestricted sprawl.</p>		<p>residential properties and associated gardens. There is moderate vegetation and more than 30% built form. The parcel does not support long line views and overall supports no degree of openness. Overall the parcel makes a weak contribution to safeguarding from encroachment.</p>	<p>does not cross an important viewpoint of the Parish Church.</p>	<p>brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.</p>	<p>contribution. While it makes a moderate contribution to encouraging urban regeneration, the parcel supports no degree of openness, is already developed.</p>	
WR47	<p>Weak contribution: The boundary between the parcel and the built up area consists of Stretton Road which represents a durable boundary however has not been permanently durable enough to prevent sprawl into the parcel. There is existing sprawl within the parcel with a hotel and ribbon development along Stretton Road. There is limited potential for further ribbon development and the parcel plays a limited role in preventing this. The parcel only has a very limited connection with the built up area along two small sections of the northern boundary. Overall the parcel makes a weak contribution to checking unrestricted sprawl.</p>	<p>No contribution: The parcel does not play a role in preventing towns from merging.</p>	<p>Weak contribution: The parcel has a very limited connection to the built up area. The parcel is well connected to the open countryside. The boundaries between the parcel and the countryside are not durable and consist of tree and hedge line field boundaries. These boundaries would not be able to prevent encroachment beyond the parcel if the parcel were fully developed. There has already been considerable encroachment within the parcel. The existing land use consists of residential development and the Park Royal Hotel which form part of the washed over village of Stretton. The eastern end of the parcel is undeveloped consisting of an open field. The parcel is flat with approximately 50% built form and no long line views thus it supports no degree of openness. Overall the parcel makes a weak contribution to safeguarding from encroachment due to the existing levels of development and its lack of openness combined with non-durable boundaries.</p>	<p>No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.</p>	<p>The parcel makes a moderate contribution to one purpose, a weak contribution to two, and no contribution to two. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel has a limited connection with the built up area and there is existing sprawl and encroachment within the parcel with a hotel and residential ribbon development. There is limited potential for further ribbon development thus the parcel has a weak role in checking unrestricted sprawl. Given the level of development within the parcel, the parcel has no degree of openness and makes a weak contribution to safeguarding from encroachment.</p>	<p>Weak contribution</p>
WR48	<p>Weak contribution: The boundary between the parcel and the built up area consists of tree lined field boundaries which are not durable and would not be able to prevent sprawl. There has been existing sprawl within the parcel including St Matthews Church of England Primary School and residential ribbon development along Stretton Road. There is limited potential for further ribbon</p>	<p>No contribution: The parcel does not play a role in preventing towns from merging.</p>	<p>Weak contribution: The boundaries between the parcel and the built up area are not durable and have not been able to prevent encroachment. The boundaries between the parcel and the countryside consist of Stretton Road which is durable although there has already been existing encroachment to the south. The parcel is only connected to the countryside along this southern boundary and a short western boundary. There has already been encroachment within the parcel. The existing land use consists of residential development, St Matthews Church and St Matthews Primary School and playing fields, all of which form part of the washed over village of Stretton. The parcel is flat with approximately 40% built form and no long line views thus it supports no degree of openness. Overall the parcel makes a weak contribution to safeguarding from encroachment due to the existing levels of development and its lack of openness combined with</p>	<p>No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.</p>	<p>The parcel makes a moderate contribution to one purpose, a weak contribution to two, and no contribution to two. In line with the methodology, the parcel has been judged to make a weak overall contribution. There is existing sprawl and encroachment within the parcel with a school and church and residential ribbon development. There is limited potential for further ribbon development thus the parcel has a weak role in checking unrestricted sprawl. Furthermore it could be argued that development of the parcel would round off the settlement pattern. Given the level of development within the parcel, the parcel has no degree of openness and makes a weak contribution</p>	<p>Weak contribution</p>

	development and the parcel plays a limited role in preventing this. Furthermore it could be argued that given the shape of the built up area development of the parcel would round off the settlement pattern. Overall the parcel makes a weak contribution to checking unrestricted sprawl.		non-durable boundaries.			to safeguarding from encroachment.	
WR49	Weak contribution: The parcel only has a very limited connection with the built up area at the northeastern corner with London Road (A49). This represents a durable boundary however it has not been able to prevent sprawl given that there is existing sprawl within the parcel as it is completely developed with residential development and a Premier Inn hotel and pub. Overall the parcel makes a weak contribution to checking unrestricted sprawl.	No contribution: The parcel does not play a role in preventing towns from merging.	Weak contribution: The parcel is only connected to the built up area along its northeastern corner. The parcel is well connected to the countryside however the boundaries between the parcel and the countryside consist of rear garden of residential properties and tree lined boundaries which are not durable and may not be able to prevent encroachment beyond the parcel. There has already been encroachment within the parcel which is fully developed. The existing land use consists of residential development and a Premier Inn hotel and pub which form part of the washed over village of Stretton. The parcel is flat with approximately 90% built form and no long line view thus it supports no degree of openness. Overall the parcel makes a weak contribution to safeguarding from encroachment due to being fully developed and its lack of openness, combined with its non-durable boundaries.	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to one purpose, a weak contribution to two, and no contribution to two. In line with the methodology, the parcel has been judged to make a weak overall contribution. There is existing sprawl and encroachment within the parcel as it is completely developed with residential development, a Premier Inn Hotel and pub thus the parcel has a weak role in checking unrestricted sprawl. Given the level of development within the parcel, the parcel has no degree of openness and makes a weak contribution to safeguarding from encroachment.	Weak contribution
WR50	Strong contribution: The boundary between the parcel and the built up area consists of London Road (A49) and Shepcroft Lane which although represent durable boundaries may not be permanently durable enough to prevent sprawl in the parcel in the long term given the existing ribbon development. The parcel is connected to the built up area along the eastern boundary and part of the northern boundary. There is existing ribbon development within the parcel along Hatton Lane and the parcel plays a strong role in preventing further ribbon development. Overall the	No contribution: The parcel does not play a role in preventing towns from merging.	Strong contribution: The boundaries between the parcel and the built up area are durable however may not be able to prevent encroachment in the long term. The parcel is well connected to the countryside. The boundaries between the parcel and the countryside consist of the B5356 to the south which is a durable boundary and hedge and fence lined field boundaries to the west and northwest which are not durable and would not be able to prevent encroachment beyond the parcel if the parcel were developed. The existing land use consists of open countryside. The parcel is flat with approximately 10% built form and low levels of vegetation on the whole. There are long line views thus it supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable boundaries to the west and northwest.	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a strong contribution to two purposes, a moderate contribution to one, and no contribution to two. In line with the methodology, the parcel has been judged to make a strong overall contribution. The parcel has a strong role in preventing further ribbon development Hatton Lane and the boundary with the built up area may not be permanently durable in the long term thus the parcel makes a strong contribution to checking unrestricted sprawl. The parcel supports a strong degree of openness and the boundaries between the parcel and the countryside are not durable and therefore the parcel has a strong role in preventing encroachment beyond the parcel.	Strong contribution

	parcel makes a strong contribution to checking unrestricted sprawl.						
WR51	Moderate contribution: The boundary between the parcel and the built up area consists of the rear gardens of residential properties along Acton Avenue and Hillside Road which do not represent durable boundaries and will not be able to prevent sprawl into the parcel. The parcel is only connected to the built up area along the eastern boundary. Overall the parcel makes a moderate contribution to checking unrestricted sprawl.	No contribution: The parcel does not play a role in preventing towns from merging.	Strong contribution: The boundaries between the parcel and the built up area are not durable and would not be able to prevent encroachment into the parcel. The parcel is well connected to the countryside along three boundaries. The boundaries between the parcel and the countryside consist of Shepcroft Lane and treeline field boundaries some of which included dense tree lining however which would not be permanently durable enough to prevent encroachment beyond the parcel if the parcel were developed. The existing land use consists of open countryside with an area with horses grazing. The parcel has an undulating topography. There is no built form built form and low level of vegetation on the whole. Thus there are long line views and it supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable boundaries.	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel 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 parcel and the built up area and the parcel and the countryside and therefore the parcel has a strong role in preventing encroachment. The parcel 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 parcel makes a moderate contribution to checking unrestricted sprawl and assisting in urban regeneration.	Strong contribution
WR52	Moderate contribution: The boundary between the parcel and the built up area consists of the rear gardens of residential properties along Stonehill Close and Hillside Road which do not represent durable boundaries and will not be able to prevent sprawl into the parcel. The parcel is only connected to the built up area along the eastern boundary. Overall the parcel makes a moderate contribution to checking unrestricted sprawl.	No contribution: The parcel does not play a role in preventing towns from merging.	Strong contribution: The boundaries between the parcel and the built up area consist of the rear garden of residential properties which are not durable and would not be able to prevent encroachment into the parcel. The parcel is well connected to the countryside. The boundaries between the parcel and the countryside are not durable consisting of a hedged lined track to the west, the edge of the golf course to the north, and Hillside Road to the south. These boundaries would not be able to prevent encroachment beyond the parcel if the parcel were developed. The existing land use consists of open countryside in agricultural use. The parcel has no built form and is flat with long line views. The parcel supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment due to its openness and non-durable boundaries.	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel 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 parcel and the built up area and the parcel and the countryside and therefore the parcel has a strong role in preventing encroachment. The parcel 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 parcel makes a moderate contribution to checking unrestricted sprawl and assisting in urban regeneration.	Strong contribution
WR53	Moderate contribution: The parcel is well connected to the built up area along three boundaries. This consists of London Road (A49), Quarry Lane, and the rear garden of residential properties along Field	No contribution: The parcel does not play a role in preventing towns from merging.	Moderate contribution: The boundaries between the parcel and the built up area are of mixed durability and may not be able to prevent encroachment into the parcel in the long term. The parcel is only connected to the countryside along one boundary. The boundary with the countryside consists of the edge of the golf course which has a wall around it and which does not represent a durable boundary and would not be able to prevent encroachment beyond the parcel if the parcel was developed. The existing land use	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel	The parcel makes a moderate contribution to three purposes and no contribution to two purposes. In line with the methodology, the parcel has been judged to make a moderate overall contribution. The parcel supports a moderate degree of openness and the boundaries between the parcel and the built up area are of mixed durability and may not be able to prevent	Moderate contribution

	Lane and High Warren Close. Whilst some of these represent durable boundaries, they may not be permanently durable enough to prevent sprawl into the parcel in the long term. Despite this, due to the shape of the built up area, development of the parcel could be seen as rounding off the settlement pattern. Overall the parcel makes a moderate contribution to checking unrestricted sprawl.		consists of the Warrington Golf Club Golf Course. The parcel has less than 10% built form consisting of the golf club building and has areas of dense vegetation. The parcel has significant topographical differences being at a higher level in the middle. As a result there are no long line views and the parcel supports a moderate degree of openness. The parcel supports a beneficial use of the Green Belt in providing opportunities for sport and recreation. Overall the parcel makes a moderate contribution to safeguarding the countryside from encroachment.		makes a moderate contribution to this purpose.	sprawl in the long term thus it makes a moderate contribution to checking unrestricted sprawl. Furthermore development of the parcel could be seen as rounding off the settlement pattern given the shape of the built up area. The parcel is only connected to the countryside along one boundary which is not durable thus the parcel plays a moderate role in safeguarding the countryside from encroachment. The parcel makes a moderate contribution to assisting in urban regeneration.	
WR54	Moderate contribution: The boundary between the parcel and the built up area consists of heavy tree lining at the rear gardens of residential properties. This does not represent a durable boundary which could prevent sprawl. The parcel is connected to the built up area along the north and north eastern boundary. Overall the parcel makes a moderate contribution to checking unrestricted sprawl.	No contribution: The parcel does not play a role in preventing towns from merging.	Strong contribution: The boundaries between the parcel and the built up area are not durable and would not be able to prevent encroachment into the parcel. The boundaries between the parcel and the countryside consist of Firs Lane to the southwest which is a poorly maintained track, and a hedged lined field boundary to the southeast which is not durable and would not be able to prevent encroachment beyond the parcel if the parcel were developed. The parcel is connected to the countryside along two boundaries. The existing land use consists of agricultural use including grazing land for sheep. The parcel contains no built form and is flat with open long line views thus it supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment due to its openness and non-durable boundaries.	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel 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 parcel and the built up area and the parcel and the countryside and therefore the parcel has a strong role in preventing encroachment. The parcel 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 parcel makes a moderate contribution to checking unrestricted sprawl and assisting in urban regeneration.	Strong contribution
WR55	Weak contribution: The boundary between the parcel and the built up area consists of Firs Lane which is a poorly maintained track which is not durable and may not be able to prevent sprawl into the parcel. The parcel only has a very limited connection with the built up area along part of its northeastern boundary. Overall the parcel makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Runcorn in the neighbouring authority of Halton where by a reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundaries between the parcel and the built up area are not durable and would not be able to prevent encroachment into the parcel. The parcel is well connected to the countryside. The boundaries between the parcel and the countryside consist of Firs Lane and Park Lane which are poorly maintained tracks and do not represent durable boundaries, and a dense woodland lining a water course to the south which is durable and which could prevent encroachment beyond the parcel if the parcel were developed. The existing land use consists of open countryside. The parcel has no built form and no vegetation within it thus it supports long line views and a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment due to its openness and non-durable boundaries with the settlement.	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two, and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel 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 parcel and the built up area and the parcel and the countryside and therefore the parcel has a strong role in preventing encroachment. The parcel is well connected to the open countryside. The parcel therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under	Strong contribution

						paragraph 79 of the NPPF in protecting the openness of the Green Belt. The parcel makes a weak contribution to checking unrestricted sprawl and a moderate contribution in assisting in urban regeneration.	
WR56	Moderate contribution: The boundary between the parcel and the built up area consists of Firs Lane which is a poorly maintained track and may not be able to prevent sprawl into the parcel. The parcel is connected to the built up area along this eastern boundary. Overall the parcel makes a moderate contribution to checking unrestricted sprawl.	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Runcorn in the neighbouring authority of Halton whereby a reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the built up area consists of Firs Lane which is a poorly maintained track and would not be able to prevent encroachment. The boundaries between the parcel and the countryside consist of Firs Lane to the south, the edge of the golf course to the west, and the edge of the wooded area to the north. The western and southern boundaries are not durable and would not be able to prevent encroachment beyond the parcel if the parcel were developed. The existing land use consists of open countryside in agricultural use with pig sheds within the parcel. There is no vegetation within the parcel and it supports long line views. Overall the parcel makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable boundaries.	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a strong contribution to one purpose, a moderate contribution to two, a weak contribution to one and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel 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 parcel and the built up area and the parcel and the countryside and therefore the parcel has a strong role in preventing encroachment. The parcel 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 parcel makes a moderate contribution to checking unrestricted sprawl and assisting in urban regeneration and a weak contribution to preventing towns from merging.	Strong contribution
WR57	Moderate contribution: The boundary between the parcel and the built up area consists of Firs Lane and the gardens of residential properties which are not durable and may not be able to prevent sprawl into the parcel. The parcel is connected to the built up area along its eastern boundary. Given the shape of the built up area, development of the northern section of the parcel (alongside parcels WR58-61) could be seen as rounding off the settlement pattern. Overall the parcel makes a moderate contribution to checking unrestricted sprawl.	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Runcorn in the neighbouring authority of Halton whereby a reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the parcel makes a weak contribution to preventing towns from merging.	Moderate contribution: The boundaries between the parcel and the built up area consist of the rear garden of residential properties which do not represent a durable boundary which could prevent encroachment into the parcel. The boundaries between the parcel and the countryside consist of dense woodland which represents a durable boundary which could prevent encroachment beyond the parcel. The existing land use consists of open countryside which is completely woodland. The parcel has no built form although given the dense woodland it has no long line views and supports a moderate degree of openness. Overall the parcel makes a moderate contribution to safeguarding from encroachment due to its openness and non-durable boundaries with the settlement.	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to three purposes, a weak contribution to one purpose and no contribution to one purpose. In line with the methodology, the parcel has been judged to make a moderate overall contribution. The parcel supports a moderate degree of openness however the boundaries between the parcel and the countryside are durable thus the parcel makes a moderate contribution to safeguarding from encroachment. The boundaries between the parcel and the built up area are not durable and may not be able to prevent sprawl however given the shape of the built up area development of the northern section of the parcel could be seen as rounding off the settlement pattern thus the parcel makes a moderate contribution to checking unrestricted sprawl. The parcel makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
WR58	Weak contribution: The boundary between the parcel and the built up area	No contribution: The parcel does not play a role in preventing towns from	Strong contribution: The parcel is well connected to the countryside. The boundaries between the parcel and the built up area consist of Red Lane which is durable and also	No contribution: Warrington is a historic town however the parcel is not within 250m of the	Moderate contribution: The Mid Mersey	The parcel makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no	Moderate contribution

	<p>consists of a churchyard to the north which is not a durable boundary and would not be able to prevent sprawl into the parcel in the long term. The boundary to the east consists of Red Lane including a walled boundary around the cemetery which is a durable boundary. The parcel is connected to the built-up area along its eastern boundary. Given the shape of the built-up area, development of the parcel (alongside parcels WR57-61) could be seen as rounding off the settlement pattern. Overall the parcel makes a weak contribution to checking unrestricted sprawl.</p>	<p>merging.</p>	<p>a churchyard to the north which is not durable and may not be able to prevent encroachment into the parcel. The boundaries between the parcel and the countryside consist of the edge of the cemetery which is lined by dense vegetation and trees and could be durable enough to prevent encroachment beyond the parcel if the parcel were developed. The existing land use consists of a cemetery. There is less than 10% built form and limited vegetation within the parcel. Given that the topography of the land slopes down from south to north there are very open long line views. The parcel supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment due to its openness resulting from the topography.</p>	<p>Warrington Town Centre Conservation Areas. The parcel does not cross an important viewpoint of the Parish Church.</p>	<p>Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.</p>	<p>contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution as although it supports a strong degree of openness, the boundaries between the parcel and the countryside are durable and the boundaries between the parcel and the built-up area are mostly durable with the exception of the churchyard to the north. Furthermore, development of the parcel alongside adjacent parcels could be seen as rounding off the settlement pattern. The durable boundaries mean that any development would be contained and would therefore not threaten the openness and permanence of the Green Belt. The parcel makes a weak contribution to checking unrestricted sprawl.</p>	
WR59	<p>Weak contribution: The boundary between the parcel and the built-up area consists of Red Lane/Firs Lane which is a durable boundary however may not be permanently durable enough to prevent sprawl into the parcel in the long term. The parcel is connected to the built-up area along its eastern boundary. Given the shape of the built-up area, development of the parcel (alongside parcels WR57 - 61) could be seen as rounding off the settlement pattern. Overall the parcel makes a weak contribution to checking unrestricted sprawl.</p>	<p>No contribution: The parcel does not play a role in preventing towns from merging.</p>	<p>Strong contribution: The boundaries between the parcel and the built-up area consist of Red Lane/Firs Lane which may not be permanently durable enough to prevent encroachment. The parcel is well connected to the open countryside. The boundaries between the parcel and the countryside consist of tree-lined field boundaries which are not durable and may not be able to prevent encroachment beyond the parcel if the parcel were developed. The existing land use consists of a reservoir and open countryside. There is no built form within the parcel and limited vegetation. The topography of the land slopes down from south to north thus there are open long line views. The parcel supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment due to its openness and non-durable boundaries.</p>	<p>No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.</p>	<p>The parcel 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 parcel has been judged to make a moderate overall contribution as although it supports a strong degree of openness and there are non-durable boundaries between the parcel and the countryside, development of the parcel alongside adjacent parcels could be seen as rounding off the settlement pattern. Development would therefore not threaten the openness and permanence of the Green Belt as a whole.</p>	<p>Moderate contribution</p>
WR60	<p>Weak contribution: The boundary between the parcel and the built-up area consists of the Bridgewater Canal to the north which represents a durable boundary which could prevent sprawl however to the east it consists of Red</p>	<p>No contribution: The parcel does not play a role in preventing towns from merging.</p>	<p>Moderate contribution: The boundaries between the parcel and the built-up area are durable to the north and could prevent encroachment however to the east they are not durable and would not be able to prevent encroachment into the parcel. The boundaries between the parcel and the countryside consist of the heavy tree-lined cemetery boundary to the southeast, and dense woodland to the west, both of which are durable boundaries. The southern boundary is less durable consisting of tree lining marking</p>	<p>No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel</p>	<p>The parcel 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 parcel has been judged to make a moderate overall contribution. The parcel supports a moderate degree of openness and the boundaries between the parcel and the settlement and the parcel and the</p>	<p>Moderate contribution</p>

