

Development Options and Site Assessment Technical Report

March 2019



Development Options and Site Assessment Technical Report

1. Introduction

- 1.1 Given the number and of nature of representations made to the Preferred Development Option (PDO) consultation, the Council has carried out a fundamental review of the technical evidence base and options assessments that underpin the emerging Local Plan.
- 1.2 This report sets out the process the Council has followed in respect of:
- establishing Warrington's future development needs;
 - the options it has assessed in confirming the Plan's spatial strategy for the distribution of new homes;
 - the methodology the Council has used in confirming specific site allocations for housing and employment land;
 - confirming the Plan's housing trajectory;
 - confirming the Council's approach to development needs beyond the Plan period; and
 - the Council's assessment of the total affordable housing need in the context of its likely delivery as a proportion of mixed market and affordable housing developments.
- 1.3 This report includes summaries and conclusions of more detailed evidence base work that has been undertaken by the Council. Hyperlinks are provided to source evidence base documents where relevant.
- 1.4 A flow chart summarising how the Council has undertaken the review of its development needs, land supply requirements and options for the Local Plan spatial strategy (as set out in sections 2 and 3 of this report) is provided at Appendix 1.

2. Housing Requirement and High Level Spatial Distribution Options

Establishing Options for Housing Growth

- 2.1 The Council has defined three options for assessing the Local Plan Housing requirements. These have been assessed against Local Plan Objectives and also through Sustainability Appraisal / Strategic Environmental Assessment (SA/SEA). The options are set out below:

(A) Minimum Requirement under the Government's Standard Housing Methodology – 909 homes per annum: This is the minimum level of housing that the Council needs to Plan for in accordance with the Government's new National Planning Policy Framework (NPPF) (2019) and Planning Practice Guidance (PPG). This uses the 2014 based household projections in accordance with the PPG.

The calculation for Warrington's minimum housing requirement under the Government's methodology is set out in the new Local Housing Need Assessment (LHNA) which the Council has prepared in support of the preparation of the Proposed Submission Version Local Plan.

(B) Housing Requirement to match economic growth – 945 homes per annum: This reflects the Council's growth aspirations and its commitment to address the increasing problem of affordability of housing, particularly for Warrington's younger people and young families. This is around 4% above the minimum housing requirement under the Government's Standard Housing Methodology. It is consistent with Planning Practice Guidance which confirms the Government is supportive of ambitious authorities who want to plan for growth and that higher housing levels are appropriate where a growth strategy is in place (PPG: Housing need assessment - paragraph 10).

The requirement is partly derived from the number of additional jobs that the Cheshire & Warrington Local Enterprise Partnership consider will be created in Warrington through its Strategic Economic Plan (SEP). The Council does recognise that underlying economic forecasts are showing a slower rate of jobs growth than at the time of the PDO, with uncertainties arising from the UK leaving the European Union. Whilst the Council is confident the investment that will be delivered through the SEP, together with the Council's own economic ambitions, will deliver the additional uplift in jobs, it has applied this uplift to updated baseline jobs forecasts.

The Council has also reviewed household formation rates in establishing how many homes need to be provided to ensure Warrington has a sufficient working age population to meet planned economic growth. It is apparent that Warrington has seen a marked suppression in the formation of younger households over recent periods due to worsening affordability of housing. The household formation rate has therefore been adjusted for these younger households to help address this affordability issue.

The calculation for the housing requirement under the economic growth scenario is shown in the LHNA. The baseline jobs forecast and proposed jobs uplift have also been reviewed in the Council's Economic Development Needs Assessment (EDNA) to ensure the jobs uplift remains realistic.

(C) Minimum Requirement under the Government's Standard Housing Methodology (using 2016 based household projections) – 735 homes per annum: This is the minimum requirement using the standard methodology but using the 2016 based household projections rather than the 2014 based projections.

Although this scenario runs contrary to Government guidance, it does enable an assessment of a lower level of growth and help in consideration of whether the exceptional circumstances exist for Green Belt release.

- 2.2 In defining these scenarios, the Council has taken into account the response to the Regulation 18 consultations, together with more detailed evidence base work included in the LHNA and the updated EDNA.
- 2.3 In particular the Council acknowledges that the jobs projections used to define the housing requirement in the Preferred Development Option pre-dated the EU referendum. Using updated forecasts has resulted in the level of housing requirement under this scenario reducing from the 1,113 homes per annum in the Preferred Development Option.
- 2.4 In preparation of the Preferred Development Option, the Council considered and tested through the SA/SEA process a scenario where historic job growth levels were projected forward across the Plan period. Taking into account the conclusions of the PDO SA/SEA, the responses to the Regulation 18 consultations and having undertaken more detailed evidence base work relating to economic growth in the both the LHNA and the EDNA, the Council does not consider that this scenario remains a reasonable option. This scenario has therefore not been taken forward for consideration in the preparation of the Proposed Submission Version Local Plan.

Establishing Housing Land Requirements for growth scenarios

- 2.5 The land requirement calculations for the three growth scenarios is set out in the table below.

	Standard Methodology	Economic Growth scenario	Standard Methodology (2016 base)
Annual requirement	909	945	735
2017 to 2037	18,180	18,900	14,700
Flexibility @ 10%	1,818	1,890	1,470
Total Requirement	19,998	20,790	16,170
Urban Capacity	13,726	13,726	13,726
Green Belt Requirement	6,272	7,064	2,444

Plan Period

- 2.6 The Council intends to maintain the proposed Plan period running from 2017 to 2037. This meets the requirement of paragraph 22 of the NPPF for strategic policies to look ahead over a minimum of 15 years from the date of adoption of the Local Plan, on the assumption that the Plan is adopted in late 2020, in accordance with the timetable in the revised Local Development Scheme (LDS).
- 2.7 The Council considers that the Plan Period enables the Council to plan effectively to meet Warrington's long term development needs and consider a range of sustainable development options. It will also ensure that revised Green Belt boundaries are capable of enduring over the long term in accordance with paragraph 136 of the NPPF.

Flexibility of land supply

- 2.8 It is necessary to include provision for flexibility on top of the overall land supply to allow for market choice and in the event that specific sites do not come forward. The Council has used a benchmark of 10% which it considers provides sufficient flexibility in the context of the Plan's proposed housing land supply. The Council has reviewed the outcome of a number of recent Local Plan examinations in confirming this figure.

Maximising capacity of existing urban area

- 2.9 In identifying land to meet the housing requirement, the Council has sought to maximise the capacity of the existing urban area to accommodate new development, in order to demonstrate that all reasonable options have been identified for meeting Warrington's development requirements before releasing Green Belt.
- 2.10 The Council has undertaken a major review of its Strategic Housing Land Availability Assessment (SHLAA) in 2018, identifying committed and planned housing land supply over the next 15 years. The SHLAA (2018) takes into account planning permissions and completions up to 31st March 2018.
- 2.11 The Council has also identified the significant additional capacity that can be delivered through the regeneration plans for the Town Centre, Warrington Waterfront and the wider Inner Warrington area. This has involved a detailed masterplanning exercise undertaken in partnership with Warrington & Co, the Council's economic development partnership.
- 2.12 In response to representations made to the Regulation 18 consultations, the Council has reviewed the density assumptions it has used in both its SHLAA and its masterplanning work and has increased the densities applied to sites in and around the Town Centre with a new density band up to 275 dwelling per hectare. This reflects recent planning permissions in the Town Centre for higher density development and the Council's commitment to optimise the use of previously developed land. This work also acknowledges that certain brownfield sites may not come forward in the Plan period but that they still demonstrate that Warrington will still have significant brownfield capacity over the longer term.
- 2.13 Through this process the Council has identified a total capacity for 13,726 new homes within the Plan Period on sites within the existing main urban area of Warrington, the existing inset settlements and other sites identified in the SHLAA. The Council's Urban Capacity Statement (2019) sets out in detail how this figure was derived.
- 2.14 The urban capacity includes around 1,200 homes at the Peel Hall site. This is a large green-field site and is the largest single site within the existing urban area. Given the scale of the site, the need for on-site infrastructure and the potential impacts on the local and strategic road network, the draft Local Plan contains a specific allocation for the site. The allocation policy will ensure appropriate control over the form of the development and ensure that the required supporting infrastructure can be delivered in a timely manner to

support the development itself and mitigate impacts on existing infrastructure in the surrounding area.

Defining High Level Spatial Distribution Options for Housing

- 2.15 Three options for the spatial distribution of housing growth have been assessed in preparing the Proposed Submission Version Local Plan. In each option the development capacity of the existing urban area is maximised. The options therefore relate to the distribution of housing from Green Belt release:

(1) All Green Belt Release accommodated adjacent to main urban area

(2) Majority of Green Belt Release accommodated adjacent to main urban area with 'incremental growth' in outlying settlements

(3) Green Belt release adjacent to main urban area complemented by a sustainable extension to one or more outlying settlements and incremental growth to remaining settlements

- 2.16 The options are similar to those assessed for the Preferred Development Option.
- 2.17 Under Option 2, the Council has used the approximate capacity of 1,100 homes to be allocated to the outlying settlements for growth scenarios A and B. This is consistent with the approach undertaken in preparing the PDO and is based on a benchmark of 10% growth in each settlement, which the Council considers can be accommodated by existing infrastructure (with expansion of existing infrastructure if necessary) and which will not impact on the overall character of the settlement. Given the limited amount of Green Belt release under growth scenario C, the Council has assumed a third of the land requirement will be allocated to the settlements for the purposes of the assessment process.
- 2.18 Under Option 3, the Council has assumed that one settlement will be expanded to provide an additional 1,400 homes under Growth Scenario A with two settlements expanded to provide an additional 1,400 each under Growth Scenario B. In both scenarios the other settlements would be subject to 'incremental growth'. Under Growth Scenario C, the Council has assumed two thirds of the land requirement will be allocated to the settlements. This is broadly similar to that proposed through 'incremental growth' in the outlying settlements.
- 2.19 Given the number of sites submitted to the Council for consideration through the Local Plan process, it would be possible to define an option with a much higher level of development being allocated to the outlying settlements.
- 2.20 The PDO SA/SEA did consider an option (C3) for a higher overall level of growth which would have resulted in much high level of development being allocated to the outlying settlements. The SA/SEA concluded that the

environmental impacts would be more significant than other options and could be difficult to mitigate.

- 2.21 Having taken into account all of the responses to the Preferred Development Option consultation and the additional evidence base that has subsequently been prepared, the Council considers that this option would not accord with the Plan's Objectives. It would have a significantly adverse effect on the character of the outlying settlements and could undermine the regeneration of the main Warrington urban area. The Council does not consider that it would enable the overall sustainable growth of Warrington as a whole. The Council therefore considers that such an option would be unreasonable.
- 2.22 It should also be noted that Option 3 under Growth Scenario B would still result in over 3,000 homes being allocated to the outlying settlements. This is around three times as much as that which has been assumed for 'incremental growth' under Option 2.

Options Assessment Process

- 2.23 The Housing Growth and High Level Spatial Options Assessment is set out in the table provided at Appendix 2. The conclusions of the SA/SEA assessment are summarised in the assessment table. The full SA/SEA is provided as a separate evidence base document.
- 2.24 Having taken into account representations made to the Preferred Development Option, the Council has assessed the three spatial options for each of the three growth scenarios. Previously the Council relied on the SA/SEA assessment to confirm the preferred growth scenario. Only this scenario was then assessed in terms of performance against the Local Plan objectives.
- 2.25 The Council has made a number of further changes to the spatial options assessment process in response to representations made to the Preferred Development Option Consultation:
- the spatial options assessment has been combined into a single table to enable easier comparison between the performance of each option
 - a more concise assessment has been undertaken against each of the Local Plan Objectives themselves, rather than deriving a series of more detailed assessment criteria
 - a summary of the SA/SEA conclusions for each option has been included within the options assessment table to more clearly demonstrate how this work has informed the spatial options assessment process
- 2.26 The Options Assessment has also taken into account more detailed evidence base that has been prepared following the conclusion of the PDO Consultation. This includes outputs from the Council's Multi-modal Transport Model, Strategic Flood Risk Assessment, Air Quality Assessment, Minerals Resource Assessment and more up to date information about the capacity of existing infrastructure across the borough.

- 2.27 The Council considers the new approach provides greater transparency in how the preferred Growth Scenario and spatial strategy for the Plan have been derived.
- 2.28 Unlike the SA/SEA, the spatial options process provides a qualitative rather than quantitative assessment of each option. This is because there are advantages and disadvantages in each of the options which require judgement and do not necessarily result in a single option which can be measured as quantifiably better than another.
- 2.29 The Council considers this is consistent with paragraph 35 of the NPPF (2019) which requires the Local Plan to provide an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence.

Confirmation of Housing Growth Scenario and Spatial Option for Local Plan

- 2.30 In considering the Housing Growth Scenarios, the Council does not consider that Scenario C provides the basis of an appropriate strategy for the Local Plan. This scenario does not meet Warrington's full development needs in accordance with paragraph 11 of the NPPF.
- 2.31 Further, the Council does not consider the two exemptions to meeting this need, as set out under paragraph 11(i) and 11(ii), are relevant to Warrington's emerging Local Plan:
- Through the options assessment process, taking into account the more detailed evidence base that has been prepared, the Council does not consider that the loss of a higher level of Green Belt under the other Growth Scenarios provides a strong reason for restricting the overall scale, type or distribution of development in the plan.
 - The Council does not consider that any adverse impacts of the other scenarios significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF taken as a whole.
- 2.32 In considering Growth Scenarios A and B it is considered that Option (2) performs best against the Plan objectives. Focusing the majority of Green Belt release adjacent to the main urban area is considered to provide the best development option to ensure the sustainability of Warrington's growth as a whole, whilst enabling incremental growth to the outlying settlements that will contribute to their long term vitality. Option (1) does not provide the same benefits for the settlements, whilst Option (3) results in greater character impacts in the settlements and provides a weaker contribution to supporting the growth of the main urban area.
- 2.33 Having reviewed the assessment for Growth Scenarios A and B under Option (2) the Council considers that Growth Scenario B provides the best strategy for the Local Plan and to ensure the sustainable development of Warrington over the long term. It will better align with Warrington's growth aspirations, address an identified affordability issue relating to younger households and provide an increase in the delivery of affordable housing. It only represents a

relatively small increase in development over Scenario A and any additional environmental impacts will be able to be appropriately mitigated.