	<p>Lane and the rear gardens of residential properties which are not permanently durable enough to prevent sprawl into the parcel in the long term. The parcel is fairly well connected to the built up area along the northern and eastern boundary. Given the shape of the built up area, development of the parcel (except for the western end) (alongside parcels WR57-61) could be seen as rounding off the settlement pattern. Overall the parcel makes a weak contribution to checking unrestricted sprawl</p>		<p>the golf course boundary. This less durable boundary may not be able to prevent encroachment beyond the parcel. The existing land use consists of open countryside in agricultural use including a farm. There is no built form and limited vegetation. The topography slopes downwards from south to north thus long line views from the settlement are hindered. The parcel supports a moderate degree of openness. Overall the parcel makes a moderate contribution to safeguarding from encroachment due to its openness and mostly durable boundaries.</p>		<p>makes a moderate contribution to this purpose.</p>	<p>countryside are of mixed durability thus the parcel has a moderate role in safeguarding from encroachment. The parcel makes a weak contribution to checking unrestricted sprawl given that development of the parcel (except for the western end) alongside adjacent parcels could be seen as rounding off the settlement pattern. The parcel makes a moderate contribution to assisting in urban regeneration.</p>	
WR61	<p>Weak contribution: The boundary between the parcel and the built up area to the east and south consists of the rear gardens of residential properties which does not represent a durable boundary which could prevent sprawl. To the north the Bridgewater Canal represents a durable boundary which could prevent sprawl. The parcel is well connected to the built up area along three boundaries. Given the shape of the built up area, development of the parcel could be seen as rounding off the settlement pattern. Overall the parcel makes a weak contribution to checking unrestricted sprawl</p>	<p>Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Runcorn in the neighbouring authority of Halton where by a reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the parcel makes a weak contribution to preventing towns from merging.</p>	<p>Weak contribution: The boundaries between the parcel and the built up area are not durable and would not be able to prevent encroachment. The boundaries between the parcel and the countryside consist of Red Lane which is a durable boundary and could prevent encroachment beyond the parcel if the parcel were developed. The parcel only has a limited connection to the countryside along this boundary of Red Lane. The existing land use consists of allotments. There is no built form and the parcel is flat with low lying vegetation associated with the allotments. There are long line views thus the parcel supports a strong degree of openness. Overall the parcel makes a weak contribution to safeguarding from encroachment due to its limited connection with the countryside and durable boundary with the countryside despite its strong openness.</p>	<p>No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.</p>	<p>The parcel makes a moderate contribution to one purpose, a weak contribution to three purposes and no contribution to one purpose. In line with the methodology, the parcel has been judged to make a weak overall contribution. Whilst the parcel supports a strong degree of openness the parcel is poorly connected to the open countryside and the boundary with the countryside is durable and could prevent encroachment thus the parcel makes a weak contribution to safeguarding from encroachment. Development of the parcel could be seen as rounding off the settlement pattern thus the parcel makes a weak contribution to checking unrestricted sprawl. The parcel also makes a weak contribution to preventing towns from merging. The parcel makes a moderate contribution to assisting in urban regeneration.</p>	<p>Weak contribution</p>
WR62	<p>Weak contribution: The parcel only has a very limited connection with the built up area at its northeastern corner with the Bridgewater Canal. This represents a durable boundary which could prevent sprawl. Overall the parcel makes a weak contribution to checking</p>	<p>Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Runcorn in the neighbouring authority of Halton where by a reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the parcel makes a weak</p>	<p>Strong contribution: The parcel is very well connected to the open countryside along all its boundaries. The boundaries between the parcel and the countryside consist of Hough's Lane to the west which is a durable boundary, the Bridgewater Canal to the north which is a durable boundary, and dense wooded areas to the east and south which are durable. These boundaries could prevent encroachment beyond the parcel if the parcel were developed. The existing land use consists of Beech tree Farm and open countryside. The parcel is flat with limited vegetation and long line views thus it supports a strong</p>	<p>No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this</p>	<p>The parcel makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two, and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution as although it supports a strong degree of openness, the boundaries between the parcel and the countryside</p>	<p>Moderate contribution</p>

	unrestricted sprawl.	contribution to preventing towns from merging.	degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment.		purpose.	are durable thus any development would be contained and would therefore not threaten the openness and permanence of the Green Belt. The parcel makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	
WR63	Moderate contribution: The boundary between the parcel and the built up area consists of here gardens of residential properties with tree lining. This does not represent a durable boundary which could prevent sprawl into the parcel in the long term. The parcel is well connected to the built up area along the northern and eastern boundaries. Overall the parcel makes a moderate contribution to checking unrestricted sprawl.	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Runcorn in the neighbouring authority of Halton where by a reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundaries between the parcel and the built up area are not durable and would not prevent encroachment into the parcel. The parcel is only connected to the countryside along two boundaries. The boundaries between the parcel and the countryside consist of Walton Lea Road and the Bridgewater Canal which represent durable boundaries which could prevent encroachment beyond the parcel if the parcel were developed. The existing land use consists of open countryside. The parcel is flat with no built form and long line views thus it supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment due to its openness and non-durable boundaries with the settlement.	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a strong contribution to one purpose, a moderate contribution to two, a weak contribution to one, and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution as although it supports a strong degree of openness, the boundaries between the parcel and the countryside are durable thus any development would be contained and would therefore not threaten the openness and permanence of the Green Belt. The parcel makes a moderate contribution to checking unrestricted sprawl and assisting in urban regeneration.	Moderate contribution
WR64	Moderate contribution: The boundary between the parcel and the built up area consists of here gardens of residential properties with tree lining and also Walton Lea Road which is also tree lined. There are some areas of dense tree lining however on the whole the boundary may not be permanently durable enough to prevent sprawl into the parcel in the long term. At the northern end of the parcel the boundary is particularly weak and would not prevent sprawl. The parcel is connected to the built up area along its eastern boundary. Overall the parcel makes a moderate contribution to checking unrestricted sprawl.	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Runcorn in the neighbouring authority of Halton where by a reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundaries between the parcel and the built up area are not all durable and would not be able to prevent encroachment in the long term. In particular the boundary at the north with the new housing development of Hall Gardens is particularly weak and would not be able to prevent encroachment into the parcel. The boundaries between the parcel and the countryside consist of Walton Lea Road to the south, Chester Road to the north and a dense wooded area to the west which is durable and may be able to prevent encroachment beyond the parcel. The existing land use consists of open countryside including Warrington Sports ground with its sports pitches. There is less than 10% built form and limited vegetation within the parcel thus there are open long line views and the parcel supports a strong degree of openness. The parcel supports a beneficial use of the Green Belt in encouraging opportunities for sport and recreation. Overall the parcel makes a strong contribution to safeguarding from encroachment due to its openness and non-durable boundaries with the settlement.	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a strong contribution to one purpose, a moderate contribution to two, a weak contribution to one, and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution as although it supports a strong degree of openness, the boundaries between the parcel and the countryside are durable thus any development would be contained and would therefore not threaten the openness and permanence of the Green Belt. The parcel makes a moderate contribution to checking unrestricted sprawl and assisting in urban regeneration.	Moderate contribution
WR65	Moderate contribution: The parcel is poorly connected to the settlement on two sides. The	Moderate contribution: The parcel forms a largely essential gap between the Warrington urban area and	Strong contribution: The parcel is connected to the settlement on two sides. The Manchester Ship Canal forms a durable boundary. The eastern boundary consists of a hedge and tree lined garden boundary which is not durable.	Moderate contribution: Warrington is a historic town. The parcel falls within the 250m buffer area around the Walton	Moderate contribution: The Mid Mersey Housing Market	The parcel makes a strong contribution to one purpose and a moderate contribution to four. In line with the methodology, professional judgement has therefore	Moderate contribution

	Manchester Ship Canal forms a durable boundary. The eastern boundary consists of a hedge and treeline garden boundary which is not durable and may not be able to prevent sprawl into the parcel from the east. Overall the parcel makes a moderate contribution to checking unrestricted sprawl.	Runcorn whereby development of the parcel would reduce the actual gap between the towns however would not result in them merging, although it would reduce the perception of the gap. Overall, the parcel makes a moderate contribution to preventing towns from merging.	The parcel is well connected to the countryside. The West Coast Main Line, Chester Road, Bellhouse Lane and Runcorn Road are durable. The western section of Mill Lane is durable, although the eastern section is unmade and not durable in the long term. The existing land use is mainly open countryside. There are a small number of active farms and a dismantled railway. There is less than 10% built form and little vegetation except along boundaries. The parcel supports long line views and overall supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment due to its openness and its weak eastern boundary with the settlement.	Village Conservation Area. The Conservation Area is located within the Green Belt. The parcel is separated from the Conservation Area by the A56 (Chester New Road) and open fields. Therefore the parcel makes a moderate contribution to preserving the setting and special character of historic towns.	Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution although it supports a strong degree of openness, there are mostly durable boundaries between the parcel and the settlement, except for the short eastern boundary. There are also mostly durable boundaries between the parcel and the countryside. Countryside meaning that any encroachment resulting from development would be contained and would therefore not threaten the openness and permanence of the Green Belt.	
WR66	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Moderate contribution: The parcel forms a largely essential gap between the Warrington urban area and Runcorn whereby development of the parcel would reduce the actual gap between the towns however would not result in them merging, although it would reduce the perception of the gap. Overall, the parcel makes a moderate contribution to preventing towns from merging.	Weak contribution: The parcel is not connected to the settlement. It is connected to the countryside on all sides. The Manchester Ship Canal and West Coast Main Line form durable boundaries. The field boundary to the west of the parcel is not durable. The existing land use is mainly a sewage works. There is some open countryside at the western end of the parcel. There are low levels of vegetation and over 30% built form. The parcel does not support long line views and overall supports no degree of openness. Overall the parcel makes a weak contribution to safeguarding from encroachment.	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to two purposes, a weak contribution to one and no contribution to two. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel forms a largely essential gap between Warrington and Runcorn and makes a moderate contribution to encouraging urban regeneration. The parcel makes a weak contribution to safeguarding from encroachment due to high levels of built form which means that it does not support any degree of openness. The parcel does not contribute to checking unrestricted sprawl.	Weak contribution
WR67	Weak contribution: The parcel is poorly connected to the built up area on one short side. The West Coast Main Line forms a durable boundary which could prevent sprawl. There is existing sprawl within the parcel which occupies the majority of it and therefore the parcel has a limited role in preventing further sprawl. Overall the parcel makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Runcorn whereby development of the parcel would slightly reduce the actual gap however would not result in the towns merging. Furthermore, as the parcel is already developed this has impacted upon the perceived gap. Overall, the parcel makes a weak contribution to preventing towns from merging.	Weak contribution: The parcel is poorly connected to the settlement along one short side. The West Coast Main Line forms a durable boundary. The parcel is well connected to the countryside. Manchester Ship Canal, Moore Lane and the M6 road running along the northern boundary of the parcel are all durable. The existing land use is mainly a building site for industrial use. There is some open countryside and a forest at the end. There are low levels of vegetation and over 30% built form. The parcel supports no long line views and overall supports no degree of openness. Overall the parcel makes a weak contribution to safeguarding from encroachment.	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to one purpose, a weak contribution to three and no contribution to one. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel makes a moderate contribution to encouraging urban regeneration however only makes a weak contribution to checking unrestricted sprawl, preventing encroachment and preventing merging.	Weak contribution
WR68	Moderate contribution: The parcel is well connected to the built up area along four of six boundaries. The River Mersey and the West Coast Main Line form	Weak contribution: The parcel forms a less-essential gap between the Warrington urban area and Runcorn whereby development of the parcel would not reduce the actual or perceived gap between the	Strong contribution: The parcel is well connected to the settlement. The River Mersey and the West Coast Main Line form durable boundaries. The treeline footpath which forms the northern boundary is not durable. The boundary with the countryside is a made road entrance to a landfill site. This may not be durable in the long term. The existing land use is open countryside. There is moderate	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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	The parcel makes a strong contribution to one purpose, a moderate contribution to two, a weak contribution to one, and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been	Strong contribution

	<p>durable boundaries. The tree-lined footpath which forms the northern boundary is not durable and may not be able to prevent sprawl. Development of the parcel would arguably constitute rounding off, especially if WR75 and WR76 were developed as well. Overall the parcel makes a moderate contribution to checking unrestricted sprawl.</p>	<p>towns given that the gap is already narrow in other places. Overall, the parcel makes a weak contribution to preventing towns from merging.</p>	<p>vegetation and less than 10% built form relating to adjacent landfills site. The parcel supports long line views and overall supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment.</p>		<p>development, therefore the parcel makes a moderate contribution to this purpose.</p>	<p>judged to make a strong overall contribution as it supports a strong degree of openness and there are non-durable boundaries between the parcel, the settlement and the countryside therefore the parcel has a strong role in preventing encroachment into the open countryside. The parcel 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>	
WR69	<p>Weak contribution: The parcel is poorly connected to the built-up area along one short side at the far end of the parcel. The boundary is the Green Belt boundary, which does not follow any physical features and is not durable and therefore may not be able to prevent sprawl into the parcel. Overall the parcel makes a weak contribution to checking unrestricted sprawl.</p>	<p>Strong contribution: The parcel forms an essential gap between the Warrington urban area and Runcorn whereby development of the parcel would result in the actual merging of the towns. Overall, the parcel makes a strong contribution to preventing towns from merging.</p>	<p>Strong contribution: The parcel is poorly connected to the settlement. The boundary along the Manchester Ship Canal to the south is durable. The northern boundary is the Green Belt boundary, which does not follow any features and is not durable. The parcel is well connected to the countryside. The River Mersey forms a durable boundary. The eastern boundary is the main road entrance to a landfill site which may not be durable in the long term. The hedged boundary to the south is not durable. The existing land use is mainly open countryside. A large landfill site occupies the eastern end of the parcel. There is moderate vegetation and less than 20% built form. The parcel supports long line views and overall supports a strong to moderate degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment.</p>	<p>No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel does not cross an important viewpoint of the Parish Church. Runcorn is a historic town however the parcel is not within 250m of its Conservation Areas.</p>	<p>Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.</p>	<p>The parcel makes a strong contribution to two purposes, a moderate contribution to one, a weak contribution to one and no contribution to one. In line with the methodology, the parcel has been judged to make a strong overall contribution. It supports a strong to moderate degree of openness and there are non-durable boundaries between the parcel, the settlement and the countryside which mean that the parcel has a strong role in preventing encroachment into the Green Belt. In addition, development of the parcel would result in the actual merging of Warrington and Runcorn.</p>	<p>Strong contribution</p>
WR70	<p>Weak contribution: The parcel is poorly connected to the built-up area along one short side at the far end of the parcel. The boundary is the West Coast Main Line, which is durable and could prevent sprawl into the parcel. Overall the parcel makes a weak contribution to checking unrestricted sprawl.</p>	<p>Moderate contribution: The parcel forms a largely essential gap between the Warrington urban area and Runcorn whereby development of the parcel would reduce the actual gap but not the perceived gap between the towns. The Manchester Ship Canal ensures this separation is retained. Overall, the parcel makes a moderate contribution to preventing towns from merging.</p>	<p>Strong contribution: The parcel is poorly connected to the settlement. The boundary is the West Coast Main Line, which is durable. The parcel is well connected to the countryside. A main road to the south forms a durable boundary, as does Moore Lane to the west. The parcel's northern and northwestern boundaries are hedged lined boundaries which are not durable. The existing land use is Moore Nature Reserve and open countryside. There is dense vegetation and no built form. The parcel supports long line views and overall supports a strong to moderate degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment.</p>	<p>No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.</p>	<p>The parcel makes a strong contribution to one purpose, a moderate contribution to two, a weak contribution to one and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution as it supports a strong to moderate degree of openness and there are non-durable boundaries between the parcel and the countryside therefore the parcel has a strong role in preventing encroachment into the open countryside. The parcel 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>
WR71	<p>No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.</p>	<p>Moderate contribution: The parcel forms a largely essential gap between the Warrington urban area and Runcorn whereby</p>	<p>Strong contribution: The parcel is not directly connected to the settlement. The parcel is well connected to the countryside along a mix of durable and non-durable boundaries. The parcel's eastern boundary along Moore Lane is durable, as is the southern boundary along a main</p>	<p>No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel</p>	<p>Moderate contribution: The Mid Mersey Housing Market Area has 2.08%</p>	<p>The parcel 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</p>	<p>Strong contribution</p>