3. Development options adjacent to the Main Urban Area

Defining the Options

- 3.1 The Council has redefined the options for assessing the most appropriate locations for development adjacent to the main urban area. The options have been redefined taking into account representations made to the Preferred Development Option, additional sites that have been submitted by developers and in response to more detailed technical evidence base work. The Options are summarised below:
- **Option 1** - Garden Suburb to the south east of the Warrington of around 4,200 homes & urban extension to the south west of around 1,600 homes;
 - **Option 2** - Garden Suburb of around 4,200 homes & an urban extension to the west of Warrington of around 1,600 homes;
 - **Option 3** - Garden Suburb of around 4,200 homes & an urban extension to the north of around 1,600 homes;
 - **Option 4** – Garden Suburb of around 4,200 homes & dispersed Green Belt release adjacent to main urban area;
 - **Option 5** – Garden Suburb of around 2,400 homes, urban extension to the south west of around 1,600 homes and dispersed Green Belt release adjacent to main urban area; and
 - **Option 6** - A more dispersed pattern of Green Belt release adjacent to the main urban area.
- 3.2 The options are based on the revised Green Belt requirement and the assumption that around 1,100 homes will be provided through Green Belt release in the outlying settlements. This means that sufficient land adjacent to the main urban area needs to be found for around 6,000 homes.
- 3.3 The options now consider a potential urban extension to the north of the main urban area that could be developed through a number of individual sites being promoted around Winwick. This is in response to a large number of representations to the PDO which considered that an urban extension to the north was ruled out too early in the options assessment process.
- 3.4 The options relating to the Garden Suburb have also been amended. The Council accepts that its assumptions around build rates for the Garden Suburb which informed the PDO were too optimistic. The revised build rates are considered to be realistic but mean that the maximum number of homes that can be built in the Garden Suburb within the Plan period is around 4,200 homes.
- 3.5 The options also consider the potential of a much smaller Garden Suburb of around 2,400 homes.

Options Assessment Process

- 3.6 The Main Urban Area Options Assessment is set out in the table provided at Appendix 3.
- 3.7 The options assessment has been simplified in response to representations made to the Preferred Development Option:
- the options assessment has been combined into a single table to enable easier comparison between the performance of each option
 - a more concise assessment has been undertaken against each of the Local Plan Objectives themselves, rather than deriving a series of more detailed assessment criteria
 - a summary of the SA/SEA conclusions for each option has been included within the options assessment table to more clearly demonstrate how this work has informed the spatial options assessment process
- 3.8 The Options Assessment has also taken into account more detailed evidence base that has been prepared following the conclusion of the PDO Consultation. This includes outputs from the Council's Multi-modal Transport Model, Strategic Flood Risk Assessment, Air Quality Assessment, Minerals Resource Assessment and more up to date information about the capacity of existing infrastructure across the borough.
- 3.9 The Council considers the new approach provides greater transparency in how the preferred Growth Scenario and spatial strategy for the Plan have been derived.
- 3.10 Similar to the High Level Growth Options assessment process, the options process for the Main Urban Area provides a qualitative rather than quantitative assessment of each option. This is because there are advantages and disadvantages in each of the options which require judgement and do not necessarily result in a single option which can be measured as quantifiably better than another.
- 3.11 The Council considers this is consistent with paragraph 35 of the NPPF (2019) which requires the Local Plan to provide an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence.

Confirmation of locations adjacent to the Main Urban Area for the Local Plan

- 3.12 Option 1 - Garden Suburb to the south east of the Warrington of around 4,200 homes and urban extension to the south west of around 1,600 homes has been confirmed – has been confirmed for inclusion in the Proposed Submission Version Local Plan.
- 3.13 This Option performs strongly across the majority of Local Plan Objectives. It is capable of meeting development needs and deliver infrastructure needed to support the development itself and contribute to the wider sustainable development of Warrington as a whole. Green Belt release can be facilitated

without comprising the strategic importance of Warrington's Green Belt as a whole, with revised boundaries likely to be robust and durable beyond the Plan period.

- 3.14 The NPPF at para 72 recognises that the supply of large numbers of new homes can often be best achieved through planning for larger scale development, including significant extensions to existing towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities.
- 3.14 There will be impacts on the character of surrounding areas but the size of the areas enables some of these impacts to be offset. Similarly impacts on important ecological and heritage assets can be mitigated.
- 3.15 The one area where Option 1 does not perform as well as the others is in respect of providing early housing delivery. The Council recognises that housing delivery from these sites is unlikely within the early years of the Local Plan period, given the lead in times for required infrastructure to support the two urban extensions.
- 3.16 Options which included sites to the west did not perform as strongly due to concerns around the fragmented nature of available sites which may make infrastructure delivery more difficult and that development is likely to impact on the strategic importance of the Green Belt between the main urban area of Warrington and Widnes. There are also concerns regarding the robustness of the revised Green Belt boundaries that would be created from development in the west.
- 3.17 Options which included sites in the north did not perform as well due to concerns around the fragmented nature of available sites, which may make infrastructure delivery more difficult, the significant impact on the character of Winwick, transport issues in respect of Junction 9 of the M62/A49 and potential noise and air quality impacts from the motorway. Given the location and fragmented nature of the sites in the north, there is less scope to mitigate these impacts without a significant reduction in development capacity.
- 3.18 Options with more dispersed forms of development are less likely to be able to deliver the strategic and local infrastructure needed to support the development itself and contribute to the wider sustainable development of Warrington as a whole.
- 3.19 Dispersed development would enable prioritisation of sites which had the lowest impact on the Green Belt, impact on character of the suburban area and on impact on existing natural, built and heritage assets. However given the scale of development required it is likely there will be impacts that will require mitigation. This may be more difficult to achieve with a larger number of smaller development sites. There may also be concerns regarding the robustness of revised Green Belt boundaries which may not provide as permanent a boundary as an urban extension defined by an A Road, Motorway or Ship Canal / River Mersey.

Additional work to confirm Garden Suburb Allocation

- 3.20 The Council has prepared a Development Framework for the Garden Suburb. This reviewed the initial Development Concept prepared for the PDO consultation. It provides a greater level of assessment of the development opportunities and constraints of the wider area before confirming the definitive allocation boundary. It has provided detailed evidence to inform the key principles and requirements set out in the allocation policy in the draft Local Plan. In turn it provides a concept masterplan demonstrating one option for how the key principles and requirements from the draft Local Plan Allocation Policy can be delivered.
- 3.21 Given the lower number of homes proposed within the Garden Suburb, the extent of the allocation in the draft Local Plan is smaller than that proposed in the PDO. The PDO proposed removing all the land extending up to the M6 from the Green Belt, with the eastern part between the A50 and the M6 being proposed for 'safeguarding' for development beyond the Plan Period. Having reviewed options for how the level of growth can best be accommodated through the preparation of the Framework and through SA/SEA, the Council has confirmed the A50 as the eastern extent of the proposed allocation. The reduced allocation area can accommodate the required level of development within the Plan period and also has capacity for around 2,000 homes beyond the Plan period.
- 3.22 Land to the east of the A50 will therefore remain within the Green Belt. The one exception is at the south east of the allocation where the proposed employment area includes a parcel of land to the east of the A50. This parcel has been included due to its proximity to the motorway junction and the Council is confident the revised Green Belt boundary is robust.
- 3.23 The Council has engaged with developers with land within the Garden Suburb and infrastructure providers to confirm the required infrastructure to support the allocation and to demonstrate that the allocation as a whole is viable and can be delivered.
- 3.24 The Council has engaged with Highways England to ensure that appropriate improvements can be made to the strategic road network to support the development. The Council also engaged with Natural England and the Environment Agency to address ecological and environmental issues.
- 3.25 A Heritage Impact Assessment has been prepared for the Garden Suburb allocation, in liaison with Historic England, which has informed the Local Plan allocation policy.

Additional work to confirm the South West Urban Extension Allocation

- 3.26 The Council has met with Halton Council under the Duty to Cooperate to discuss their concerns with the extent of the South West Extension in relation

to Moore Village and in respect of the proposed allocations in their own emerging Local Plan.

- 3.27 The two Councils have agreed to ensure appropriate separation in considering proposed Green Belt release adjacent to the boundary between the two boroughs. This is reflected in the Council's draft Statement of Common Ground. The Council has therefore reduced the western extent of the South West Extension to provide this separation. The allocation policy also provides specific protection to the area of land between the allocation and Moore village as a Green Gap in addition to it remaining within the Green Belt.
- 3.28 WBC will continue to work with Halton Borough Council as the respective Local Plans progress.
- 3.29 The Council has engaged with developers with land within the South West Extension and with infrastructure providers to confirm the required infrastructure to support the allocation and to demonstrate that the allocation as a whole is viable and can be delivered.
- 3.30 The Council also engaged with Natural England and the Environment Agency to address ecological and environmental issues.
- 3.31 A Heritage Impact Assessment has been prepared for the South West Urban Extension, in liaison with Historic England, which has informed the Local Plan allocation policy.

4. Allocation of sites in the Outlying Settlements

- 4.1 A large number of sites in proximity of the outlying settlements were submitted as part of the Local Plan 'call for sites' and during the PDO consultation. The submitted sites had many times the capacity of the number of homes required to support the Plan's proposed spatial development strategy of 'incremental growth' in the outlying settlements. The Council therefore adopted a site selection methodology to confirm the sites proposed to be allocated in the Proposed Submission Draft Local Plan.
- 4.2 An initial sift was undertaken to remove all the sites that are subject to major constraints. At this stage the Council discounted sites making a strong contribution to the Green Belt. This was to ensure that the impact on Warrington's Green Belt was minimised. Site within Flood Zone 3b were also removed at this stage, based on the Strategic Flood Risk Assessment Stage 2 assessments, which were undertaken for all sites considered as part of the Local Plan process; and all sites less than 0.25 hectares were removed, unless they were adjacent to a larger site.
- 4.3 Having removed sites making a strong contribution to the Green Belt; at high risk of flooding; or less than 0.25 hectares, the Council was confident that there were sufficient remaining sites to meet the required level of

development for the proposed spatial option of ‘incremental growth’ in the outlying settlements.

- 4.4 The remaining sites were then assessed in detail against a consistent set of criteria relating to performance against the Plan’s objectives and SA/SEA site assessment criteria to establish that the sites were ‘suitable’. Additional criteria were included to assess whether the sites were ‘available’ and development was ‘achievable’. The assessment was based on a ‘traffic light’ assessment against key criteria with more detailed consideration given to potential site access arrangements.
- 4.5 The Council also undertook a more detailed review of the potential impact of sites on identified Minerals Safeguarding Areas.
- 4.6 Having undertaken the assessments, contender sites were identified and then compared for each settlement, taking into account their relative performance against the assessment criteria. This enabled confirmation of the final site to be allocated for each settlement.
- 4.7 The conclusions of the individual site assessments for all contender sites - including the justification for the sites proposed to be allocated - are provided in Appendix 4. The detailed site proformas for all sites that have been assessed will be published as part of the Local Plan Proposed Submission Version consultation.
- 4.8 Having undertaken this process, the following sites have been included for allocation in the draft Local Plan:

Settlement	Site	Number of Homes
Burtonwood	Land to the north of Burtonwood bounded by Phipps Lane, Green Lane and Winsford Drive	160
Croft	Land to the north east of Croft adjacent to Deacons Close	75
Culcheth	Land to the east of Culcheth bounded by Warrington Road (A574) and Holcroft Lane	200
Hollins Green	Land to the southwest of Hollins Green bounded by Marsh Brook Close, Warburton View and Manchester Road	90
Lymm	Land to the west of Lymm bounded by Massey Brook Lane, Camsley House Farm and footpath no.6	60
Lymm	Land to the west of Lymm bounded by Pool Lane, Oldfield Road and Warrington Road	40
Lymm	Land to the east of Lymm bounded by Rushgreen Road, Tanyard Farm and the Bridgewater Canal	200
Lymm	Land to the west of Lymm bounded by Warrington Road, the Trans-Pennine Trail and Statham Community Primary School	130
Winwick	Land to the north of Winwick between Golborne Road	130

	(A573) and Waterworks Lane	
Total		1,085

4.9 A Heritage Impact Assessment has been prepared for each of the allocations, in liaison with Historic England, which has informed the individual allocation policies.

4.8 No sites were identified for Glazebury given there were no sites that were not strongly performing in Green Belt terms which performed sufficiently well against the assessment criteria. Given the small number of homes that would have been allocated to Glazebury, the Council concluded it was not necessary to re-allocate any additional homes to the other settlements.

5. Allocation of Employment Sites

5.1 In determining the amount of employment land needed for the Plan period, the Economic Development Needs Assessment (2019) concluded that the preferred forecasting method for establishing need, is a projection forward of past take-up rates that considers both strategic and local needs, resulting in a need of 362 hectares of employment land up to 2037.

5.2 Confirmation of how the Council is proposing to meet this need is summarised in the table below.

Total Requirement	361.71
Existing supply	83.91 ha
Masterplan additional	31.46 ha
St Helens Omega Extension	31.20 ha
Green Belt Requirement	215.14 ha

5.3 The Council can demonstrate a realistic supply of 83.91 hectares in the urban area. The Council's masterplanning work demonstrates the potential for a further 31.46 hectares of employment land, primarily within and in proximity to the Town Centre.