		development of the parcel would reduce the actual gap but not the perceived gap between the towns. The Manchester Ship Canal ensures this separation is retained. Overall, the parcel makes a moderate contribution to preventing towns from merging.	road. The parcel's other boundaries along field boundaries, a footpath and an unmade section of Lapwing Lane are not durable. The existing land use is Moore Nature Reserve and open countryside. There is dense vegetation in some areas of the parcel and no built form. The parcel supports long line views and overall supports a strong to moderate degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment.	does not cross an important viewpoint of the Parish Church.	brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	evaluate the overall contribution. The parcel has been judged to make a strong overall contribution as it supports a strong to moderate degree of openness and there are non-durable boundaries between the parcel and the countryside therefore the parcel has a strong role in preventing encroachment into the open countryside. The parcel 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.	
WR72	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Runcorn whereby development of the parcel would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the parcel makes a weak contribution to preventing towns from merging.	Moderate contribution: The parcel is not directly connected to the settlement. The parcel is well connected to the countryside. The Manchester Ship Canal, Lapwing Lane and a made road all form durable boundaries. A tree lined footpath forming the western boundary is not durable, but the boundary is very short. The existing land use is open countryside. There is moderate vegetation and no built form. The parcel does not support long line views and overall supports a strong to moderate degree of openness. Overall the parcel makes a moderate contribution to safeguarding from encroachment.	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to two purposes, a weak contribution to one and no contribution to two. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel supports a strong to moderate degree of openness and makes a moderate contribution to encouraging urban regeneration, and there are largely durable boundaries between the parcel and the countryside which could prevent further encroachment beyond the parcel. The parcel makes a weak contribution to preventing towns from merging. The parcel does not contribute to checking unrestricted sprawl or preserving the setting of historic towns.	Weak contribution
WR73	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Strong contribution: The parcel forms an essential gap between the Warrington urban area, Runcorn and Widnes whereby development of the parcel would reduce the perceived gap between the towns and significantly reduce the actual gap resulting in the near merging of these towns. Overall, the parcel makes a strong contribution to preventing towns from merging.	Moderate contribution: The parcel is connected to Widnes along the St. Helens Canal. This is a durable boundary. The parcel is well connected to the countryside. The St. Helens Canal, the River Mersey and Station Road also form durable boundaries. The existing land use is mainly open countryside, marshes and reservoirs. There is moderate vegetation and less than 10% built form. There are a caravan park, a sailing club and a pub in the north eastern corner. The parcel helps to prevent further encroachment. The parcel supports long line views and overall supports a strong degree of openness. Overall the parcel makes a moderate contribution to safeguarding from encroachment due to its openness and durable boundaries.	No contribution: Widnes is a historic town however the parcel is not within 250m of its Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a strong contribution to one purpose, a moderate contribution to two and a weak contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution. It is accepted that the parcel makes a strong contribution to maintaining the gap between Warrington, Widnes and Runcorn however development of the parcel would not result in the complete merging of these settlements as there would still be a small gap and the River Mersey maintains some level of separation. Furthermore, the parcel's durable boundaries would contain development ensuring that the permanence and openness of the Green Belt was maintained.	Moderate contribution
WR74	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not	No contribution: The parcel does not contribute to preventing towns from merging.	Strong contribution: The parcel is well connected to Widnes. A freight railway line relating to the adjacent power station and Johnson's Lane may not be durable boundaries in the long term. The parcel is poorly	No contribution: Widnes is a historic town however the parcel is not within 250m of its Conservation Areas. The parcel	Moderate contribution: The Mid Mersey Housing Market	The parcel makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional	Moderate contribution

	contribute to this purpose		connected to the countryside. There is a line along the parcel's southern boundary which is durable. The existing land use is open countryside. There are low levels of vegetation and no built form. The parcel does not support long line views and overall supports a strong to moderate degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment.	does not cross an important viewpoint of the Parish Church.	Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution. It is accepted that the parcel makes a strong contribution to preventing encroachment due to its non-durable boundaries with the settlement. However, there are durable boundaries between the parcel and the countryside which means that development would not result in the openness and permanence of the Green Belt as a whole being compromised.	
WR75	Moderate contribution: The parcel is connected to the built up area on two sides along the St. Helens Canal and the Sankey Brook. These are durable boundaries which reduce the parcel's connection with the built up area. Development of the parcel would not constitute rounding off unless other land to the southeast was developed as well. Overall the parcel makes a moderate contribution to checking unrestricted sprawl.	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Runcorn whereby development of the parcel would slightly reduce the actual gap but not the perceived gap between the towns. Furthermore the gap is already narrower in other places. Overall, the parcel makes a weak contribution to preventing towns from merging.	Moderate contribution: The parcel is connected to the built up area on two sides along the St. Helens Canal and the Sankey Brook. These are durable boundaries. The parcel is well connected to the countryside. The River Mersey, the Sankey Brook and Station Road are all durable boundaries. The existing land use is mainly Sankey Valley Park. There is moderate vegetation and the only built form is a household waste recycling centre in the east of the parcel taking up less than 10% of the parcel area. The parcel supports long line views and overall supports a strong degree of openness. Overall the parcel makes a moderate contribution to safeguarding from encroachment due to its openness and durable boundaries.	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to three purposes, a weak contribution to one and no contribution to one. In line with the methodology, the parcel has been judged to make a moderate overall contribution. The parcel makes a moderate contribution to checking sprawl and encouraging urban regeneration. While it supports a strong degree of openness, there are durable boundaries between the parcel, the settlement and the countryside which could prevent encroachment into the Green Belt.	Moderate contribution
WR76	Moderate contribution: The parcel is connected to the settlement on one side. The boundary is the Green Belt boundary, which does not follow any physical features and is therefore not durable and would not be able to prevent sprawl. Development of the parcel would not constitute rounding off unless other land to the southeast and northwest was developed as well. A sewage works in the parcel constitutes existing sprawl and the parcel helps to limit further sprawl. Overall the parcel makes a moderate contribution to checking unrestricted sprawl.	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Runcorn whereby development of the parcel would slightly reduce the actual gap but not the perceived gap between the towns. Furthermore the gap is already narrower in other places. Overall, the parcel makes a weak contribution to preventing towns from merging.	Weak contribution: The parcel is connected to the settlement on one side. The boundary is the Green Belt boundary, which does not follow any physical features and is therefore not durable. The parcel is well connected to the countryside. The River Mersey and the Sankey Brook both form durable boundaries. The existing land use is mainly a sewage works and surrounding woodland. There is more than 30% built form and dense vegetation in undeveloped areas. The parcel supports no long line views and overall supports no degree of openness. Overall the parcel makes a weak contribution to safeguarding from encroachment due to existing development and lack of openness.	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to two, a weak contribution to two and no contribution to one. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel makes a moderate contribution to preventing the unrestricted sprawl of Warrington and it makes a weak contribution to safeguarding from encroachment as it supports no degree of openness due to existing level of development consisting of a sewage works. The parcel makes a weak contribution to preventing towns from merging.	Weak contribution
WR77	Moderate contribution: The parcel is well	Weak contribution: The parcel forms a less essential gap	Moderate contribution: The parcel is only connected to the countryside along two boundaries. The parcel is well	No contribution: Warrington is a historic town however the parcel	Moderate contribution: The	The parcel makes a moderate contribution to three, a weak contribution to one and	Moderate contribution

	connectedtothebuiltup areaonfourofsixsides. Mostoftheseboundaries consistofgarden boundariestothe westand fieldboundariestothe north. Thesearenot durableandmaynotbe abletopreventsprawlinto theparcel. WellLaneto thenortheastisadurable boundary. Given the shape ofthebuiltuparea, developmentoftheparcel couldbeseen asrounding offthesettlementpattern. Overalltheparcelmakesa moderatecontributionto checkingunrestricted sprawl.	betweentheWarringtonurban areaandRuncornwhereby developmentoftheparcel wouldslightlyreducethe actualgapbutnotthe perceivedgapbetweenthe towns. Furthermore the gapis already narrower in other places. Overall, the parcel makesaweakcontributionto preventingtownsfrom merging.	connectedtothesettlementonfourofsixsides. Mostof theseboundariesconsistofga rdenboundariestothe west andfieldboundariestotheno rth. Thesearenotdurable. WellLanetothenortheastisadurableboundary. The boundarieswiththecountrys ideconsistofStationRoad andtheSt. HelensCanalwhicharedurableboundaries whichcouldpreventencroachmentbeyondtheparcelifthe parcelweredeveloped. Theexistinglanduseisopen countryside. Thereisminimalvegetationandnobuilt form. Theparcelsupports longlineviewsandoverall supportsastrongdegreeofop enness. Overallthe parcel makesamoderatecontributiontosafeguardingfrom encroachmentduetoitslesserconnectionwiththe countrysideanddurableboundar iesbetweentheparceland thecountryside.	isnotwithin250mofthe WarringtonTownCentre ConservationAreas. Theparcel doesnotcrossanimportant viewpointoftheParishChurch.	MidMersey HousingMarket Areahas2.08% brownfieldurban capacityforpotential development, thereforethe parcel makesamoderate contributiontothis purpose.	nocontributiontoone. Inlinewiththe methodology, theparcelhasbeenjudged tomakeamoderateoverallcontribution. Theparcelmakesamoderatecontribution topreventingencroachmentandsprawl giventherearedurableboundaries betweentheparcelandthecountryside anddevelopmentoftheparcelwould constitutetroundingoff.	
WR78	Moderatecontribution: Theparcelisconnectedto thebuiltupareaonone longside. TanneryLane andStationRoadforma durableboundaryalthough itmaynotbepermanently durableenoughtoprevent sprawlinthelongterm. Overalltheparcelmakesa moderatecontributionto checkingunrestricted sprawl.	Strongcontribution: The parcelformsanessentialgap between theWarringtonurban areaandWidneswhereby developmentoftheparcel wouldsignificantlyreducethe actualandperceivedgap between thetownsresulting in themnearlymerging. Overall, theparcelmakesastrong contributiontopreventing townsfrommerging.	Strongcontribution: Theparcelisconnectedtothebuilt upareaonone longside. TanneryLaneandStationRoad formadurableboundary. The parceliswellconnectedto thecountryside. WidnesRoadandtheSt. HelensCanalare durable. MarshLaneonthe westernboundaryisnotfully madeandisnotdurableinthelongterm. Theexistingland usemainlyconsistsofopen countrysideandagolfcourse. Thegolfcourseisabeneficial useoftheGreenBelt. There isalsoaclubhouseforthe golfclubandoneactivefarmas wellasmoderatevegetation. Theparcelsupports longline viewsandoverallsupports astrongdegreeofopenness. Overalltheparcelmakesastrongcontributionto safeguardingfromencroachmentduetoitsopennessand thenon-durabilityofitswesternboundary.	Nocontribution: Warringtonisa historictownhoweverthe parcel isnotwithin250mofthe WarringtonTownCentre ConservationAreas. Theparcel doesnotcrossanimportant viewpointoftheParishChurch.	Moderate contribution: The MidMersey HousingMarket Areahas2.08% brownfieldurban capacityforpotential development, thereforethe parcel makesamoderate contributiontothis purpose.	Theparcelmakesastrongcontributionto twopurposes, amoderatecontributionto twoandnocontributiontoone. Inline withthethodology, theparcelhasbeen judgedtomakeastrongoverall contribution. It supportsastrongdegree ofopennessandtherearenon-durable boundariesbetweentheparcelandthe countrysidewhichmean thatthe parcel hasastrongroleinpreventing encroachmentintotheGreenBelt. In addition, developmentofthe parcel wouldsignificantlyreducethegap betweenWarringtonandWidnes.	Strong contribution
WR79	Nocontribution: The parcelisnotadjacentto theWarringtonurbanarea andthereforedoesnot contributetothis purpose	Moderatecontribution: The parcelformsalargely essentialgapbetween the Warringtonurbanareaand Widneswherebydevelopment oftheparcelwouldreducethe actualandperceivedgap between thetownsalbeit wouldnotresultinthem merging. Overall, the parcel makesamoderatecontribution topreventingtownsfrom merging.	Strongcontribution: TheparcelisconnectedtoWidneson oneside. Theboundaryisamadeentranceroadforthe adjacentpowerstationwhichisnotdurableinthelong term. Theparceliswellconnectedtothecountryside. WidnesRoadandtheSt. Hele nsCanalarebothdurable. MarshLaneonthe easternboundaryisnotfullymadeand isnotdurableinthelongterm. Theexistinglanduseis open countrysideandwoodland. Thereis moderate vegetationandnobuiltform. Theparcelsupports longline viewsandoverallsupports astrongdegreeofopenness. Overalltheparcelmakesastrongcontributionto safeguardingfromencroachmentduetoitsopennessand non-durableboundaries.	Nocontribution: Widnesisa historictownhoweverthe parcel isnotwithin250mofits ConservationAreas. Theparcel doesnotcrossanimportant viewpointoftheParishChurch.	Moderate contribution: The MidMersey HousingMarket Areahas2.08% brownfieldurban capacityforpotential development, thereforethe parcel makesamoderate contributiontothis purpose.	Theparcelmakesastrongcontributionto onepurpose, amoderatecontributionto twoandnocontributiontotwo. Inline withthethodology, professional judgementhas therefor ebeenappliedto evaluatetheoverallcontribution. The parcelhasbeenjudgedtomakeastrong overallcontributionasitsupports astrong degreeofopennessandtherearenon-durableboundariesbetweentheparcel, thesettlementandthecountryside thereforethe parcelhasastrongrolein preventingencroachmentintotheopen countryside. Theparcelthereforemakesa strongcontributionto fulfillingthe fundamentalaimof theGreenBeltunder paragraph79oftheNPPFinprotecting theopennessoftheGreenBelt.	Strong contribution
WR80	Nocontribution: The parcelisnotadjacentto theWarringtonurbanarea	Strongcontribution: The parcelformsanessentialgap between theWarringtonurban	Strongcontribution: Theparcelispoorlyconnectedto Widnesalongasectionofits southernboundary. Widnes Roadformsadurableboundary. Theparceliswell	Nocontribution: Widnesisa historictownhoweverthe parcel isnotwithin250mofits	Moderate contribution: The MidMersey	Theparcelmakesastrongcontributionto twopurposes, amoderatecontributionto oneandnocontributiontotwo. Inline	Strong contribution

	and therefore does not contribute to this purpose	area and Widnes whereby development of the parcel would reduce the perceived gap between the towns and significantly reduce the actual gap resulting in the near merging of the towns. Overall, the parcel makes a strong contribution to preventing towns from merging.	connected to the countryside. Widnes Road is durable, although Back Lane and Mowcroft Lane are not accompanied by other features and are not durable in the long term. The existing land use is mainly open countryside. There is one active farm on Widnes Road and a small number of residential properties along Back Lane. The parcel helps to prevent further residential encroachment. There is minimal vegetation. The parcel supports long line views and overall supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment due to its openness and non-durable northern and western boundaries.	Conservation Areas. The parcel does not cross an important viewpoint of the Parish Church.	Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	with the methodology, the parcel has been judged to make a strong overall contribution. It supports a strong degree of openness and there are non-durable boundaries between the parcel and the countryside which mean that the parcel has a strong role in preventing encroachment into the Green Belt. In addition, development of the parcel would significantly reduce the gap between Warrington and Widnes.	
WR81	Moderate contribution: The parcel is poorly connected to the built up area on one short side. The boundary is Cuerdley Road, which is durable but may not be permanently durable enough in the long term to prevent sprawl into the parcel. Overall the parcel makes a moderate contribution to safeguarding from encroachment.	Strong contribution: The parcel forms an essential gap between the Warrington urban area and Widnes whereby development of the parcel would result in the actual merging of the towns. Overall, the parcel makes a strong contribution to preventing towns from merging.	Strong contribution: The parcel is poorly connected to the Warrington urban area on one short side. The boundary is Cuerdley Road, which is durable, but is used as a railway line is not. The parcel is well connected to the countryside. South Lane forms a durable boundary, although Back Lane and Mowcroft Lane are not accompanied by other features and are not durable in the long term. The existing land use is mainly open countryside. A small number of active farms are spread around the parcel and there are a small number of residential properties along Widnes Road. There are low levels of vegetation. The parcel supports long line views and overall supports a strong degree of openness. Overall the parcel supports a strong degree of openness due to its openness and non-durable boundaries.	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel does not cross an important viewpoint of the Parish Church. Widnes is a historic town however the parcel is not within 250m of its Conservation Areas.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	The parcel makes a strong contribution to two purposes, a moderate contribution to one and no contribution to two. In line with the methodology, the parcel has been judged to make a strong overall contribution. It supports a strong degree of openness and there are non-durable boundaries between the parcel, the settlement and the countryside which mean that the parcel has a strong role in preventing encroachment into the Green Belt. In addition, development of the parcel would result in the merging of Warrington and Widnes.	Strong contribution
WR82	Strong contribution: The parcel is well connected to the built up area on one side. This boundary consists of garden boundaries which are not durable and will not be able to prevent sprawl into the parcel. Overall the parcel makes a strong contribution to checking unrestricted sprawl.	Strong contribution: The parcel forms a largely essential gap between the Warrington urban area and Widnes whereby development of the parcel would reduce the actual and perceived gap between the towns and would result in the near merging of the towns. Overall, the parcel makes a strong contribution to preventing towns from merging.	Strong contribution: The parcel is well connected to the settlement on one side. This boundary consists of garden boundaries which are not durable. The parcel is well connected to the countryside. South Lane and the Liverpool to Manchester railway line are both durable boundaries. The existing land use mainly consists of open countryside. There are a few small farms dividing the parcel and a small number of active farms. The parcel supports long line views and overall supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment due to its openness and non-durable boundary with the settlement.	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel does not cross an important viewpoint of the Parish Church. Widnes is a historic town however the parcel is not within 250m of its Conservation Areas.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	The parcel makes a strong contribution to three purposes, a moderate contribution to one and no contribution to one. In line with the methodology, the parcel has been judged to make a strong overall contribution. It supports a strong degree of openness and there are non-durable boundaries between the parcel and the settlement which mean that the parcel has a strong role in preventing encroachment into the Green Belt. In addition, the parcel makes a strong contribution to checking the unrestricted sprawl of Warrington and from preventing towns from merging.	Strong contribution
WR83	Moderate contribution: The parcel is well connected to the built up area on two short sides. These boundaries are Friends Lane and Stocks Lane, both of which are durable however may not be permanently durable enough in the long term to prevent sprawl into the	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Widnes whereby development of the parcel would slightly reduce the actual gap but not the perceived gap between the towns. Furthermore, the gap is already narrower in other places. Overall, the parcel	Strong contribution: The parcel is well connected to the settlement on two short sides. These boundaries are Friends Lane and Stocks Lane, both of which are durable. The parcel is well connected to the countryside. Laburnum Lane and the Liverpool to Manchester railway line are both durable. A tree lined field boundary to the west of the parcel is not durable. The existing land use is open countryside. There is no built form and minimal vegetation. The parcel supports long line views and overall supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this	The parcel makes a strong contribution to one purpose, a moderate contribution to two, a weak contribution to one and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel 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 parcel, the	Strong contribution

	parcel. Overall the parcel makes a moderate contribution to checking unrestricted sprawl.	makes a weak contribution to preventing towns from merging.	encroachment due to its openness and the non-durability of its western boundary.		purpose.	settlement and the countryside therefore the parcel has a strong role in preventing encroachment into the open countryside. The parcel 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.	
WR84	Moderate contribution: The parcel is well connected to the built up area on two sides. These boundaries are Liverpool Road and Laburnum Lane. Both of these are durable although may not be permanently durable enough in the long term to prevent sprawl into the parcel. Overall the parcel makes a moderate contribution to checking unrestricted sprawl.	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Widnes whereby development of the parcel would slightly reduce the actual gap but not the perceived gap between the towns. Furthermore, the gap is already narrower in other places. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The parcel is well connected to the built up area on two sides. These boundaries are Liverpool Road and Laburnum Lane. Both of these are durable. The parcel is well connected to the countryside. Laburnum Lane is a durable boundary. A tree-lined field boundary to the west of the parcel is not durable and may not be able to prevent encroachment beyond the parcel if the parcel were developed. The existing land use is mainly open countryside. There are a small number of residential properties along Laburnum Lane and minimal vegetation in the parcel. The parcel supports long line views and overall supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment due to its openness and the non-durability of its western boundary.	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a strong contribution to one purpose, a moderate contribution to two, a weak contribution to one and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel 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 parcel, the settlement and the countryside therefore the parcel has a strong role in preventing encroachment into the open countryside. The parcel 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
<b>GLAZEBURY</b>							
GB1	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between Culcheth and Leigh in the neighbouring authority of Wigan. Development of the parcel would slightly reduce the actual gap between the towns although it would not result in the towns merging. Overall, the parcel makes a weak contribution to preventing towns from merging.	Moderate contribution: The boundary between the parcel and the settlement consists of Warrington Road and the A580 which is durable and could prevent encroachment into the parcel. The boundary between the parcel and the countryside consists of an access road, an industrial storage yard and a dense tree line. These boundaries may not be able to prevent encroachment beyond the parcel if the parcel were developed. The existing land use is open countryside. The parcel is connected to the open countryside along two of the boundaries. The parcel is flat, with no built form or vegetation within the parcel however there are no long-line views given the land uses surrounding the parcel and thus the parcel supports a strong-moderate degree of openness. Overall, the parcel makes a moderate contribution to safeguarding from encroachment.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a weak overall contribution. The parcel supports a strong-moderate degree of openness and has durable boundaries with the settlement thus it makes a moderate contribution to safeguarding from encroachment. The parcel makes a weak contribution to preventing towns from merging. The parcel does not contribute to checking unrestricted sprawl or preserving the setting of historic towns.	Weak contribution
GB2	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The parcel does not contribute to preventing towns from merging.	Strong contribution: The boundaries between the parcel and the settlement are non-durable so may not be able to prevent encroachment into the parcel in the long term. The boundaries between the parcel and the countryside are durable and consist of Jennet's Lane to the north which could prevent encroachment beyond the parcel if the parcel were developed. The existing land use is open countryside that is in agricultural use. The parcel is well connected to the open countryside along the tree boundaries. The parcel supports a strong degree of openness as the parcel is flat and has long-line views, no vegetation and no built form.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a moderate overall contribution as whilst it does support a strong degree of openness and the boundaries between the parcel and the settlement are non-	Moderate contribution