5.4 Through the Council's Duty to Co-operate discussions with neighbouring authorities, it has been agreed that a 30 hectare extension to the west of the established Omega employment development, located in the Borough of St Helens, will count towards Warrington's employment development needs.

5.5 This leaves a requirement of around 213 hectares to be provided through Green Belt release.

5.6 The Council considered a number of sites which were promoted through the Local Plan 'Call for Sites'.

5.7 As part of the EDNA update (2019), all potential employment sites were categorised according to their feasibility, viability and deliverability as strategic and / or local employment sites. Highest performing sites for strategic and

local need were categorised 'A' and 'B' respectively. Category 'C' sites were still considered as reasonable, whilst 'D' and 'E' were considered to be progressively constrained and poorly performing.

- 5.8 Each site has also been assessed against SA/SEA criteria, means of access, Green Belt performance and how they related to the emerging Local Plan objectives and spatial strategy of the Plan, including planned infrastructure.
- 5.9 There are sufficient Grade 'A' sites to meet the full requirement for employment land. Having considered the wider site assessment criteria, the Council is proposing to allocate the following 3 additional employment areas:
- Port Warrington (74.36ha) – the principle of expansion of the Port was established in the previous Plan due to the location of the site, the increase in freight on the Manchester Ship Canal and the ability to connect the ship canal to the road and rail network. The Port will form part of the wider Warrington Waterfront allocation and will be accessed by road from the Western Link.
 - Waterfront Business Hub (25.47ha) – a modern business park located within the wider Waterfront Allocation, benefiting from proximity to Port Warrington, but also Bank Quay station and the Town Centre.
 - Garden Suburb Employment Area (116ha) – this is located at the junction of the M6 and M56 and will meet a large proportion of the Borough's identified B8 requirement. It will benefit from proximity to the Garden Suburb's neighbourhood centre and planned improvements to road infrastructure.
- 5.10 These sites provide a total of 215.83 ha which is marginally above the required need. They are broadly the same locations that were identified in the Local Plan Preferred Development Option.
- 5.11 The only Grade 'A' site which has not been allocated is a northern extension to the existing Omega North site. This primarily due to concerns around access and the ability of J8 M62 to accommodate further development, particularly given the proposed western extension of Omega to the south of the M62 in St Helens.
- 5.12 When combined with the existing employment land supply and that which will be created through the regeneration of the Town Centre and surrounding areas, the Council is confident the Proposed Submission Version Local Plan's employment land supply will be able to meet local and strategic needs in full.
- 5.13 The proposed sites do however raise a number of environmental issues. Port Warrington will result in the loss of part of a local wildlife site. The Garden Suburb employment area results in the loss of grade 3a agricultural land and strongly performing Green Belt parcels. The sites also require significant infrastructure improvements to the local and strategic road network. These issues were raised as concerns by a large number of respondents to the Preferred Development Option consultation.

- 5.14 The Council has therefore considered the following alternative strategies for distribution of employment land, based on available sites, to determine if there are other reasonable approaches to the delivery of the employment land requirement:
1. Reduce the scale of growth at the Garden village in favour of dispersed growth to Burtonwood, Winwick, Rixton in particular
 2. Remove Port Warrington in favour of dispersed growth
 3. Deliver a dispersed approach to employment land provision across the borough (resulting in smaller developments at Port Warrington and the Garden Suburb).
 4. Reduce growth at the Garden Village and / or Port Warrington and include strategic growth to the east of the M6 (South of Lymm) instead.
 5. Reduce growth at the Garden Village and / or Port Warrington and include substantial strategic growth at Rixton instead.
- 5.15 The first three alternatives would look to promote a larger number of smaller sites through a more dispersed pattern of growth. The Council is concerned that this will not best meet the needs identified in the EDNA (2019), in particular for the amount and type of required land for strategic B8 distribution uses. The Council considers much of its existing land supply in the urban area and in masterplanning areas already provides a range of smaller sites and responds well to meeting local needs. There is also only 8.77 ha of land in category 'B', meaning that lower performing categories would need to be included in the employment land supply.
- 5.16 The alternative strategic locations to the south of Lymm and at Rixton comprise predominantly category C and category D/E sites respectively. These sites also do not relate as well to the proposed Local Plan spatial strategy, Local Plan objectives and planned infrastructure provision. Sites at Rixton also have a number of environmental constraints.
- 5.17 The Council has therefore concluded that there are no other reasonable strategies for the broad distribution of employment land to meet both strategic and local needs
- 5.18 The Council has assessed a lower level of employment land growth through the SA/SEA process. This is based on only meeting local needs. This scenario does not meet Warrington's full development needs in accordance with paragraph 11 of the NPPF.
- 5.19 Further, the Council does not consider the two exemptions to meeting this need, as set out under paragraph 11(i) and 11(ii), are relevant to Warrington's emerging Local Plan:
- through the options assessment process, taking into account the more detailed evidence base that has been prepared, the Council does not consider that the loss of a higher level of Green Belt required to meet its full employment land needs provides a strong reason for restricting the overall scale, type or distribution of employment in the plan.
 - the Council does not consider that any adverse impacts of meeting its full employment land need significantly and demonstrably outweighs the

benefits, when assessed against the policies of the NPPF taken as a whole.

- 5.20 The results of the EDNA site categorisation exercise are published alongside the EDNA (2019). The overall site assessment conclusions for each Grade 'A' site, including the justification for the sites proposed to be allocated, are included in Appendix 5. (It should be noted that a single overall conclusion has been provided for the proposed Garden Suburb allocation which comprises of seven individual sites) The site proformas containing the full appraisals for every submitted site will be published as part of the Proposed Submission Version Local Plan consultation.
- 5.21 In addition to the identified supply of land to meet local needs, the Council's Economic Development Needs Assessment (EDNA 2019), identified a need for small scale local office development in the Outlying Settlement of Lymm, to support the local economy. The EDNA findings have therefore been reflected in Policy DEV4-Economic Growth & Development of the Proposed Submission Version Local Plan.

6. Housing Land Supply

Local Plan Housing Trajectory

- 6.1 The NPPF (paragraph 73) requires local planning authorities to illustrate the expected rate of housing delivery over the plan period through a 'housing trajectory'.
- 6.2 The Plan's housing trajectory is shown in Appendix 1 of the draft Local Plan. The distribution of housing across the borough reflects the Local Plan's spatial strategy.

Justification for Stepped Housing Trajectory

- 6.3 The trajectory confirms that the Plan provides for a sufficient land supply to deliver the overall housing requirement for the borough. However, the need to release Green Belt land and the lead in times for the major infrastructure required to support the Waterfront, Garden Suburb and South West Garden Village means that there will be a relatively lower level of housing delivery in the early years of the Plan Period
- 6.4 Following the PDO consultation the Council has reviewed the lead in times for these large development allocations. For example, the trajectory for sites dependent on the Western Link have been updated to ensure they reflect the latest programme for construction of the road.
- 6.5 The respective allocation policies are explicit that development on these sites cannot come forward until funding has been secured and a programme of construction has been confirmed for the essential infrastructure required to support their delivery.