			Overall the parcel makes a strong contribution to safeguarding from encroachment.		purpose.	durable, the boundaries between the parcel and the countryside are durable and could contain development thus preventing it from threatening the openness and permanence of the Green Belt. The parcel makes no contribution to preventing towns from merging.	
GB3	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The parcel does not contribute to preventing towns from merging.	Strong contribution: The boundary between the parcel and settlement is non-durable as it follows the limit of development consisting of a garden centre warehouse and its car park. This would not prevent further encroachment into the parcel in the long term. Between the parcel and the countryside there is a dense tree line which is a non-durable boundary and would not be able to prevent encroachment beyond the parcel if the parcel was developed. The existing land use is open countryside however there is a large water body that occupies that majority of the parcel. The parcel is connected to the countryside on two boundaries. The parcel supports a strong degree of openness as it is flat, has long-line views, no vegetation and no built form. Overall, the parcel makes a strong contribution to safeguarding from encroachment.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a strong overall contribution as it supports a strong degree of openness and the boundaries between the parcel and the settlement as well as the parcel and the countryside are not durable and therefore the parcel has a strong role in preventing encroachment into the countryside. The parcel 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
GB4	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The parcel does not contribute to preventing towns from merging.	Strong contribution: Between the parcel and the settlement there is a mix of durable and non-durable features, with tree-line and an access road. This boundary would not be able to prevent encroachment into the parcel in the long term. Between the parcel and the countryside is Jennet's Lane and Pennington Brook which are both durable boundaries that could prevent encroachment beyond the parcel if the parcel were developed. The existing land use is open countryside. The parcel is connected to the countryside along three boundaries. The parcel supports a strong degree of openness as it is flat, there are long-line views, no built form and no vegetation. Overall, the parcel makes a moderate contribution to safeguarding from encroachment.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a strong overall contribution as it supports a strong degree of openness and the boundaries between the parcel and the settlement are not durable and therefore the parcel has a strong role in preventing encroachment into the countryside. The parcel 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
GB5	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The parcel does not contribute to preventing towns from merging.	Strong contribution: The boundaries between the parcel and the settlement are predominantly non-durable consisting of Carr Brook to the south, and the limit of residential and retail development to the west. Therefore these boundaries would not prevent encroachment into the parcel in the long term. The boundaries between the parcel and the countryside are durable to the east consisting of Glaze Brook. The boundary to the north consists of a track which is not durable and may not be able to prevent encroachment beyond the parcel if the parcel were developed. The existing land use is mixed and	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this	The parcel 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 parcel has been judged to make a strong overall contribution as it supports a strong degree of openness and the boundaries between the parcel and the settlement are non-durable and therefore	Strong contribution

			part of the site is open countryside and part of the site consists of a garden centre. The parcel is connected to the countryside along two boundaries. The parcel supports a strong degree of openness as there is less than 10% built form, it is flat, has long line views and minimal vegetation. Overall, the parcel makes a strong contribution to safeguarding from encroachment.		purpose.	the parcel plays a strong role in preventing encroachment into the countryside. The parcel 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.	
GB6	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The parcel does not contribute to preventing towns from merging.	Moderate contribution: The parcel is well connected to the settlement along three boundaries. The boundaries between the parcel and the settlement are non-durable as there is a tree-lined boundary to the south and the other boundaries are the Green Belt boundary which is not demarcated by any physical features. Therefore these boundaries would not prevent encroachment into the parcel in the long term. Between the parcel and the countryside the boundary is tree lining which is not durable. This boundary would not prevent encroachment beyond the parcel if the parcel were developed. The existing land use is mixed as there are a number of allotments and a wooded area within the parcel. The parcel has a weak connection to the countryside as it only adjoins the countryside on one boundary where there is a dense tree line. The parcel supports a moderate degree of openness as there is no built form, some vegetation, the parcel is flat and has long line views. Overall, the parcel makes a moderate contribution to safeguarding from encroachment.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to two purposes and no contribution to three purposes. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel has a weak connection to the open countryside however the boundaries between the parcel, the settlement and the countryside are non-durable and the parcel has a role in preventing encroachment. The parcel makes no contribution to checking unrestricted sprawl, preventing towns from merging or preserving the setting of historic towns.	Weak contribution
GB7	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The parcel does not contribute to preventing towns from merging.	Moderate contribution: Between the parcel and the settlement there are durable boundaries. To the south is the heavily tree-lined Carr Brook and to the north is Hurst Mill Lane which is bordered by a dense tree line, therefore these boundaries could prevent encroachment into the parcel. The boundary between the parcel and the countryside is less durable as it is a natural boundary that is tree-lined. This may not be permanently durable enough to prevent encroachment beyond the parcel if the parcel were developed. The existing land is open countryside. The parcel is connected to the countryside along two boundaries however it is fairly enclosed by the settlement. The parcel supports a moderate degree of openness as the parcel is flat, there are no long line views, and no built form however there are areas of dense heavy vegetation. Overall, the parcel makes a moderate contribution to safeguarding from encroachment.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to two purposes and no contribution to three purposes. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel is fairly enclosed by the settlement and the boundaries between the parcel and the open countryside are non-durable thus the parcel has a moderate role in safeguarding from encroachment. Furthermore, the parcel supports a moderate degree of openness and makes a moderate contribution to encouraging urban regeneration. The parcel does not contribute to preventing towns from merging, checking unrestricted sprawl or preserving the setting of historic towns.	Weak contribution
GB8	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The parcel does not contribute to preventing towns from merging.	Moderate contribution: Between the parcel and the settlement the boundary partly consists of a dense tree line which although durable may not be permanently durable in the long term. The remainder of the northern boundary is not durable and would not prevent encroachment into the parcel in the long term. Durable boundaries are present between the parcel and the countryside which consist of Glaze Brook and a minor watercourse. This would prevent encroachment beyond the parcel if the parcel were developed. The existing land use is open countryside. The	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate	The parcel makes a moderate contribution to two purposes and no contribution to three purposes. In line with the methodology, the parcel has been judged to make a weak overall contribution. The boundaries between the parcel and the settlement are non-durable and may not be able to prevent encroachment in the long term however the boundaries between the parcel and the countryside	Weak contribution

			parcel is connected to the countryside along two boundaries. The parcel supports a strong degree of openness as the parcel is flat, there are long line views and there is no vegetation or built form within the parcel. Overall, the parcel makes a moderate contribution to safeguarding from encroachment.		contribution to this purpose.	are durable and could prevent encroachment beyond the parcel. The parcel makes a moderate contribution to encouraging urban regeneration. The parcel does not contribute to preventing towns from merging, checking unrestricted sprawl or preserving the setting of historic towns.	
GB9	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between Culcheth and Leigh in the neighbouring authority of Wigan. Development of the parcel would slightly reduce the actual gap between the towns although it would not result in the towns merging. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: Between the parcel and the settlement there is a non-durable boundary of the limits of development with some tree lining. This would not prevent encroachment into the parcel in the long term. Between the parcel and the countryside the boundaries are durable to the south consisting of the treeline, Jibcroft Brook and non-durable to the north and west consisting of footpaths. These boundaries would not be able to prevent encroachment in the long term beyond the parcel if the parcel were developed. The existing land use is open countryside. The parcel is well connected to the countryside along three boundaries. The parcel is flat, with no built form, no vegetation and long line views and thus it supports a strong degree of openness. Overall, the parcel makes a strong contribution to safeguarding from encroachment.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel 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 parcel and the settlement, and some non-durable boundaries with the countryside, therefore the parcel has a strong role in preventing encroachment. The parcel 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 parcel makes a weak contribution to preventing towns from merging.	Strong contribution
GB10	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between Culcheth and Leigh in the neighbouring authority of Wigan. Development of the parcel would slightly reduce the actual gap between the towns although it would not result in the towns merging. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the settlement consists of rear garden of residential properties which is not a durable boundary. Therefore this boundary would not prevent encroachment into the parcel in the long term. The boundary between the parcel and the countryside consists of a path to the south, dense tree line to the north and low lying hedges to the west which are non-durable and would not prevent encroachment beyond the parcel if the parcel were developed. The existing land use is agricultural. The parcel is well connected to the countryside along three boundaries. The parcel is flat, with no built form, long line views and no vegetation and thus the parcel has a strong degree of openness. Overall, the parcel makes a strong contribution to safeguarding from encroachment.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a strong overall contribution as it has a strong degree of openness, and there are non-durable boundaries between both the parcel and the settlement, and the parcel and the countryside therefore the parcel has a role in preventing encroachment into the open countryside. The parcel 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 parcel makes a weak contribution to preventing towns from merging.	Strong contribution
GB11	No contribution: The parcel is not adjacent to the Warrington urban area	Weak contribution: The parcel forms a less essential gap between Culcheth and Leigh	Moderate contribution: The boundary between the parcel and the settlement is not durable along the eastern boundary as it is the adjacent garden boundaries which	No contribution: The parcel is not adjacent to a historic town. The parcel does not cross an important	Moderate contribution: The Mid Mersey	The parcel makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two	Weak contribution

	and therefore does not contribute to this purpose	in the neighbouring authority of Wigan. Development of the parcel would slightly reduce the actual gap between the towns although it would not result in the towns merging. Overall, the parcel makes a weak contribution to preventing towns from merging.	would not prevent encroachment into the parcel in the long term. The boundaries between the settlement and the countryside are durable as they consist of Hurst Lane to the north and dense trees that surround the Glazebrook trail (following the disused railway) to the south of the parcel. These boundaries could prevent encroachment beyond the parcel if the parcel were developed. The existing land use is agricultural. The parcel is connected to the countryside along two boundaries, and a third boundary is farm buildings. The parcel is flat, has long line views and there is no vegetation or built form present and therefore the parcel supports a strong degree of openness. Overall, the parcel makes a moderate contribution to safeguarding from encroachment.	viewpoint of the Parish Church.	Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	purposes. In line with the methodology, the parcel has been judged to make a weak overall contribution. There are durable boundaries between the parcel and countryside although the boundaries between the parcel and the settlement are non-durable and therefore the parcel has a moderate role in preventing encroachment. The parcel makes a moderate contribution to encouraging urban regeneration. The parcel makes a weak contribution to preventing towns from merging and makes no contribution to checking unrestricted sprawl and preserving the setting of historic towns.	
GB12	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between Culcheth and Leigh in the neighbouring authority of Wigan. Development of the parcel would slightly reduce the actual gap between the towns although it would not result in the towns merging. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the settlement is very weak and not durable as it consists of the garden boundaries and some intermittent tree line. Therefore the boundaries would not prevent encroachment into the parcel in the long term. The boundaries between the parcel and the countryside are more durable. To the south is Hurst Lane and to the north is Carr Brook, the western boundary is dense and continuous hedge line. The combination of these boundaries would prevent encroachment beyond the parcel if the parcel were developed but only from the north and south as the western boundary is not durable enough to prevent encroachment beyond the parcel. The existing land use is open countryside that is currently in agricultural use. The parcel is well connected to the open countryside along three boundaries. The parcel is flat, with no built form, minimal vegetation and long line views and thus supports a strong degree of openness. Overall, the parcel makes a strong contribution to safeguarding from encroachment.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a strong overall contribution as there are non-durable boundaries between the parcel and the settlement and therefore the parcel has a strong role in preventing encroachment. There are slightly more durable boundaries between the parcel and the countryside although the western boundary is not durable. The parcel 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
GB13	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between Culcheth and Leigh in the neighbouring authority of Wigan. Development of the parcel would slightly reduce the actual gap between the towns although it would not result in the towns merging. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundaries between the parcel and the settlement are mostly non-durable. Part of the boundary is Warrington Road which is a durable boundary however may not be permanently durable in the long term. The other boundaries along the eastern and northern edge are the rear garden of houses and other buildings which are not durable boundaries and therefore these would not prevent encroachment into the parcel in the long term. The boundaries between the parcel and the countryside are mixed in strength. The southern boundary is Carr Brook which is a durable boundary that could prevent encroachment beyond the parcel if the parcel were developed. However the western boundary consists of a track, a farm building and intermittent tree lining which is not durable and would not be able to prevent encroachment beyond the parcel if it were developed. The existing land use is open countryside that is in agricultural use. The parcel is well connected to the countryside along two boundaries. The parcel is flat, with no built form, no	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a strong overall contribution as there are predominantly non-durable boundaries between the parcel and the settlement and the parcel and the countryside therefore the parcel has a strong role in preventing encroachment. The parcel 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

			vegetation and long line views and thus supports a strong degree of openness. Overall, the parcel makes a strong contribution to safeguarding from encroachment.				
<b>CULCHETH</b>							
CH1	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between Culcheth and Lowton which falls within the administrative authority of Wigan. Both the actual and perceived gap would be reduced although a gap would still be present and would not result in the towns merging. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundaries between the parcel and the settlement are durable features consisting of Broseley Avenue and Broseley Lane which could prevent encroachment into the parcel although may not be permanently durable enough in the long term. The boundaries between the parcel and the countryside are less durable. To the north and west of the parcel there is a dense tree line which is a durable feature, to the south of the parcel is a path which is surrounded by dense tree line. These would not prevent encroachment beyond the parcel if the parcel were developed. The existing land use is a mix of open countryside and use as a golf course. The parcel is well connected to the countryside on three boundaries. The parcel is predominantly flat however it undulates due to the nature of its use as a golf course. There is some built form within the parcel which is the Clubhouse and the associated buildings. The parcel supports a moderate degree of openness as there is only a small amount of built form, dense vegetation and no long line views due to the vegetation and undulating topography. The parcel has beneficial uses as it provides access to the public and it provides opportunities for outdoor sport and recreation. Overall, the parcel makes a strong contribution to safeguarding from encroachment.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a strong overall contribution as it has a moderate degree of openness, and there are some non-durable boundaries between the parcel and the countryside therefore the parcel has a role in preventing encroachment into the open countryside. The parcel 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
CH2	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between Culcheth and Lowton which falls within the administrative authority of Wigan. Development of the parcel would result in the actual and perceived gap being reduced although would not result in the towns merging. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the settlement is durable consisting of Jibcroft Brook which is heavily treed although this may not be permanently durable enough to prevent encroachment into the parcel in the long term. The boundary between the parcel and the countryside are varied. To the west is Broseley Lane and to the north is a railway line that is surrounded by dense vegetation. Both of these boundaries would prevent encroachment beyond the parcel if the parcel were developed. However the eastern boundary consists of dense tree line which is less durable and would not prevent encroachment beyond the parcel if the parcel were developed. The existing land use is a golf course. The parcel is well connected to the countryside on three boundaries. The parcel undulates due to the nature of its use as a golf course. The parcel undulates, has dense vegetation but a lack of built form and no long line views and thus supports a moderate degree of openness. The parcel has beneficial uses as it provides access to the public and it provides opportunities for outdoor sport and recreation. Overall, the parcel makes a strong contribution to safeguarding from encroachment.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a strong overall contribution as it has a moderate degree of openness, and there are some non-durable boundaries between the parcel and the countryside therefore the parcel has a role in preventing encroachment into the open countryside. The parcel 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
CH3	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between Culcheth and Leigh which falls within the administrative authority of	Strong contribution: The boundary between the parcel and the settlement is a durable feature. This consists of Jibcroft Brook to the south which is surrounded by dense tree line. This boundary could prevent encroachment although may not be permanently durable enough to prevent	No contribution: The parcel is not adjacent to a historic town. The parcel does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08%	The parcel 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,	Strong contribution

		Wigan. Development of the parcel would result in the actual and perceived gap being reduced although would not result in the towns merging. Overall, the parcel makes a weak contribution to preventing towns from merging.	encroachment in the long term. The boundaries between the parcel and the countryside are less durable. To the east is a track and to the west is a hedge and treeline boundary, neither of which would prevent encroachment beyond the parcel if the parcel were developed. However to the north is a disused railway line that is surrounded by dense vegetation and would be able to prevent encroachment beyond the parcel if the parcel were developed. The existing land use is open countryside. The parcel is well connected to the countryside on three boundaries. The parcel is flat with no built form and no vegetation and there are open long line views thus it supports a strong degree of openness. Overall, the parcel makes a strong contribution to safeguarding from encroachment.		brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution as it has a strong degree of openness, and there are non-durable boundaries between the parcel and the countryside therefore the parcel has a role in preventing encroachment into the open countryside. The parcel 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.	
CH4	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between Culcheth and Leigh, which falls within the administrative authority of Wigan. Development of the parcel would result in the actual and perceived gap being reduced although would not result in the towns merging. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundaries between the parcel and the settlement are non-durable boundaries. These boundaries consist of garden boundaries and the settlement boundary which would not prevent encroachment into the parcel in the long term. The northern and western boundaries connect the parcel to the countryside. The northern boundary is a hedge line with intermittent trees and the western boundary is Wellfield Wood, both are natural features. The northern boundary would not prevent encroachment beyond the parcel if the parcel were developed, however Wellfield Wood could prevent encroachment. The existing land use is agricultural with one farm building present within the parcel. The parcel is connected to the countryside on two boundaries. The parcel is flat, with no built form, no vegetation and long line views and thus it supports a strong degree of openness. Overall, the parcel makes a strong contribution to safeguarding from encroachment.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a strong overall contribution as it has a strong degree of openness, and there are non-durable boundaries between the parcel and the settlement and the parcel and the countryside and therefore the parcel has a strong role in preventing encroachment. The parcel 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
CH5	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between Culcheth and Leigh which falls within the administrative authority of Wigan. Development of the parcel would result in the actual gap being slightly reduced although would not result in the towns merging. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the settlement is non-durable as it consists of the edge of gardens with intermittent tree line along the settlement boundary. This boundary would not prevent encroachment into the parcel in the long term. The boundaries between the parcel and the countryside are mixed, consisting of a track to the east and Wellfield Wood to the north and the west of the parcel. These are reasonably durable features however they would not fully prevent encroachment in the long term beyond the parcel if the parcel were developed. The existing land use is agricultural. The parcel is well connected to the countryside along three boundaries. The parcel is flat, with no built form and no vegetation however there are long line views and therefore the parcel supports a strong-moderated degree of openness. The parcel has a beneficial use as it provides access to the countryside. Overall, the parcel makes a strong contribution to safeguarding from encroachment.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a strong overall contribution as it has a strong degree of openness, and there are non-durable boundaries between the parcel and the settlement and the parcel and the countryside therefore the parcel has a role in preventing encroachment into the open countryside. The parcel 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
CH6	No contribution: The parcel is not adjacent to	Weak contribution: The parcel forms a less essential gap	Strong contribution: Between the parcel and the settlement, the boundaries are non-durable. There is a track	No contribution: The parcel is not adjacent to a historic town. The	Moderate contribution: The	The parcel makes a strong contribution to one purpose, a moderate contribution to	Strong contribution

	the Warrington urban area and therefore does not contribute to this purpose	between Culcheth and Leigh which falls within the administrative authority of Wigan. Development of the parcel would result in the actual gap being slightly reduced although would not result in the towns merging. Overall, the parcel makes a weak contribution to preventing towns from merging.	to the south and a path to the west which would not prevent encroachment into the parcel in the long term. The boundaries between the parcel and the countryside are also non-durable as they are a track to the north, path to the west and dense tree line to the east. These boundaries would not prevent encroachment beyond the parcel if the parcel were developed. The existing land use is agricultural. The parcel is well connected to the countryside on three boundaries. The parcel is flat, with no built form, no vegetation and open long line views and thus it supports a strong degree of openness. The parcel has beneficial uses as it provides access to the countryside. Overall, the parcel makes a strong contribution to safeguarding from encroachment.	parcel does not cross an important viewpoint of the Parish Church.	Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	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 parcel has been judged to make a strong overall contribution as it has a strong degree of openness, and there are non-durable boundaries between the parcel and the settlement and the parcel and the countryside therefore the parcel has a role in preventing encroachment into the open countryside. The parcel 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.	
CH7	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between the Warrington urban area, Culcheth and Leigh which falls within the administrative authority of Wigan. Development of the parcel would result in the actual gap being slightly reduced although would not result in the towns merging. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the settlement is non-durable and consists of a tree line which would not prevent encroachment into the parcel in the long term. The boundaries between the parcel and the countryside are mixed. There is Warrington Road to the southeast which could prevent encroachment, however the other boundaries are a hedge line to the north, low lying hedge to the east and a tree line to the west which would not prevent encroachment beyond the parcel if the parcel were developed. The existing land use is agricultural. The parcel is well connected to the countryside on three boundaries. The parcel is flat with no built form and no vegetation and there are open long line views thus it supports a strong degree of openness. Overall, the parcel makes a strong contribution to safeguarding from encroachment.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a strong overall contribution. The parcel supports a strong degree of openness and there are non-durable boundaries between the parcel and the settlement therefore the parcel has a role in preventing encroachment into the open countryside. The parcel makes a moderate contribution to preventing towns from merging. The parcel 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
CH8	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between the Warrington urban area, Culcheth and Leigh which falls within the administrative authority of Wigan. Development of the parcel would result in the actual gap being slightly reduced although would not result in the towns merging. Overall, the parcel makes a weak contribution to preventing towns from merging.	Moderate contribution: The parcel is surrounded by countryside on all its boundaries, however there is a small intersection at the southwest corner which links to the settlement of Culcheth. Therefore the boundary between the parcel and the settlement is durable as it is the A574 and the B5212 which would be able to prevent encroachment into the parcel in the long term. The boundaries between the parcel and the countryside are mixed. To the north and west is the A574 and to the south is the B5212, both of which are durable boundaries that could prevent encroachment beyond the parcel if the parcel were developed. However to the east is a dense tree line adjacent to residential properties which is a natural and less durable feature which would not be able to prevent encroachment beyond the parcel if the parcel were developed. The existing land use is agricultural with six houses located within the parcel. The parcel is well	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a weak overall contribution. The parcel supports a moderate degree of openness and has both durable and non-durable boundaries thus making a moderate contribution to safeguarding from encroachment and encouraging urban regeneration. The parcel makes a weak contribution to preventing towns from merging. The parcel does not contribute to checking unrestricted sprawl.	Weak contribution

			connected to the countryside on all boundaries. The parcel is flat, with only a small amount of built form, however there is dense vegetation which prevents any long line views and thus the parcel supports a moderate degree of openness. Overall, the parcel makes a moderate contribution to safeguarding from encroachment.				
CH9	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between the Warrington urban area, Culcheth and Leigh which falls within the administrative authority of Wigan. Development of the parcel would result in the actual gap being slightly reduced although would not result in the towns merging. Overall, the parcel makes a weak contribution to preventing towns from merging.	Moderate contribution: The boundaries between the parcel and the settlement are varied. To the west is the A574, which is a durable boundary that could prevent encroachment into the parcel in the long term. However the southern boundary is a hedgeline with trees which could not prevent encroachment into the parcel in the long term. The eastern boundary links the parcel and the countryside and consists of a hedgeline with intermittent trees which would not prevent encroachment beyond the parcel if the parcel were developed however to the north is the B5212 which is a durable boundary that could prevent encroachment beyond the parcel if the parcel were developed. The existing land use is predominantly open countryside with a cattery located within the parcel. The parcel is reasonably well connected to the countryside as has links on two boundaries. The parcel is flat with minimal built form and no vegetation and there are open long line views thus it supports a strong degree of openness. Overall, the parcel makes a moderate contribution to safeguarding from encroachment.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a weak overall contribution. Whilst the parcel supports a strong degree of openness and has both durable and non-durable boundaries. The parcel makes a weak contribution to preventing towns from merging and a moderate contribution to encouraging urban regeneration. The parcel does not contribute to checking unrestricted sprawl or preserving the setting of historic towns.	Weak contribution
CH10	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between the Warrington urban area, Culcheth and Leigh which falls within the administrative authority of Wigan. Development of the parcel would result in the actual gap being slightly reduced although would not result in the towns merging. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundaries between the parcel and the settlement are non-durable and are the garden boundaries which mark the edge of the settlement and a path along the southern part of the western boundary. These boundaries would not prevent encroachment into the parcel in the long term. The boundaries between the parcel and the countryside however are mixed. To the north is the B5212 and to the south is Culcheth Linear Park which are both durable boundaries that could prevent encroachment beyond the parcel if the parcel were developed. However to the east the boundary consists of low lying hedges with intermittent trees which is not a durable feature and would not prevent encroachment beyond the parcel if the parcel were developed. The existing land use is agricultural with the associated farm buildings present within the parcel. The parcel is well connected to the countryside along three boundaries. The parcel is flat, with little built form and long line views thus it supports a strong degree of openness. Overall, the parcel makes a strong contribution to safeguarding from encroachment.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 therefore been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution. The parcel supports a strong degree of openness and there are non-durable boundaries between the parcel and the settlement and the parcel and the countryside along the eastern boundary thus the parcel has a strong role in preventing encroachment into the countryside. The parcel 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
CH11	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Moderate contribution: The parcel forms a largely essential gap between Culcheth and the Warrington urban area whereby development of the parcel	Strong contribution: The boundary between the parcel and the settlement is made up of part of the northern boundary which is Culcheth Linear Park (the disused railway), a durable boundary which could prevent encroachment into the parcel in the long term. The boundaries between the parcel and the countryside are less durable. The western	No contribution: The parcel is not adjacent to a historic town. The parcel does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall	Strong contribution

		would reduce the actual and perceived gap between the towns albeit would not result in the towns merging. Overall, the parcel makes a moderate contribution to preventing towns from merging.	boundary is partly made up of New Hall Lane and the remainder of the boundary is a track, the southern boundary is a dense hedge and tree line and the eastern boundary is also tree lined. Overall these are not durable features and therefore they would not prevent encroachment beyond the parcel if the parcel were developed. The existing land use is open countryside. The parcel is well connected to the countryside along nearly all boundaries with the exception of part of the northern boundary. The parcel is flat, with no built form or vegetation and there are long line views and thus the parcel supports a strong degree of openness. Overall, the parcel makes a strong contribution to safeguarding from encroachment.		capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	contribution. The parcel has been judged to make a strong overall contribution. The parcel supports a strong degree of openness and the boundaries between the parcel and the countryside are not durable. The parcel makes a moderate contribution to preventing towns from merging and to encouraging urban regeneration. The parcel 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.	
CH12	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Moderate contribution: The parcel forms a largely essential gap between Culcheth and the Warrington urban area whereby development of the parcel would reduce the actual and perceived gap between the towns albeit it would not result in the towns merging. Development of the parcel would close the gap between Culcheth and the Taylor Industrial Estate to the south. Overall, the parcel makes a moderate contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the settlement is durable. The boundary consists of Culcheth linear park which is a disused railway line that could prevent encroachment into the parcel in the long term. The boundaries between the parcel and the countryside are mixed. To the west is the A574 which is durable, and part of the eastern boundary is New Hall Lane which is durable. Both of these boundaries would be able to prevent encroachment beyond the parcel if the parcel were developed. However, the remainder of the eastern boundary is a track and the southern boundary is a dense tree line adjoining the Industrial Estate. These boundaries are not durable and therefore they would not prevent encroachment beyond the parcel if the parcel were developed. The parcel has a mix of land uses and is used as both agricultural and as open countryside. The parcel is well connected to the countryside on three boundaries albeit the Industrial Estate lies adjacent to the parcel. The parcel is flat, with no built form however there is an area of dense vegetation to the west. On the whole there are long line views and it supports a strong degree of openness. Overall, the parcel makes a strong contribution to safeguarding from encroachment.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution. The parcel supports a strong degree of openness and has only some durable boundaries as the boundaries between the parcel and the countryside are not all durable. The parcel makes a moderate contribution to preventing towns from merging and to encouraging urban regeneration. The parcel 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
CH13	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Moderate contribution: The parcel forms a largely essential gap between Culcheth and the Warrington urban area whereby development of the parcel would reduce the actual and perceived gap between the towns albeit would not result in the towns merging. Overall, the parcel makes a moderate contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the settlement is durable. The boundary consists of Culcheth linear park which is a disused railway line that could prevent encroachment into the parcel in the long term. The boundaries between the parcel and the countryside are also durable. These consist of Glaziers Lane to the south, Wigshaw Lane to the west and the A574 to the east. These are durable boundaries however may not be permanently durable enough to prevent encroachment beyond the parcel in the long term if the parcel were developed. The existing land use is agricultural with an associated farmhouse and one other house located within the parcel. The parcel is well connected to the countryside on three boundaries. The parcel is flat, with minimal built form, limited vegetation and open long line views and thus it has a strong degree of openness. Overall, the parcel makes a strong contribution to safeguarding from encroachment.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution. The parcel supports a strong degree of openness and has durable boundaries between the parcel and the settlement although the boundaries between the parcel and the countryside may not be permanently durable in the long term. The parcel makes a moderate contribution to preventing towns from merging and to encouraging urban regeneration. The parcel therefore makes a strong	Strong contribution

						contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	
CH14	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The parcel does not contribute to preventing towns from merging.	Moderate contribution: The boundary between the parcel and the settlement is non-durable. The northern and eastern boundaries link the parcel to the settlement and these consist of thereargardensofresidentialproperties with an intermittent tree line. These boundaries could not prevent encroachment into the parcel in the long term. The boundaries between the parcel and the countryside are more durable. To the south is a Culcheth Linear park and to the west is a dense tree line. These are more natural features but the southern boundary could prevent encroachment beyond the parcel if the parcel were developed, whereas the western boundary may not. The existing land use is agricultural. The parcel is connected to the countryside along the western and southern boundaries. The parcel is flat, with no built form however there is dense vegetation which prevents open long line views and thus the parcel supports a moderate degree of openness. Overall, the parcel makes a moderate contribution to safeguarding from encroachment.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to two purposes, and no contribution to three purposes. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel supports a moderate degree of openness and has strong boundaries between the parcel and the countryside. The parcel makes a moderate contribution to encouraging urban regeneration. The parcel does not contribute to checking unrestricted sprawl, preventing towns from merging or from preserving the setting of historic towns.	Weak contribution
CH15	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The parcel does not contribute to preventing towns from merging.	Strong contribution: The parcel only links to the settlement along the northern boundary. The boundary between the parcel and the settlement is non-durable and consists of the garden boundaries. This boundary could not prevent encroachment into the parcel in the long term. The boundaries between the parcel and the countryside are mixed. The southern boundary is Culcheth Linear Park which is a durable boundary. The eastern boundary is a dense tree line and the western boundary consists of a path that is bordered by dense tree line, these boundaries are not durable and may not be able to prevent encroachment beyond the parcel if the parcel were developed. The existing land use is open countryside. The parcel is well connected to the countryside along three boundaries. The parcel is flat, with no built form and there is dense vegetation but open long line views are still present and thus the parcel supports a strong-moderate degree of openness. Overall, the parcel makes a strong contribution to safeguarding from encroachment.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution as it has a strong-moderate degree of openness, and there are some non-durable boundaries between the parcel and the countryside and the parcel and the settlement and therefore the parcel has a role in preventing encroachment into the open countryside. The parcel makes a moderate contribution to encouraging urban regeneration. The parcel 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
<b>BURTONWOOD</b>							
BW1	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and St. Helens where by development of the parcel would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the parcel	Strong contribution: The boundary between the parcel and the settlement is a durable boundary (Gorse Lane) which could prevent encroachment. The boundary between the parcel and the countryside to the north comprises of a non-durable metal fence and to the west is a non-durable tree boundary and drain which may not be able to prevent encroachment beyond the parcel. The existing land use is leisure, the parcel contains a playground and grass football pitches and as such it supports a beneficial use of the	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel	The parcel 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 parcel has been judged to make a strong overall contribution as it supports a strong degree	Strong contribution

		makes a weak contribution to preventing towns from merging.	Green Belt terms of encouraging opportunities for sport and recreation. There is less than 10% built form with a single story building, formerly a public toilet and there is no vegetation within the parcel, and thus it has a strong degree of openness with long line views and flat topography. The parcel is connected to the countryside along two boundaries. Overall, the parcel makes a strong contribution to protecting the countryside from encroachment due to its openness and the non-durable boundaries with the countryside.		makes a moderate contribution to this purpose.	of openness and there are non-durable boundaries between the parcel and the countryside therefore the parcel has a strong role in preventing encroachment into the open countryside. The parcel 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.	
BW2	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and St. Helens whereby development of the parcel would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the settlement is a non-durable boundary to the south as it consists of dense tree line which may not be able to prevent encroachment into the parcel in the long term however the southern section of the eastern boundary is also between the parcel and the settlement and is Phipps Lane which is a durable boundary that would be able to prevent encroachment into the parcel in the long term. The boundaries between the parcel and the countryside are mixed as there is the northern section of Phipps Lane to the east and Back Lane to the north which are durable boundaries that could prevent encroachment beyond the parcel if the parcel were developed. However the western boundary is a metal road that is less durable and may not be able to prevent encroachment beyond the parcel in the long term if the parcel were developed. The existing land use is agricultural with some residential development to the north of the parcel. The parcel is well connected to the countryside along three boundaries. The parcel is flat, with 10% built form, low level of vegetation and open long line views and thus supports a strong degree of openness. Overall, the parcel makes a strong contribution to protecting the countryside from encroachment.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a strong overall contribution as it supports a strong degree of openness and not all of the boundaries between the parcel and the countryside are durable and therefore the parcel has a strong role in preventing encroachment into the open countryside. The parcel 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
BW3	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and St Helens and Newton-le-Willows whereby development of the parcel would reduce the actual gap but not the perceived gap between the towns. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the settlement is non-durable, consisting of hedged garden boundaries. As the majority of the boundary follows garden lines, this will not be able to prevent encroachment into the parcel in the long term. The boundary between the parcel and the countryside is a durable road boundary (Green Lane and Lumber Lane). These boundaries would be able to prevent encroachment beyond the parcel if that parcel were developed. The existing land use is open countryside in agricultural. The parcel is connected to the countryside along two boundaries. There is no built form and low level of vegetation in the parcel, and the parcel is flat and has open long line views and thus supports a strong degree of openness. Overall, the parcel makes a strong contribution to protecting the countryside from encroachment.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the boundaries between the parcel and the settlement are non-durable, there are durable boundaries between the parcel and the countryside. Thus any development would be contained and would therefore not threaten the openness and permanence of the Green Belt. The parcel makes a moderate contribution in assisting in urban regeneration.	Moderate contribution
BW4	No contribution: The parcel is not adjacent to	Weak contribution: The parcel forms a less essential	Strong contribution: The boundary between the parcel and the settlement is a durable road boundary (Fir Tree Lane)	No contribution: The parcel is not adjacent to a historic town. The	Moderate contribution: The	The parcel makes a strong contribution to one purpose, a moderate contribution to	Strong contribution