- 6.6 This means that for the first 5 years of the Plan Period housing completions will be at annual average of 847 homes per annum. The annual average housing requirement over the remaining 15 years of the Plan will therefore need to be increased to 978 homes per annum to ensure the minimum of 945 homes per annum is delivered over the Plan period.
- 6.7 This is known as a Stepped Housing Trajectory and is illustrated in Appendix 1 of the draft Local Plan.
- 6.8 The Government's planning guidance recognises that such an approach is appropriate where strategic sites such as those being proposed by the Council will have a phased delivery or are likely to be delivered later in the plan period (PPG Housing and Economic Land Availability Assessment para 34).
- 6.9 The Council's 5 year land supply and performance against the Government's Housing Delivery Test will therefore be assessed against the Stepped Housing Trajectory and not the annual average housing target of 945 homes per annum.
- 6.10 The Council's Annual Monitoring Report (AMR) will annually update the housing trajectory helping to ensure a five year supply is maintained throughout the Plan period and signalling any need for intervention and/or Plan review.

Garden Suburb Build Rate Assumptions

- 6.11 In preparing the Local Plan's housing trajectory the Council has given detailed consideration to the rate that new homes can be built on different types of sites within the overall land supply and the lead in times required for supporting infrastructure.
- 6.12 The Council's assumptions on build rates relating to different types of sites are set out in the SHLAA Report.
- 6.13 The Council has reviewed in detail its build rate assumptions relating to the Garden Suburb. A large number of respondents considered that the Council was overly optimistic in terms of the build rate applied to the Garden Suburb in the PDO.
- 6.14 The new build rate is based on delivery running concurrently across the three 'villages' and neighbourhood centre within the Garden Suburb, as illustrated in the concept plan provided in the Development Framework. It is based on 40 units per annum per outlet and with no more than 9 outlets operating at any one time across the whole area.
- 6.15 For context the Council has reviewed a number of other areas in the North West where significant development is underway across a similar sized area:
- Crewe/Nantwich – 10 outlets
 - North Preston – 11 outlets
 - Wider Wigan – 13 outlets

- Congleton - 7 outlets

6.16 The details of these development areas is provided at appendix 6 to this report.

7. Land Supply beyond the Plan Period

Housing Land Supply

- 7.1 The rate of increase in households decreases significantly over the last 10 year period of the Plan. Over the period 2027 to 2037 household growth will reduce to an annual average of 617 homes per annum (2014 based household projections).
- 7.2 In providing a positive plan for growth, the Council considers that by the end of the Plan period, house price affordability will no longer be a significant issue in Warrington and therefore any uplift beyond the household projections will be minimal.
- 7.3 Given the rate of job growth is also forecast to decrease over time, the Council considers that in providing for the needs of household growth there will be sufficient new homes to provide a balance with future jobs growth.
- 7.4 The Local Plan is already providing for an additional 2 years of land in applying a 10% flexibility factor in its land requirement calculation. The proposed Garden Suburb allocation in the draft Local Plan will provide for around 2,300 homes beyond the Plan period.
- 7.5 The Council considers there will also be significant remaining capacity within the existing urban area. The Council's masterplanning work has identified an illustrative capacity of around 1,800 homes beyond the plan period, whilst it is reasonable to consider continuation of the SHLAA's small site allowance as an indication of the minimum capacity from the wider urban area. Further potential may come from small scale Green Belt release within the outlying settlements through the preparation of Neighbourhood Plans. Given likely advances in technology and development trends over the next 20 years, the Council considers it is likely there will be additional major brownfield development sites within the existing urban that will come forward beyond the Plan Period but cannot be accounted for at present.
- 7.6 The table below compares the likely scale of development needs in the ten year period following the end of the Plan Period against land supply.

Indicative Housing Requirement 2037 to 2047	
Annual household growth 2027-37*	617
Projected forward 2037 to 2047	6,170
Number of homes required 2037 to 2047**	6,312
Indicative Housing Supply 2037 to 2047	
Additional supply within Plan from flexibility	1,890
Illustrative town centre capacity	1,816

Small sites allowance	608
Garden Suburb delivery post 2037	2,289
Total indicative supply	6,603

* 2014 based household projections

** Based on calculation used in LHNA

Employment Land Supply

- 7.7 The Council's Employment Land Supply assessment already includes a buffer of an additional 5 years of land.
- 7.8 The Council is also aware that while Fiddlers Ferry power station is likely to continue operating into the next decade, Government energy policy is putting pressure on cessation of coal power by 2025. The site may therefore come forward for development and represents a major future brownfield redevelopment opportunity for new employment uses.
- 7.9 The site is ideally suited to power generation, being connected to the National Grid with supporting infrastructure on-site, having rail and road transport links, benefiting from a supply of cooling water and having a skilled workforce. Were a new power plant to come forward at the site in the future, this is likely to have a much smaller footprint than the existing Power Station, potentially freeing up land for power-related and other employment development. The existing site comprises a total of 119.2 hectares. Assuming that three quarters of the site is available for future development, this could provide a further 89.4 hectares of employment land.
- 7.10 The decommissioning and demolition of the existing Power Station will however take a number of years to complete. The existing ash processing activities at the site are also expected to continue beyond the coal power station's life span, until the existing deposits are fully depleted, given the current market demand for ash.
- 7.11 There is not currently therefore sufficient certainty for the site to be included within the Council's developable employment land supply, but given the scale of the site, this will need to be kept under review.
- 7.12 The likelihood of the site coming forward at some point in the future, together with the buffer included within the land supply calculation, means that the Council is confident it will have sufficient employment land to meet Warrington's needs well beyond the end of the Plan Period. This is demonstrated in the table below.

Indicative Employment Land Requirement 2037 to 2047	
Annual requirement from EDNA (excluding buffer)	14.48
Requirement over ten year period	144.80
Indicative Employment Land Supply 2037 to 2047	
Additional supply within Plan from buffer	72.4
Fiddlers Ferry	89.4
Total indicative supply	161.8

Permanence of Revised Green Belt Boundaries

- 7.13 Having reviewed land supply against future development needs, the Council is confident that there will be a sufficient supply of land to meet housing and employment needs for at least the ten years following the end of the Plan period. The Council is also confident that additional brownfield sites will become available which will ensure greater flexibility of supply.
- 7.14 The Council is therefore confident that there is no need for any safeguarding of land to meet future development needs and that the amended Green Belt boundaries are capable of enduring well beyond the end of the Plan period in accordance with paragraph 136 of the NPPF.