	the Warrington urban area and therefore does not contribute to this purpose	gap between the Warrington urban area and Newton-le-Willows whereby development of the parcel would reduce the actual gap but not the perceived gap between the towns. Overall, the parcel makes a weak contribution to preventing towns from merging.	which would be able to prevent encroachment into the parcel. The boundary between the parcel and the countryside is made up of Hall Lane to the north and Fire Tree Lane to the west which are durable boundaries that would prevent encroachment beyond the parcel if the parcel were developed. However the eastern boundary is made up of a tree and hedge line which is not durable and therefore would not prevent encroachment beyond the parcel if the parcel were developed. The existing land use is open countryside in agricultural use including Boarded Barn Farm and an old vicarage. The parcel is well connected to the countryside along three boundaries. The parcel is flat, with minimal vegetation and less than 10% built form and therefore it supports a strong degree of openness. Overall, the parcel makes a strong contribution to protecting the countryside from encroachment.	parcel does not cross an important viewpoint of the Parish Church.	Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	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 parcel has been judged to make a strong overall contribution as it supports a strong degree of openness and not all of the boundaries between the parcel and the countryside are durable and therefore the parcel has a strong role in preventing encroachment into the open countryside. The parcel 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.	
BW5	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Newton-le-Willows whereby development of the parcel would reduce the actual gap but not the perceived gap between the towns. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the settlement is a durable road boundary (Fir Tree Lane) which will be able to prevent encroachment into the parcel. Between the parcel and the countryside there are three boundaries. Alder Lane is to the north and Farmers Lane is to the south which are durable boundaries that would be able to prevent encroachment beyond the parcel if the parcel were developed. The eastern boundary is made up of intermittent lined which follows a field boundary which is a non-durable boundary that would not be able to prevent encroachment beyond the parcel if the parcel were developed. The existing land use consists of open countryside including agricultural use with Primrose Hill Farm and a playing field in the north. The parcel therefore supports a beneficial use of the Green Belt as it provides opportunities for sport and recreation. The parcel is well connected to the countryside along three boundaries. The parcel is flat, with no built form, minimal vegetation and long line views and thus supports a strong degree of openness. Overall, the parcel makes a strong contribution to protecting the countryside from encroachment.	Weak contribution: The parcel is not adjacent to a historic town however the parcel crosses an important viewpoint of the Parish Church although it is separated from the historic centre of Warrington. The parcel therefore makes a weak contribution to this purpose.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a strong overall contribution as it supports a strong degree of openness and not all of the boundaries between the parcel and the countryside are durable and therefore the parcel has a strong role in preventing encroachment into the open countryside. The parcel 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
BW6	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Newton-le-Willows whereby development of the parcel would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the settlement is a durable road boundary (Chapel Lane) to the west which will be able to prevent encroachment into the parcel. The boundary between the parcel and the countryside is a durable road boundary (Farmers Lane) to the north and to the east (Tail House Lane) which are durable boundaries that are able to prevent encroachment beyond the parcel if the parcel was developed. However to the south is a dense tree line and this boundary would not be able to prevent encroachment beyond the parcel in the long term. The existing land use consists of open countryside in agricultural use with some farm buildings. The parcel is well connected to the countryside along three boundaries. The parcel is flat, with no built form however there is some vegetation throughout the parcel which impacts upon long line views and thus it supports a strong-moderated degree of openness. Overall, the parcel makes a	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, 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 parcel has been judged to make a strong overall contribution as it supports a strong-moderated degree of openness and the southern boundary with the countryside is not permanently durable in the long term and therefore the parcel has a strong role in preventing encroachment into the countryside. The parcel therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt	Strong contribution

			strong contribution to protecting the countryside from encroachment.			under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	
BW7	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Newton-le-Willows whereby development of the parcel would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the settlement is predominantly non-durable consisting of a small section of Fir Tree Lane to the north but mostly the boundary is there as gardens of residential properties to the west. Therefore these boundaries would not prevent encroachment into the parcel in the long term. The boundaries between the parcel and the countryside are non-durable and consist of tree lines which would not be able to prevent encroachment beyond the parcel if the parcel were redeveloped. The existing land use consists of open countryside including a rugby club and sports pitches to the north of the parcel. The parcel is well connected to the countryside along three boundaries. There is less than 10% built form, but due to the steep topography and dense vegetation there are no long line views and thus the parcel supports a moderate degree of openness. The parcel has a public footpath through it and therefore the parcel supports beneficial uses of the Green Belt in providing access to the countryside and encouraging opportunities for sport and recreation. Overall, the parcel makes a strong contribution to protecting the countryside from encroachment.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a strong contribution to one purpose, a moderate contribution to one purpose, 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 parcel has been judged to make a strong overall contribution as although it supports a moderate degree of openness, the boundaries between the parcel and the settlement and the parcel and the countryside are non-durable and therefore the parcel has a strong role in preventing encroachment into the countryside. The parcel 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
BW8	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and St Helens whereby development of the parcel would reduce the actual gap but not the perceived gap between the towns. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the settlement is non-durable, consisting of the rear garden of residential properties to the north. This boundary would not prevent encroachment into the parcel. The boundaries between the parcel and the countryside are evenly split between durable and non-durable boundaries. The western boundary and half of the southern boundary consist of Clay Lane which is durable and would be able to prevent encroachment beyond the parcel if the parcel were redeveloped. However the eastern boundary and other part of the southern boundary consist of a track and dense tree line which are non-durable boundaries that would not be able to prevent encroachment beyond the parcel if the parcel were redeveloped. The existing land use is open countryside including Old Lodge Farm to the west. The parcel is well connected to the countryside along three boundaries. The parcel is flat, with no built form, there is minimal vegetation and open long line views and therefore the parcel supports a strong degree of openness. The parcel supports a beneficial use of the Green Belt in providing access to the countryside via the public footpath which runs through it. Overall, the parcel makes a strong contribution to protecting the countryside from encroachment.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a strong overall contribution as it supports a strong degree of openness, the boundaries between the parcel and the settlement are not durable, and not all of the boundaries between the parcel and the countryside are durable and therefore the parcel has a strong role in preventing encroachment into the open countryside. The parcel 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
BW9	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and St. Helens whereby development of the parcel would reduce the actual gap but not the perceived gap	Strong contribution: The boundary between the parcel and the settlement is non-durable, consisting of the rear garden of residential development to the east. This boundary would not prevent encroachment into the parcel in the long term. The boundaries between the parcel and the countryside are non-durable consisting of tree and hedged lined field boundaries. These boundaries would not	No contribution: The parcel is not adjacent to a historic town. The parcel 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	The parcel 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 parcel has been	Strong contribution

		betweenthe towns. Overall, the parcel makes a weak contribution to preventing towns from merging.	be able to prevent encroachment beyond the parcel if the parcel were developed. There is a small length of the eastern boundary which consists of Clay Lane which is a durable boundary that would be able to prevent encroachment beyond the parcel if the parcel were developed. The existing land use consists of open countryside in agricultural use including Clay Lane Farm. The parcel is well connected to the countryside along three boundaries. The parcel is flat with no built form, minimal vegetation and long line views and thus it supports a strong degree of openness. Overall, the parcel makes a strong contribution to protecting the countryside from encroachment.		development, therefore the parcel makes a moderate contribution to this purpose.	judged to make a strong overall contribution as it supports a strong degree of openness, the boundaries between the parcel and the settlement are not durable, and not all of the boundaries between the parcel and the countryside are durable and therefore the parcel has a strong role in preventing encroachment into the open countryside. The parcel 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.	
<b>WINWICK</b>							
WI1	Weak contribution: The parcel is connected to the built up area along the southern boundary. This is a durable boundary consisting of Delph Lane which could prevent sprawl into the parcel. The parcel is poorly connected to the built up area along this one boundary. Overall the parcel makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Newton-le-Willows whereby development of the parcel would reduce the actual gap but not the perceived gap between the towns. Overall, the parcel makes a weak contribution to preventing towns from merging.	Moderate contribution: The boundary between the parcel and the settlement is a durable boundary consisting of Delph Lane. This boundary would prevent encroachment into the parcel. The boundaries between the parcel and the countryside are predominantly non-durable. The northern boundary consists of the limits of residential development and the western boundary is treelined and adjacent to the development limit of the hospital. These are non-durable and would not prevent encroachment beyond the parcel if the parcel were developed. The eastern boundary between the parcel and the countryside is Newton Road (A49) which is a durable boundary that would prevent encroachment beyond the parcel if the parcel were developed. The existing land use is a public park. The parcel is poorly connected to the countryside due to it being enclosed by a housing development within the Green Belt. The parcel has some built form however these are farm buildings and there are moderate levels of vegetation within the parcel and the topography of the site is predominantly flat although there is an incline and therefore there are no long line views and thus the parcel supports a moderate degree of openness. The site is used for recreation, walking and dog walking and therefore the parcel supports beneficial uses of the Green Belt in providing access to the countryside. Overall, the parcel makes a moderate contribution to protecting the countryside from encroachment due to it being enclosed by the existing housing development within the Green Belt.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to one. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel makes a moderate contribution to safeguarding the countryside from encroachment due to it being enclosed by the existing housing development within the Green Belt. The parcel makes a weak contribution to preventing towns from merging and from checking unrestricted sprawl. The parcel does not contribute to preserving the setting of historic towns.	Weak contribution
WI2	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Newton-le-Willows whereby development of the parcel would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the parcel makes a weak contribution to preventing towns from merging.	Moderate contribution: The boundary between the parcel and the settlement is durable and consists of the A49 which would prevent encroachment into the parcel in the long term. The boundaries between the parcel and the countryside are all durable boundaries with Hollins Lane to the north, Winwick Park Avenue to the south and Marryat Close and Bronte Close to the west. These boundaries are new boundaries which have been created by the existing housing development within the Green Belt. The existing land use is a public park. The site is used for recreation, walking and dog walking and therefore the parcel supports a beneficial use of the Green Belt in providing access to the countryside. The parcel is poorly	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel supports a moderate degree of openness as it is enclosed by the existing housing development within the Green Belt. The parcel makes a moderate contribution to encouraging urban regeneration and a weak contribution to preventing towns from merging. The parcel does not	Weak contribution

			connected to the countryside due to it being enclosed by the existing housing development in the Green Belt. There is no built form within the parcel. There are moderate levels of vegetation with dense trees to the western boundary and trees interspersed around the parcel. Given that the parcel stretches around a housing development it does not support long-line views and therefore contributes towards a moderate degree of openness. Overall, the parcel makes a moderate contribution to protecting the countryside from encroachment due to it being enclosed by the existing housing development within the Green Belt.			contributes to checking unrestricted sprawl or preserving the setting of historic towns.	
W13	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Newton-le-Willows whereby development of the parcel would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the settlement is a durable road boundary (A49) which would prevent encroachment into the parcel in the long term. The boundaries between the parcel and the countryside are predominantly non-durable. To the north and west is a non-durable boundary consisting of a track named 'Ladies Walk' which would not prevent encroachment beyond the parcel if the parcel were developed. However to the south is Hollins Lane which is a durable boundary that would prevent encroachment beyond the parcel if the parcel were developed. The existing land use is agricultural. The parcel is well connected to the countryside along three boundaries. There is no built form and minimal vegetation within the parcel and although the topography is slightly raised towards the middle of the parcel there are still long line views and thus the parcel supports a strong degree of openness. Overall, the parcel makes a strong contribution to protecting the countryside from encroachment.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a strong overall contribution as it supports a strong degree of openness and not all of the boundaries between the parcel and the countryside are durable and therefore the parcel has a strong role in preventing encroachment into the open countryside. The parcel 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
W14	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Newton-le-Willows whereby development of the parcel would reduce the actual gap but not the perceived gap between the towns. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the settlement is a durable road boundary (A49). However the boundary between the parcel and the settlement is very short with the majority of the eastern boundary linking the parcel and the countryside. The boundaries between the parcel and the countryside are predominantly non-durable. The eastern boundary is the A49 which is durable and could prevent encroachment beyond the parcel if the parcel were developed. However the southern boundary consists of the Ladies Walk track and the northern and western boundaries are other tracks which are not durable and could not prevent encroachment beyond the parcel if the parcel were developed. The existing land use is open countryside in agricultural use. The parcel is very well connected to the countryside on three boundaries. The parcel is flat, with less than 10% built form and limited vegetation so there are long line views and thus the parcel supports a strong degree of openness. Overall, the parcel makes a strong contribution to protecting the countryside from encroachment.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a strong overall contribution as it supports a strong degree of openness and not all of the boundaries between the parcel and the countryside are durable and therefore the parcel has a strong role in preventing encroachment into the open countryside. The parcel 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
W15	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Newton-le-Willows whereby development of the	Strong contribution: The boundary between the parcel and the settlement is durable consisting of Old School House Lane which although is a made track, it is hedged lined on both sides. It could therefore prevent encroachment into the parcel. The boundary between the parcel and the	No contribution: The parcel is not adjacent to a historic town. The parcel does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08%	The parcel 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	Moderate contribution

		parcel would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the parcel makes a weak contribution to preventing towns from merging.	countryside is predominantly non-durable. The western boundary is the A49 which is a durable boundary that would prevent encroachment beyond the parcel if the parcel were developed. However the northern and eastern boundaries are treelined which are non-durable and may not prevent encroachment beyond the parcel if the parcel were developed. The existing land use is open countryside. The parcel is well connected to the countryside along three boundaries. The parcel is flat, with no built form, open long line views and minimal vegetation and thus it supports a strong degree of openness. Overall, the parcel makes a strong contribution to protecting the countryside from encroachment due to the non-durable boundaries with the countryside.		brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the boundaries between the parcel and the countryside are predominantly non-durable, the boundary between the parcel and the settlement is durable and would prevent encroachment into the parcel which would therefore not threaten the openness and permanence of the Green Belt as a whole. The parcel makes a weak contribution to preventing towns from merging.	
W16	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Moderate contribution: The parcel forms a largely essential gap between the Warrington urban area and Newton-le-Willows whereby development of the parcel would reduce the actual and perceived gap between the towns, however it would not result in the merging of the settlements. Overall, the parcel makes a moderate contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the settlement is non-durable and consists of a dense tree line. This boundary is not durable and therefore would not prevent encroachment into the parcel. The boundaries between the parcel and the countryside are durable consisting of the A49 to the west, Hermitage Green Lane to the north and Golbourne Road to the east. These are durable boundaries and would prevent encroachment beyond the parcel if the parcel were developed. The existing land use is open countryside in agricultural use. The parcel is well connected to the countryside on three boundaries. The parcel is flat, with less than 10% built form and low levels of vegetation and long line views and thus it supports a strong degree of openness. Overall, the parcel makes a strong contribution to protecting the countryside from encroachment.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the boundaries between the parcel and the settlement are non-durable, the parcel is very well connected to the countryside and there are durable boundaries between the parcel and the countryside. Thus any development would be contained and would therefore not threaten the openness and permanence of the Green Belt. The parcel makes a moderate contribution in assisting in urban regeneration and preventing towns from merging.	Moderate contribution
W17	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Moderate contribution: The parcel forms a largely essential gap between the Warrington urban area and Newton-le-Willows whereby development of the parcel would reduce the actual and perceived gap between the towns, however it would not result in the merging of the settlements. Overall, the parcel makes a moderate contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the settlement is a hedge and tree line which is not durable and would not prevent encroachment in the long term. The boundaries between the parcel and the countryside are durable and consist of Parkside Road to the west, Waterworks Lane/A49 to the east and the M6 to the north. These boundaries would prevent encroachment beyond the parcel if the parcel were developed. The existing land use is open countryside in agricultural use with residential properties in Hermitage Green to the northwest of the parcel as well as some farms. The parcel is well connected to the countryside along three of its boundaries. The parcel is flat with less than 10% built form, there is dense vegetation around the boundaries however there is minimal vegetation within the parcel and therefore long line views are present, thus the parcel supports a strong degree of openness. Overall, the parcel makes a strong contribution to protecting the countryside from encroachment.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a strong contribution to one purpose, 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 parcel has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the boundaries between the parcel and the settlement are non-durable, the parcel is very well connected to the countryside and there are durable boundaries between the parcel and the countryside. Thus any development would be contained and would therefore not threaten the openness and permanence of the Green Belt. The parcel makes a moderate contribution in	Moderate contribution

						assisting in urban regeneration.	
W18	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Newton-le-Willows whereby development of the parcel would reduce the actual gap but not the perceived gap between the towns. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the settlement consists of the rear garden of residential properties which is a non-durable boundary that will not prevent encroachment into the parcel. The boundaries between the parcel and the countryside are durable and consist of Waterworks Lane to the north and west and the A49 to the east. These are durable boundaries that would prevent encroachment beyond the parcel if the parcel were developed. The existing land use is agricultural, with one farm located within the parcel. The parcel is well connected to the countryside along three boundaries. The parcel is flat, with no built form, minimal vegetation and open long line views and thus it supports a strong degree of openness. Overall, the parcel makes a strong contribution to protecting the countryside from encroachment.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the boundaries between the parcel and the settlement are non-durable, the parcel is well connected to the countryside and there are durable boundaries between the parcel and the countryside. Thus any development would be contained and would therefore not threaten the openness and permanence of the Green Belt. The parcel makes a moderate contribution in assisting in urban regeneration.	Moderate contribution
W19	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Newton-le-Willows whereby development of the parcel would reduce the actual gap but not the perceived gap between the towns. Overall, the parcel makes a weak contribution to preventing towns from merging.	Moderate contribution: The parcel only has a very limited connection to the settlement across the Winwick Link Road (A49) which is a durable boundary that would prevent encroachment. The boundaries between the parcel and the countryside are durable and consist of Highfield Lane to the north and east and Southworth Lane to the south. These are durable boundaries that would prevent encroachment beyond the parcel if the parcel were developed. The existing land use is open countryside in agricultural use with some residential development to the southeastern corner of the parcel. The parcel is very well connected to the countryside along three boundaries. The parcel is flat, with less than 10% built form, minimal vegetation and open long line views and thus it supports a strong degree of openness. Overall, the parcel makes a moderate contribution to protecting the countryside from encroachment due to its durable boundaries between the parcel and the settlement and the parcel and the countryside.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the parcel has been judged to make a weak overall contribution as it supports a strong degree of openness but the boundaries between the parcel, countryside and settlement are durable. The parcel plays a moderate role in encouraging urban regeneration and a weak role in preventing towns from merging.	Weak contribution
W110	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Newton-le-Willows whereby development of the parcel would reduce the actual gap but not the perceived gap between the towns. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the settlement is the Winwick Link Road (A49) which is a durable boundary that would prevent encroachment. The boundaries between the parcel and the countryside are of mixed durability and consist of Myddleton Lane to the north and Arbury Lane to the south and east. Myddleton Lane is a durable boundary however Arbury Lane may not be permanently durable in the long term to prevent encroachment given that it is an access road to Arbury Farm. The western most boundary consists of a field boundary and is not durable and would not prevent encroachment beyond the parcel if the parcel were developed. The existing land use is agricultural, with a farm located within the parcel. The parcel is well connected to the countryside along three boundaries. The	Weak contribution: The parcel is not adjacent to a historic town however the parcel crosses an important viewpoint of the Parish Church although it is separated from the historic centre of Warrington. The parcel therefore makes a weak contribution to this purpose.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	The parcel makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two, and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the boundaries between the parcel and the countryside may not be permanently durable in the long term, the boundaries between the parcel and the settlement are durable enough to prevent development	Moderate contribution

			parcel is flat, with no built form, minimal vegetation and open long line views and thus it supports a strong degree of openness. Overall, the parcel makes a strong contribution to protecting the countryside from encroachment given its openness and boundaries with the countryside which aren't permanently durable.			from encroaching into the parcel and therefore not threatening the openness and permanence of the Green Belt. The parcel makes a moderate contribution in assisting in urban regeneration.	
<b>CROFT</b>							
CR1	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap to the Warrington urban area and Lowton whereby development of the parcel would reduce the actual gap but not the perceived gap between the towns and it would not result in the hemming. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the settlement consists of the rear garden of the residential properties along Smithy Brow which does not represent a durable boundary which could prevent encroachment into the parcel. The remaining boundary consists of Smithy Brow/Lord Street which is a durable boundary. The boundaries between the parcel and the countryside consist of hedged lined field boundaries and a track which does not represent a durable boundary which could prevent encroachment beyond the parcel if the parcel were developed. The parcel is connected to the countryside along two boundaries. The existing land use consists of open countryside which is agricultural use including Cockshotts Farm to the south west of the parcel. There is less than 10% built form and the parcel is flat with low levels of vegetation consisting of interspersed trees and hedge. There are long line views and thus the parcel supports a strong degree of openness. Overall the parcel makes a strong contribution to protecting the countryside from encroachment due to its non-durable boundaries.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a strong overall contribution as it supports a strong degree of openness and the boundaries between the parcel and the settlement, and the parcel and the countryside are not durable and therefore the parcel has a strong role in preventing encroachment into the open countryside. The parcel 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
CR2	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap to the Warrington urban area and Lowton whereby development of the parcel would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in the hemming. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the settlement are non-durable fenced/hedged garden boundaries. These are not durable and would not be able to prevent encroachment into the parcel. The boundaries between the parcel and the countryside both to the north and west consist of non-durable low-lying hedge and field boundaries with a few trees interspersed. These would not be able to prevent encroachment beyond the parcel if the parcel were developed. There is a track (Wildings Old Lane) forming the southern boundary which is an access road to a farm and which represents a non-durable boundary which would not prevent encroachment beyond the parcel. The existing land use is residential gardens with a single agricultural building located across the parcel boundary being the only built form within the parcel. The parcel is flat with some areas of vegetation which impact upon some long line views thus the parcel has a strong-moderate degree of openness. The parcel is well connected to the countryside along three boundaries. Overall the parcel makes a strong contribution to protecting the countryside from encroachment due to its non-durable boundaries.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a strong overall contribution as it supports a strong-moderate degree of openness and the boundaries between the parcel and the settlement, and the parcel and the countryside are not durable and therefore the parcel has a strong role in preventing encroachment into the open countryside. The parcel 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
CR3	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap to the Warrington urban area and Lowton whereby development of the parcel would slightly reduce the actual gap but not	Strong contribution: The boundary between the parcel and the settlement consists of the rear garden of residential properties with dense trees. The tree lining is not dense along the full boundary thus this does not represent a durable boundary which could prevent encroachment. The boundaries between the parcel and the countryside consists	No contribution: The parcel is not adjacent to a historic town. The parcel does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban	The parcel 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	Strong contribution

		the perceived gap between the towns and it would not result in them merging. Overall, the parcel makes a weak contribution to preventing towns from merging.	of hedgeline and a private track to the north which does not represent a durable boundary which could prevent encroachment beyond the parcel if the parcel were developed. The boundaries to the east and west consist of Heath Lane and Mustard Lane which are durable. The existing land use is mixed including a combination of residential gardens and agricultural land. There is less than 10% built form within the parcel, there are areas of dense vegetation particularly to the south of the parcel which limit long line views in the south. The north of the parcel does however have long line views. On the whole the parcel supports a strong-moderated degree of openness. The parcel is well connected to the countryside along three boundaries. Overall the parcel makes a strong contribution to protecting the countryside from encroachment due to its non-durable boundaries.		capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	overall contribution. The parcel has been judged to make a strong overall contribution as it supports a strong-moderated degree of openness and the boundary between the parcel and the settlement, and the northern boundary between the parcel and the countryside are not durable and therefore the parcel has a strong role in preventing encroachment into the open countryside. The parcel 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.	
CR4	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Lowton whereby development of the parcel would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundaries between the parcel and the settlement to the south and west are non-durable consisting of there are gardens of residential properties with fences/hedges. These boundaries would not be able to prevent encroachment into the parcel. The boundaries between the parcel and the countryside consist of Mustard Lane to the north and Lady Lane to the east which are durable boundaries which could prevent encroachment beyond the parcel if the parcel were developed. The parcel is connected to the countryside along two boundaries. The existing land use consists predominantly of undeveloped countryside with a church and residential development in the northeastern corner of the parcel. The parcel also includes Heathcroft Studstables and Oaklands Farm. The parcel is flat with less than 10% built form however there is an area of dense woodland to the south of the parcel with some tree lining along field boundaries within the parcel. The parcel therefore supports a strong-moderated degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment due to its openness and non-durable boundaries with the settlement.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a moderate overall contribution as although it supports a strong-moderated degree of openness and the boundaries between the parcel and the settlement are non-durable, there are durable boundaries between the parcel and the countryside. Thus any development would be contained and would therefore not threaten the openness and permanence of the Green Belt. The parcel makes a moderate contribution in assisting in urban regeneration.	Moderate contribution
CR5	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between the Warrington urban area, Culcheth and Lowton whereby development of the parcel would not reduce the actual or perceived gap between the towns. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the settlement to the west consists of Lady Lane which is a durable boundary which could prevent encroachment. The parcel is very well connected to the countryside. The boundaries between the parcel and the countryside consist of Lady Lane to the north and Cross Lane to the south, both of which are durable boundaries. To the east is a hedgeline field boundary with a large gap and part of an access track which are not durable and would not be able to prevent encroachment beyond the parcel if the parcel were developed. The existing land use consists of open countryside in agricultural use including a farm and a church and vicarage. The parcel has 10% built form and there are areas of vegetation to the north of the parcel. Within the parcel there are fairly long line views thus the parcel supports a strong-moderated degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment due to its openness and	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a strong overall contribution as it supports a strong-moderated degree of openness and is very well connected to the countryside with the eastern boundary with the countryside being non-durable and therefore the parcel has a strong role in preventing encroachment into the open countryside. The parcel therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79	Strong contribution

			non-durable eastern boundary with the countryside.			of the NPPF in protecting the openness of the Green Belt.	
CR6	Weak contribution: The M62 forms a durable boundary between the parcel and the built-up area. This is a permanent boundary that is durable enough to prevent sprawl into the parcel in the long term. The parcel is only connected to the urban area along this southern boundary. Overall, the parcel makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Culcheth and Lowton where development of the parcel would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the parcel makes a weak contribution to preventing towns from merging.	Moderate contribution: The boundary between the parcel and Croft consists of New Lane which represents a durable boundary which could prevent encroachment. The boundary with the Warrington urban area to the south is also durable consisting of the M62. The parcel is very well connected to the countryside. The boundaries between the parcel and the countryside consist of Spring Lane to the west, and New Lane/Cross Lane to the north and east. These represent durable boundaries which could prevent encroachment beyond the parcel if the parcel were developed. The existing land use consists of open countryside in agricultural use with some sparse residential properties along Cross Lane as well as Croft Golf Centre. The parcel is flat with less than 10% built form and limited vegetation along field boundaries, thus there are long line views and the parcel supports a strong degree of openness. Overall, the parcel makes a moderate contribution to safeguarding from encroachment due to its durable boundaries.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to one. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel makes a moderate contribution to safeguarding the countryside from encroachment as it has mostly durable boundaries. The parcel makes a weak contribution to checking unrestricted sprawl and from preventing towns from merging. The parcel does not contribute to preserving the setting of historic towns.	Weak contribution
CR7	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Lowton where development of the parcel would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the parcel makes a weak contribution to preventing towns from merging.	Moderate contribution: The boundary between the parcel and Croft consists of New Lane to the north which represents a durable boundary which could prevent encroachment. The boundary between the parcel and the Warrington urban area to the south consists of Spring Lane and the M62 which represents a durable boundary. The parcel is well connected to the countryside. The boundaries between the parcel and the countryside consist of Smithy Lane to the west, Mill House Lane to the south and Spring Lane to the east. These represent durable boundaries which could prevent encroachment beyond the parcel if the parcel were developed. The existing land use consists of open countryside in agricultural use with some sparse residential properties, boarding kennel to the south of the parcel, and Croft Riding Centre to the east of the parcel. The parcel is flat with less than 10% built form and limited vegetation consisting of sparse trees and low lying hedges, thus there are long line views and the parcel supports a strong degree of openness. Overall, the parcel makes a moderate contribution to safeguarding from encroachment due to its durable boundaries.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to one purpose. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel makes a moderate contribution to safeguarding from encroachment due to its durable boundaries. The parcel makes a weak contribution to preventing towns from merging. It makes no contribution to checking unrestricted sprawl and preserving the setting of historic towns..	Weak contribution
CR8	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Lowton where development of the parcel would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundaries between the parcel and the settlement consist of three gardens of residential properties along the north which do not represent durable boundaries which could prevent encroachment. To the east, Smithy Lane represents a durable boundary with the settlement however it has not prevented encroachment into the parcel. The boundaries between the parcel and the countryside consist of Smithy Brow to the north, Dam Lane to the west and Smithy Lane to the south. These represent durable boundaries which could prevent encroachment beyond the parcel if the parcel were developed. The parcel is well connected to the countryside along three boundaries. The existing land use	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a moderate overall contribution as although it supports a strong degree of openness and has a strong role in preventing further encroachment within the parcel, the boundaries between the parcel and the	Moderate contribution

			consists predominantly of open countryside with some agricultural uses including Deacons Farm. There is a children's playground and playing field located in the northeastern corner of the parcel and the parcel supports a beneficial use of the Green Belt in encouraging opportunities for sport and recreation. There has been existing encroachment into the parcel with residential development along Dam Lane. The parcel is flat and has approximately 10% built form and there is limited vegetation on the whole thus there are fairly long line views and the parcel supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment due to the existing encroachment and its role in preventing further encroachment.			countryside are durable. Thus any development would be contained and would therefore not threaten the openness and permanence of the Green Belt. The parcel makes a moderate contribution in assisting in urban regeneration.	
<b>NEWTON-LE-WILLOWS</b>							
NW1	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Strong contribution: The parcel forms an essential gap between St. Helens and Newton-le-Willows whereby development of the parcel would result in the perceived merging of the settlements, and the near merging of the settlements, albeit it is recognised that the St Helens Green Belt does maintain some separation on both sides. Overall, the parcel makes a strong contribution to preventing towns from merging.	Moderate contribution: The parcel is only connected to the countryside. The parcel does not directly adjoin St Helens or Newton-le-Willows as the St Helens Green Belt provides separation. As a result the parcel itself makes a lesser contribution to safeguarding from encroachment. The boundary with the St Helens Green Belt to the north consists of the Sankey Brook which is heavily lined by dense trees and vegetation which represents a durable boundary which could prevent encroachment. The western boundary is not durable as it is only marked by a field boundary. The southern boundary with the countryside consists of Pennington Lane which is a durable boundary which could prevent encroachment. The existing land use consists of open countryside in agricultural use, including Pennington Lane Farm. The parcel has no built form and has an undulating topography. There is heavy vegetation along the northern edge of the parcel which impacts upon long line views thus the parcel supports a moderate degree of openness. Overall the parcel makes a moderate contribution to safeguarding from encroachment due to its openness, durable boundaries and being completely surrounded by Green Belt.	No contribution: Newton-le-Willows is a historic town however the parcel is not within 250m of its Conservation Areas, the nearest being the Vulcan Village Conservation Area. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a moderate overall contribution as although it makes a strong contribution to preventing the merging of St Helens and Newton-le-Willows, development of the parcel would not result in the actual merging of these settlements given that the St Helens Green Belt would maintain this separation. Development would therefore not threaten the openness and permanence of the Green Belt. Furthermore the parcel has mostly durable boundaries and therefore makes a moderate contribution to safeguarding from encroachment. The parcel also makes a moderate contribution in assisting in urban regeneration.	Moderate contribution
NW2	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between St. Helens and Newton-le-Willows whereby development of the parcel would reduce the gap between the towns but would not result in the merging. Overall, the parcel makes a weak contribution to preventing towns from merging.	Moderate contribution: The parcel is only connected to the countryside. The parcel does not directly adjoin Newton-le-Willows as the St Helens Green Belt provides separation. As a result the parcel itself makes a lesser contribution to safeguarding from encroachment. The boundary with the St Helens Green Belt to the north consists of the Sankey Brook which is heavily lined by dense trees and vegetation which represents a durable boundary which could prevent encroachment. The southern boundary with the countryside consists of the railway line whilst the western boundary consists of Penkford Lane. Both of these represent durable boundaries which could prevent encroachment beyond the parcel if the parcel were developed. The existing land use consists of open countryside in agricultural use, with residential properties along Penkford Lane and Nine Arches Farm to	No contribution: Newton-le-Willows is a historic town however the parcel is not within 250m of its Conservation Areas, the nearest being the Vulcan Village Conservation Area. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel does not directly adjoin Newton-le-Willows as the St Helens Green Belt provides separation. The parcel supports a moderate degree of openness and therefore durable boundaries on all sides thus it makes a moderate contribution to safeguarding from encroachment. The parcel makes a moderate contribution to assisting in urban regeneration and makes a weak contribution to preventing towns from	Weak contribution

			the east of the parcel. The parcel has less than 10% built form and has an undulating topography. There is heavy vegetation within the parcel, particularly in the middle and to the east and this impacts upon long line views thus the parcel supports a moderate degree of openness. Overall the parcel makes a moderate contribution to safeguarding from encroachment due to its openness, durable boundaries and being completely surrounded by Green Belt.			merging. The parcel does not contribute to preserving the setting of historic towns.	
NW3	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between St. Helens and Newton-le-Willows whereby development of the parcel would not reduce the actual or perceived gap between the towns. Overall, the parcel makes no contribution to preventing towns from merging.	Moderate contribution: The parcel is only connected to the countryside. The parcel does not directly adjoin Newton-le-Willows as the St Helens Green Belt provides separation. As a result the parcel itself makes a lesser contribution to safeguarding from encroachment. The boundary with the St Helens Green Belt to the north consists of the Sankey Brook which is heavily lined by dense trees and has a steep ridge. This represents a durable boundary which could prevent encroachment. The south western boundary with the countryside consists of Bradley Lane which is lined by vegetation. To the southeast is a track and Park Brow Plantation which is a heavy wooded area and thus forms a durable boundary which could prevent encroachment beyond the parcel if the parcel were developed. The existing land use consists of open countryside, the parcel has less than 10% built form however there is heavy vegetation throughout the parcel thus there are no long line views and the parcel supports a moderate degree of openness. Overall the parcel makes a moderate contribution to safeguarding from encroachment due to its openness, durable boundaries and being completely surrounded by Green Belt.	No contribution: Newton-le-Willows is a historic town however the parcel is not within 250m of its Conservation Area, the nearest being the Vulcan Village Conservation Area. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel does not directly adjoin Newton-le-Willows as the St Helens Green Belt provides separation. The parcel supports a moderate degree of openness and there are durable boundaries on all sides thus it makes a moderate contribution to safeguarding from encroachment. The parcel makes a moderate contribution to assisting in urban regeneration and makes a weak contribution to preventing towns from merging.	Weak contribution
NW4	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between the Warrington urban area, St. Helens and Newton-le-Willows whereby development of the parcel would slightly reduce the actual gap between the towns but not the perceived gap. Overall, the parcel makes a weak contribution to preventing towns from merging.	Moderate contribution: The parcel is only connected to the countryside. The parcel does not directly adjoin Newton-le-Willows as the St Helens Green Belt provides separation. As a result the parcel itself makes a lesser contribution to safeguarding from encroachment. The boundary with the St Helens Green Belt to the north and east consists of the Sankey Brook which is heavily lined by dense trees and has a steep ridge. This represents a durable boundary which could prevent encroachment. The northern boundary with the countryside consists of the Park Brow Plantation which is a durable boundary. The southern boundary with the countryside consists of Hall Lane which is heavily treelined and represents a durable boundary. The western boundary consists partly of Bradley Lane and field boundaries which are not durable and would not be able to prevent encroachment beyond the parcel if the parcel were developed. The existing land use consists of open countryside including New Bradley Hall Farm. The parcel has no built form and low lying vegetation thus there are long line views across the countryside. The parcel supports a strong degree of openness. Overall the parcel makes a moderate contribution to safeguarding from encroachment due to its strong openness, mostly durable boundaries and being completely surrounded by Green Belt.	No contribution: Newton-le-Willows is a historic town however the parcel is not within 250m of its Conservation Area, the nearest being the Vulcan Village Conservation Area. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to two. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel does not directly adjoin Newton-le-Willows as the St Helens Green Belt provides separation. Whilst the parcel supports a strong degree of openness, there are mostly durable boundaries on all sides and the parcel is completely surrounded by Green Belt thus it makes a moderate contribution to safeguarding from encroachment. The parcel makes a moderate contribution to assisting in urban regeneration. It makes a weak contribution to preventing towns from merging and does not contribute to checking unrestricted sprawl or preserving the setting of historic towns.	Weak contribution

APPLETON THORN							
AT1	Moderate contribution: Green Lane consists of a treelined footpath and forms a durable boundary between the parcel and the built-up area. Whilst this is a durable boundary it may not be permanently durable enough to prevent sprawl in the long term. The parcel is only connected to the urban area along part of its southern boundary. There is existing ribbon development along Lumb Brook Road to the north of the parcel and the parcel has a role in preventing further ribbon development. Overall the parcel makes a moderate contribution to checking unrestricted sprawl.	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Lymm whereby development of the parcel 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 parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the built-up area consists of the durable boundary of Green Lane which may not be permanently durable enough to prevent encroachment. The boundary between the parcel and Appleton Thorn consists of the durable boundary of Lumb Brook Road to the east, and the non-durable boundary of the limits of development to the southeast. This does not represent a durable boundary which could prevent encroachment into the parcel. The boundary between the parcel and the countryside consists of Lumb Brook Road to the north and northeast, Green Lane to the south, and Dodd's Lane to the west. These represent durable boundaries which could prevent encroachment beyond the parcel if the parcel were developed. The existing land use consists of open countryside in agricultural use. There is a farm located in the south eastern corner and residential development along the northern boundary of Lumb Brook Road. The parcel has less than 10% built form with low levels of vegetation and open long line views thus it supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment due to its openness and non-durable boundaries with the settlement.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to one. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution as although the parcel supports a strong degree of openness and there are non-durable boundaries between the parcel and the settlement, the boundaries with the countryside are durable and could contain development thus preventing it from threatening the openness and permanence of the Green Belt. The parcel makes a moderate contribution to checking unrestricted sprawl and a weak contribution to preventing towns from merging.	Moderate contribution
AT2	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Lymm whereby development of the parcel 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 parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the parcel and the settlement to the south consists of the rear gardens of residential properties which although hedged does not represent a permanently durable boundary which could prevent encroachment into the parcel. The boundary between the parcel and the countryside consists of New Lane to the north, the B5356 to the east, and Lumb Brook Road to the west. These represent durable boundaries which could prevent encroachment beyond the parcel if the parcel were developed. The existing land use consists of open countryside which is used as a playing field and includes a car parking area to the west. A residential property is also located at the western most end of the parcel. The parcel has less than 10% built form and there are long line views from the settlement however there is dense vegetation around the northern and eastern edges of the parcel which limits views outside of the parcel. The parcel therefore supports a strong-moderate degree of openness. The parcel supports a beneficial use of the Green Belt given the playing field use as it encourages opportunities for sport and recreation. Overall the parcel makes a strong contribution to safeguarding from encroachment due to its openness and non-durable boundaries with the settlement.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a moderate overall contribution as although it supports a strong-moderate degree of openness and there are non-durable boundaries between the parcel and the settlement, the boundaries between the parcel and the countryside are durable. Thus any development would be contained and would therefore not threaten the openness and permanence of the Green Belt. The parcel makes a moderate contribution in assisting in urban regeneration.	Moderate contribution
AT3	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Lymm whereby development of the parcel would slightly reduce the	Moderate contribution: The parcel is well connected to the settlement being contained on it by a number of boundaries. The boundary between the parcel and the settlement to the south consists of the rear gardens of residential properties and the limits of Thorn Cross Young Offenders Institution with some of this falling within the	No contribution: The parcel is not adjacent to a historic town. The parcel does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban	The parcel makes a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to two. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel supports a	Weak contribution