8. Consideration of Affordable Housing Supply

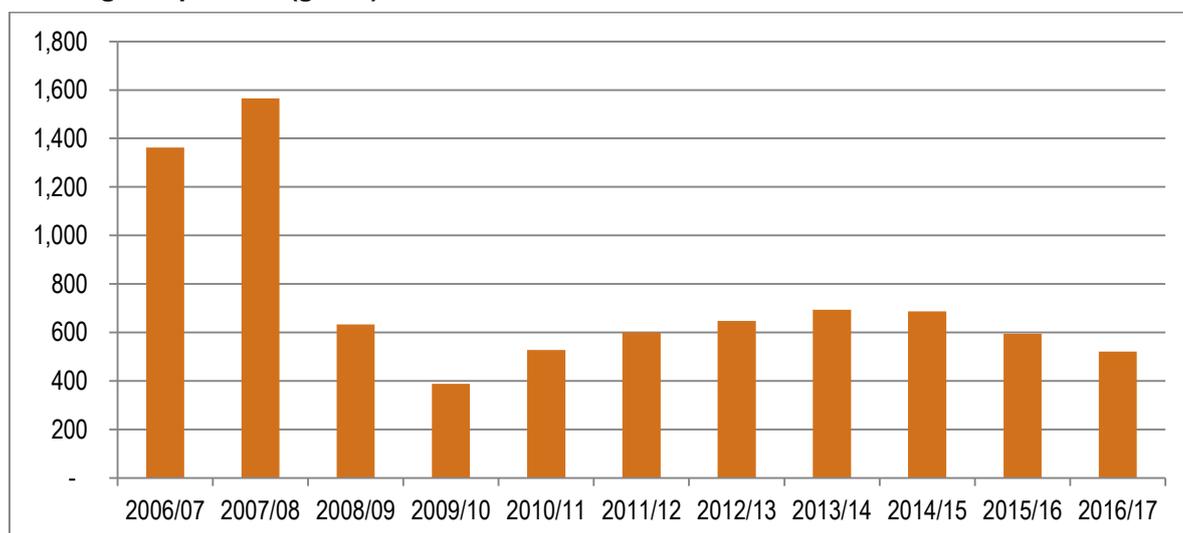
- 8.1 In accordance with the Government's Planning Practice Guidance, the Council has considered the total affordable housing need in the context of its likely delivery as a proportion of mixed market and affordable housing developments, taking into account the probable percentage of affordable housing to be delivered by eligible market housing led developments.
- 8.2 The guidance states that an increase in the total housing figures included in the plan may need to be considered where it could help deliver the required number of affordable homes. (NPPG Housing need assessment: Para 027)
- 8.3 In undertaking this consideration, the Council is assuming that its affordable housing policy will deliver around 25% of housing completions as affordable from eligible market housing led developments. This takes into account the target of 20% in inner Warrington, 30% in the remainder of the existing urban area and Main Development Areas and 40% on the allocation sites in the outlying settlements. It also takes into account that affordable housing is not required on developments of less than ten homes and that some sites in the existing urban may benefit from the Vacant Building Credit. The Local Plan Viability Assessment demonstrates that the policy is seeking the maximum reasonable proportion of affordable housing.
- 8.4 This means that the proposed Local Plan Housing target of 945 homes per annum is likely to deliver around 236 affordable homes per annum from eligible market housing led developments. This is below the identified need of 377 affordable homes per annum as established in the Local Housing Need Assessment.
- 8.5 The Council therefore needs to consider whether it should increase its housing target above 945 in order to increase the supply of affordable housing.
- 8.6 If the Council was to deliver the full affordable housing requirement through its affordable housing policy applied to eligible market housing led developments,

then this would require the overall housing target to be increased to 1,508 home per annum.

8.7 The Council has previously assessed a higher target (1,332 homes per annum) through the SA/SEA process during the preparation of the PDO. This was discounted due to environmental concerns that would arise from this level of development. As set out at paragraph 2.4 of this report, the Council does not consider a housing target of this magnitude is a reasonable option, having taken into account the conclusions of the PDO SA/SEA, the response to the Regulation 18 consultations and having undertaken more detailed evidence base work.

8.8 The Council also considers that a higher housing target could create significant issues of deliverability. It would require housing to be delivered at a consistently higher rate than Warrington has achieved historically (see figure below) and could result in issues of market saturation.

Housing completions (gross) 2006-2017



Source: AMR 2016/17

8.9 In proposing to Plan for a level of development above the minimum Government requirement, the Local Plan will deliver an increased amount of affordable housing.

8.10 Similarly, by providing 10% flexibility in land supply, there is the potential for further delivery should the housing market be able to deliver at a higher rate.

8.11 There are also other sources of affordable housing supply, including developments by Registered Providers which are likely to deliver a much higher proportion of affordable housing.

8.12 The Council is therefore not proposing a further uplift to its proposed housing target of 945.

8.13 The Council will however keep overall housing delivery and affordable housing delivery under review.

Appendix 1 – Process of reviewing of Local Plan draft Spatial Strategy

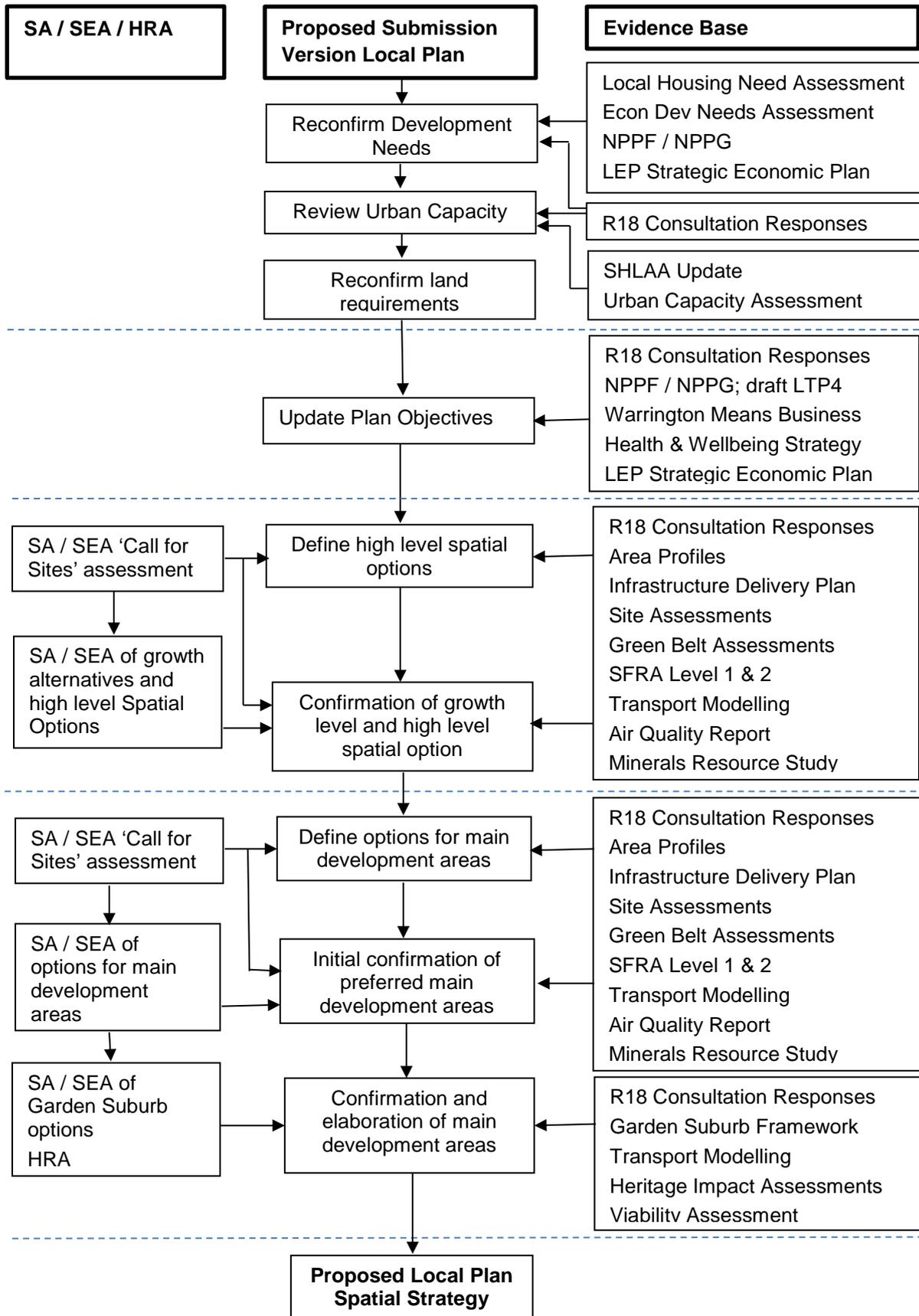
Appendix 2 – High level growth options assessment table