		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 parcel makes a weak contribution to preventing towns from merging.	Green Belt. This does not represent a durable boundary which could prevent encroachment. The boundary with the settlement to the east consists of the tree-lined limit of the Barleycastle Trading Estate which does not consist of a durable boundary which could prevent encroachment. The boundary between the parcel and the countryside to the north consists of the B5356 which is a durable boundary, and also Yew Tree Lane which although is a durable boundary may not be permanently durable in the long term to prevent encroachment given there is existing residential development along it. The existing land use in the northern half of the parcel consists of open countryside and recreation space associated with Thorn Cross, with the southern section of the parcel including buildings associated with Thorn Cross and open countryside. The parcel includes 10% built form and low levels of vegetation in the north with some areas of vegetation to the south. In the northern section of the parcel there are long line views however there are no long line views in the south particularly as a result of the parcel being well connected to the settlement. The parcel supports a moderate degree of openness. Overall the parcel makes a moderate contribution to safeguarding from encroachment due to its limited connection with the countryside, its durable boundaries with the countryside, and existing encroachment.		capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	moderate degree of openness, it has a limited connection with the countryside and the boundaries with the countryside are mostly durable. There has been existing encroachment from Thorn Cross Prison into the parcel and the boundaries with the settlement are non-durable thus the parcel has a moderate role in safeguarding from encroachment. The parcel makes a moderate contribution to assisting in urban regeneration. The parcel makes a weak contribution to preventing towns from merging.	
AT4	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Lymm whereby development of the parcel 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 parcel makes a weak contribution to preventing towns from merging.	Moderate contribution: The parcel is well connected to the settlement along two boundaries. The boundary between the parcel and the settlement to the east consists of the limit of the Barleycastle Trading Estate which is a tree-lined boundary however does not represent a durable boundary which could prevent encroachment into the parcel. The boundary to the north consists of Barleycastle Lane which represents a durable boundary which could prevent encroachment. The boundary between the parcel and the countryside to the west consists of the B5356 which represents a durable boundary which could prevent encroachment beyond the parcel if the parcel were developed. To the south it consists of Yew Tree Lane which is durable however may not be permanently durable in the long term given that there is existing residential development along it in the parcel. The existing land use consists of open countryside. The parcel has 10% built form and low levels of vegetation thus there are open long line views and it supports a strong degree of openness. Overall the parcel makes a moderate contribution to safeguarding from encroachment due to its limited connection with the countryside and its durable boundaries with the countryside.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two. In line with the methodology, the parcel has been judged to make a weak overall contribution. Whilst the parcel supports a strong degree of openness, it has a limited connection with the countryside and the boundaries with the countryside are mostly durable. The boundaries with the settlement are non-durable thus the parcel has a moderate role in safeguarding from encroachment. The parcel makes a moderate contribution to assisting in urban regeneration. The parcel makes a weak contribution to preventing towns from merging.	Weak contribution
AT5	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Lymm whereby development of the parcel would slightly reduce the	Strong contribution: The parcel is well connected to the open countryside along five boundaries. The boundaries between the parcel and the countryside to the north, west and southwest are not durable and consist of hedged lined field boundaries which will not be able to prevent encroachment beyond the parcel if the parcel was	No contribution: The parcel is not adjacent to a historic town. The parcel does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban	The parcel 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	Moderate contribution

		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 parcel makes a weak contribution to preventing towns from merging.	developed. The remaining boundaries with the countryside to the east and south consist of durable road boundaries (Barleycastle Lane and the B5356) which would be able to prevent encroachment. The boundary between the parcel and the settlement to the east consists of Barleycastle Lane which represents a durable boundary which could prevent encroachment into the parcel. The existing land use is open countryside in agricultural use with no built form and low levels of vegetation thus there are very open long line views and the parcel supports a strong degree of openness. Overall, the parcel makes a strong contribution to protecting the countryside from encroachment due to its openness and non-durable boundaries with the countryside.		capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	overall contribution. The parcel has been judged to make a moderate overall contribution as although it supports a strong degree of openness and there are non-durable hedged lined field boundaries between the parcel and the countryside, the boundaries between the parcel and the settlement are durable enough to prevent development from encroaching into the parcel and therefore not threatening the openness and permanence of the Green Belt. The parcel makes a weak contribution to preventing towns from merging.	
AT6	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Lymm whereby development of the parcel 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 parcel makes a weak contribution to preventing towns from merging.	Moderate contribution: The parcel is well connected to the open countryside along three boundaries. The boundaries between the parcel and the countryside to the north, west and south are durable and consist of Cartridge Lane, the B5356 and Broad Lane. These boundaries could prevent encroachment beyond the parcel if the parcel were developed. The boundary between the parcel and the settlement to the south consists of the Broad Lane which represents a durable boundary which could prevent encroachment into the parcel. The existing land use consists of open countryside in agricultural use with Grappenhall Lodge located to the west of the parcel. The parcel is flat with 10% built form and low levels of vegetation. Beyond Grappenhall Lodge there are open long line views and thus the parcel supports a strong degree of openness. Overall, the parcel makes a moderate contribution to protecting the countryside from encroachment as despite its strong openness there are durable boundaries on all sides.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two. In line with the methodology, the parcel has been judged to make a weak overall contribution. Whilst the parcel supports a strong degree of openness, there are durable boundaries on all sides with both the settlement and the countryside and thus the parcel has a moderate role in safeguarding from encroachment. The parcel makes a moderate contribution to assisting in urban regeneration and makes a weak contribution to preventing towns from merging.	Weak contribution
AT7	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Lymm whereby development of the parcel 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 parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The parcel is connected to the open countryside along three boundaries. The boundaries between the parcel and the countryside to the north consist of the B5356 which is a durable boundary which could prevent encroachment. The boundary with the countryside to the east and south consists of field boundaries which are not durable and would not be able to prevent encroachment beyond the parcel if the parcel were developed. The boundary with the settlement consists of the limit of the Barleycastle Trading Estate which although it is a lined boundary would not represent a permanently durable boundary which could prevent encroachment into the parcel. The existing land use is open countryside in agricultural use with no built form and low levels of vegetation thus there are open long line views and the parcel supports a strong degree of openness. Overall, the parcel makes a strong contribution to protecting the countryside from encroachment due to its openness and non-durable boundaries.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel 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 parcel and the countryside and the parcel and the settlement. The parcel 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
AT8	No contribution: The parcel is not adjacent to the Warrington urban area	Weak contribution: The parcel forms a less essential gap between the Warrington urban	Strong contribution: The parcel is well connected to the open countryside along three boundaries. The boundaries between the parcel and the countryside to the north and	No contribution: The parcel is not adjacent to a historic town. The parcel does not cross an important	Moderate contribution: The Mid Mersey	The parcel makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no	Strong contribution

	and therefore does not contribute to this purpose	area and Lymm whereby development of the parcel 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 parcel makes a weak contribution to preventing towns from merging.	east consists of field boundaries which are lined by low lying hedges and intermittent trees which are not durable and would not be able to prevent encroachment beyond the parcel if the parcel were developed. The boundary with the countryside to the south consists of Bradley Brook which although it is tree-lined, some of the trees are intermittent and therefore it does not present a durable boundary which could prevent encroachment. The boundary between the parcel and the settlement consists of the limit of the Barleycastle Trading Estate with a single tree lining which does not represent a durable boundary which could prevent encroachment into the parcel. The existing land is open countryside in agricultural use with no built form and low levels of vegetation consisting of a copse towards the centre of the parcel and a low level field boundary across the middle of the parcel, thus there are open long line views and the parcel supports a strong degree of openness. Overall, the parcel makes a strong contribution to protecting the countryside from encroachment due to its openness and non-durable boundaries.	viewpoint of the Parish Church.	Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel 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 parcel and the countryside and the parcel and the settlement. The parcel 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.	
AT9	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Lymm whereby development of the parcel 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 parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The parcel is connected to the open countryside along three boundaries. The boundaries between the parcel and the countryside to the north consist of Bradley Brook which is lined by trees albeit some of these are intermittent and therefore this does not represent a durable boundary which could prevent encroachment. The eastern boundary with the countryside consists of a field boundary with a path which is not durable and would not be able to prevent encroachment. The southern boundary consists of Barleycastle Lane which does represent a durable boundary. The boundary between the parcel and the settlement consists of Barleycastle Lane which is durable and Bradley Brook which is not durable. The existing land is open countryside in agricultural use with some sparse farm buildings. There is no built form and low levels of vegetation including a copse towards the centre of the parcel thus there are open long line views and the parcel supports a strong degree of openness. Overall, the parcel makes a strong contribution to protecting the countryside from encroachment due to its openness and non-durable boundaries.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel 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 parcel and the countryside and the parcel and the settlement. The parcel 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
AT10	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The parcel does not play a role in preventing towns from merging	Moderate contribution: The boundary between the parcel and the settlement consists of the limit of the Barleycastle Trading Estate which is fenced off but does not represent a durable boundary and would not be able to prevent encroachment into the parcel. The parcel is connected to the countryside along two boundaries. The boundaries between the parcel and the countryside consist of the M56 and Barleycastle Lane which are durable boundaries and would be able to prevent encroachment beyond the parcel if the parcel was developed. The existing land use consists of open countryside with farm buildings located towards the east of the parcel. The parcel is flat and has less than 10% built and low levels of vegetation and long line views	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to two purposes, and no contribution to three. In line with the methodology, the parcel has been judged to make a weak overall contribution. Whilst the parcel supports a strong degree of openness, it has durable boundaries with the countryside consisting of the M56 and Barleycastle Lane which would be able to prevent encroachment into the countryside and would contain development, thus the parcel has a moderate role in safeguarding from	Weak contribution

			thus it supports a strong degree of openness. Overall, the parcel makes a moderate contribution to protecting the countryside from encroachment due to the durable boundaries with the countryside which would contain development.			encroachment. The parcel makes a moderate contribution to assisting in urban regeneration. The parcel does not contribute to preventing towns from merging, checking unrestricted sprawl or from preserving the setting of historic towns.	
AT11	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The parcel does not play a role in preventing towns from merging	Strong contribution: The parcel is well connected to the countryside along three boundaries. The boundary between the parcel and the settlement consists of the M56 which represents a very durable boundary which could prevent encroachment. The boundary between the parcel and the countryside to the west consists of Arley Road which represents a durable boundary. The remaining boundaries consist of the runways of the disused airfield which do not represent durable boundaries which could prevent encroachment. The eastern boundary which follows the administrative boundary cuts through the airfield and does not follow any physical features thus it does not represent a durable boundary. The existing land use is a disused airfield with the Burley Heyes Industrial Estate located to the west. The parcel has less than 10% built form. There is a strong degree of openness due to low levels of vegetation and open long line views. Overall, the parcel makes a strong contribution to protecting the countryside from encroachment due to the non-durable boundaries with the countryside and its openness.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a moderate overall contribution as although it supports a strong degree of openness and there are non-durable boundaries between the parcel and the countryside, the boundary between the parcel and the settlement consists of the M56 which represents a very durable boundary which would prevent encroachment into the parcel. This boundary would contain development and not threaten the openness and permanence of the Green Belt. The parcel also makes a moderate contribution in assisting in urban regeneration.	Moderate contribution
AT12	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The parcel does not contribute to preventing towns from merging.	Strong contribution: The parcel is well connected to the countryside being only connected to the settlement at its northeastern corner with the M56 and Arley Road which represents a durable boundary. The boundary between the parcel and the countryside to the west consists of a field boundary which is not durable and would not be able to prevent encroachment. The boundary with the countryside to the south consists of a tree lining a track which is not durable and would not be able to prevent encroachment beyond the parcel if the parcel were developed. The existing land use is open countryside with no built form and no vegetation within the parcel thus there are open long line views and it supports a strong degree of openness. Overall, the parcel makes a strong contribution to protecting the countryside from encroachment due to the non-durable boundaries with the countryside and its openness.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a moderate overall contribution as although it supports a strong degree of openness and there are non-durable boundaries between the parcel and the countryside, the boundary between the parcel and the settlement consists of the M56 and Arley Road which represents a very durable boundary which would prevent encroachment into the parcel. This boundary would contain development and not threaten the openness and permanence of the Green Belt. The parcel also makes a moderate contribution in assisting in urban regeneration.	Moderate contribution
AT13	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The parcel does not contribute to preventing towns from merging.	Strong contribution: The parcel is connected to the settlement along two boundaries. The boundaries between the parcel and the settlement consist of the rear garden of residential properties and the grounds of a school to the north which does not represent a durable boundary which could prevent encroachment. To the east, the boundary	No contribution: The parcel is not adjacent to a historic town. The parcel does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban	The parcel makes a strong contribution to one purpose, a moderate 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	Moderate contribution

			with the settlement is durable consisting of Arley Road. The boundary with the countryside to the south consists of the M56 which is a durable boundary which could prevent encroachment beyond the parcel if the parcel were developed. The western boundary with the countryside consists of a tree-lined track which is not durable. The existing land use consists of open countryside in agricultural use with a farm to the north of the parcel. The parcel has no built form and low levels of vegetation. There are open long line views and the parcel supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable western boundary with the countryside.		capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	parcel has been judged to make a moderate overall contribution as although it supports a strong degree of openness and there are some non-durable boundaries, the M56 represents a very durable boundary with the countryside. Development would therefore be contained and would not threaten the openness and permanence of the Green Belt. The parcel also makes a moderate contribution in assisting in urban regeneration.	
AT14	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The parcel does not contribute to preventing towns from merging.	Strong contribution: The parcel is well connected to the open countryside along all of its boundaries being only connected to the settlement with Pepper Street. The boundaries between the parcel and the countryside consist of Pepper Street to the north which is durable. The remaining boundaries are not durable consisting of field boundaries with intermittent trees and hedges. These boundaries would not be able to prevent encroachment beyond the parcel if the parcel was developed. The existing land use consists of open countryside in agricultural use with a residential property in the north eastern corner. The parcel has less than 10% built form with low levels of vegetation and open long line views thus it supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment due to the non-durable boundaries with the countryside and its openness.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel 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 parcel has been judged to make a strong overall contribution as it supports a strong degree of openness and it is well connected to the countryside along all of its boundaries and these boundaries are predominantly non-durable. The parcel 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
AT15	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The parcel does not contribute to preventing towns from merging.	Moderate contribution: The boundary between the parcel and the settlement consists of the rear garden of residential development which does not represent a durable boundary and would not be able to prevent encroachment into the parcel. The parcel is connected to the countryside along two boundaries. The boundaries between the parcel and the countryside are durable consisting of the B5356 and Pepper Street which would be able to prevent encroachment beyond the parcel if the parcel were developed. The existing land use consists of open countryside with a farm located in the middle with some residential properties adjacent to it. The parcel is flat, there is less than 10% built form and low levels of vegetation thus there are open long line views and the parcel supports a strong degree of openness. Overall, the parcel makes a moderate contribution to protecting the countryside from encroachment due to the durable boundaries with the countryside which would contain development.	No contribution: The parcel is not adjacent to a historic town. The parcel 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 parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to two purposes, and no contribution to three. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel makes a moderate contribution to safeguarding from encroachment as it has durable boundaries with the countryside. The parcel makes a moderate contribution to assisting in urban regeneration. The parcel does not contribute to preventing towns from merging, checking unrestricted sprawl or preserving the setting of historic towns.	Weak contribution
AT16	Moderate contribution: Green Lane consists of a tree-lined footpath and forms a durable boundary between the parcel and the	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Lymm whereby development of the parcel	Moderate contribution: The boundary between the parcel and the built-up area consists of a tree-lined footpath which is durable but may not be permanently durable enough to prevent encroachment into the parcel. The boundary between the parcel and Appleton Thorn consists of the rear	No contribution: The parcel is not adjacent to a historic town. The parcel does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08%	The parcel makes a moderate contribution to three purposes, a weak contribution to one, and no contribution to one. In line with the methodology, the parcel has been judged to make a moderate overall	Moderate contribution

<p>built up area. Whilst this is a durable boundary it may not be permanently durable enough to prevent sprawl in the long term. The parcel is only connected to the urban area along part of its southern boundary. There is existing ribbon development along Lumb Brook Road to the north of the parcel and the parcel has a role in preventing further ribbon development. Overall the parcel makes a moderate contribution to checking unrestricted sprawl.</p>	<p>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 parcel makes a weak contribution to preventing towns from merging.</p>	<p>gardens of residential properties which does not represent a durable boundary which could prevent encroachment. The parcel is only connected to the countryside along two boundaries, it is well connected to the settlements being enclosed by them. The boundaries between the parcel and the countryside consist of Green Lane to the north, the B5356 to the southeast and Blackcap Road to the south west. These represent durable boundaries which could prevent encroachment beyond the parcel if the parcel were developed. The existing land use consists of open countryside with Greenlane Farm located in the south western corner. There is no built form and low level of vegetation overall although there is a copse located in the middle of the parcel, thus there are long line views and the parcel has a strong degree of openness. Overall the parcel makes a moderate contribution to safeguarding from encroachment due to it being enclosed by the settlements and having durable boundaries with the countryside.</p>		<p>brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.</p>	<p>contribution. The parcel supports a strong degree of openness and the boundaries between the parcel and the countryside are durable enough to prevent encroachment. The parcel makes a moderate contribution to checking unrestricted sprawl due to its role in preventing further ribbon development along Lumb Brook Road. The parcel makes a weak contribution to preventing towns from merging. The parcel makes a moderate contribution to assisting in urban regeneration.</p>	
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- **Lymm**
- **Cadishead**
- **Grappenhall**
- **Hollins Green**
- **Warrington Urban Area**
- **Glazebury**
- **Culcheth**
- **Burtonwood**
- **Winwick**
- **Croft**
- **Newton-le-Willows**
- **Appleton Thorn**