Appendix 3 – Main Urban Area options assessment table

Appendix 4 – Contender Sites in Settlements – Site Assessment Conclusions

Appendix 5 – Grade ‘A’ Employment Sites - Site Assessment Conclusions

Appendix 6 – Examples of Multiple Developer Activity



Appendix 2 – Assessment of High Level Spatial Options

Local Plan Objective	Growth Scenarios	Option 1 - Green Belt release only in proximity to the main Warrington urban area	Option 2 - Majority of Green Belt release adjacent to main urban area with incremental growth in outlying settlements	Option 3 - Settlement extension in one or more settlement with remainder of growth adjacent to the main urban area
W1 To enable the sustainable growth of Warrington through the ongoing regeneration of Inner Warrington, the delivery of strategic and local infrastructure, the strengthening of existing neighbourhoods and the creation of new sustainable neighbourhoods whilst meeting housing and employment needs.	(A) 909 pa - Minimum requirement under Standard Housing Methodology (2014 based household projections)	Meets minimum housing requirement under Government Planning Practice Guidance. Development is focused in the main urban area and is likely to support strategic infrastructure delivery and the regeneration of Inner Warrington.	Meets minimum housing requirement under Government Planning Practice Guidance. The majority of development is focused on the main urban area and is therefore likely to support strategic infrastructure delivery and the regeneration of Inner Warrington. Contribution to meeting housing needs and increasing vitality of outlying settlements.	Meets minimum housing requirement under Government Planning Practice Guidance. Greater contribution to meeting housing needs and increasing vitality of settlements but unlikely to support strategic infrastructure delivery and the regeneration of Inner Warrington.
	(B) 945 pa - Economic Growth scenario	Greater contribution to delivering housing required to support economic growth and address affordability. Development is focused in the main urban area and is likely to support strategic infrastructure delivery and the regeneration of Inner Warrington.	Greater contribution to delivering housing required to support economic growth and address affordability. The majority of development is focused on the main urban area and is therefore likely to support strategic infrastructure delivery and the regeneration of Inner Warrington. Contribution to meeting housing needs and increasing vitality of outlying settlements.	Greater contribution to delivering housing required to support economic growth and address affordability. Greater contribution to meeting housing needs and increasing vitality of settlements but less likely to support strategic infrastructure delivery and the regeneration of Inner Warrington
	(C) 735 pa - Minimum requirement under Standard Housing Methodology (2016 based household projections)	Does not meet minimum housing requirement under Government Planning Practice Guidance and is significantly below level required to support economic growth and address affordability. Scale of development unlikely to support strategic infrastructure delivery and potential constraint on the regeneration of Inner Warrington.	Does not meet minimum housing requirement under Government Planning Practice Guidance and is significantly below level required to support economic growth and address affordability. Scale of development unlikely to support strategic infrastructure delivery and potential constraint on the regeneration of Inner Warrington. Some contribution to meeting housing needs and increasing vitality of outlying settlements.	Does not meet minimum housing requirement under Government Planning Practice Guidance and is significantly below level required to support economic growth and address affordability. Scale and location of development is very unlikely to support strategic infrastructure delivery and potential constraint on the regeneration of Inner Warrington. Contribution to meeting housing needs and increasing vitality of outlying settlements.
W2 To ensure Warrington's revised Green Belt boundaries maintain the permanence of the Green Belt in the long term.	(A) 909 pa - Minimum requirement under Standard Housing Methodology (2014 based household projections)	Opportunity to accommodate development within the General Areas identified as poor or moderate, maintaining the integrity of Warrington's Green Belt at a Strategic Level. At a local level individual parcels making a poor, medium and potentially strong contribution to the Green Belt will need to be developed. Opportunity to provide robust permanent Green Belt boundaries capable of enduring beyond the plan period.	Opportunity to accommodate development within the General Areas identified as poor or moderate, maintaining the integrity of Warrington's Green Belt at a Strategic Level. At a local level, incremental growth in the outlying settlements will require individual parcels making a poor and medium contribution to the Green Belt to be developed. The slight reduction in the amount of development adjacent to the main urban area may reduce the need to release individual parcels making a strong contribution to the Green Belt. Opportunity to provide robust permanent Green Belt boundaries capable of enduring beyond the plan period.	A settlement extension would require Green Belt release from stronger performing areas of the Green Belt. This could impact upon the strategic importance of the Green Belt, the long term robustness of Green Belt boundaries as well as resulting in the loss of individual parcels making a strong contribution. The reduction in the amount of development adjacent to the main urban area will reduce the need to release individual parcels making a strong contribution to the Green Belt adjacent to the main urban area.
	(B) 945 pa - Economic Growth scenario	Opportunity to accommodate development within the General Areas identified as poor or moderate, maintaining the integrity of Warrington's Green Belt at a Strategic Level.	Opportunity to accommodate development within the General Areas identified as poor or moderate, maintaining the integrity of Warrington's Green Belt at a Strategic Level.	Settlement extensions will require land to be released from stronger performing areas of the Green Belt. This will impact upon the strategic importance of the Green Belt, the long term robustness of Green Belt

Local Plan Objective	Growth Scenarios	Option 1 - Green Belt release only in proximity to the main Warrington urban area	Option 2 - Majority of Green Belt release adjacent to main urban area with incremental growth in outlying settlements	Option 3 - Settlement extension in one or more settlement with remainder of growth adjacent to the main urban area
		<p>At a local level individual parcels making a poor, medium and strong contribution to the Green Belt will need to be developed.</p> <p>Opportunity to provide robust permanent Green Belt boundaries capable of enduring beyond the plan period.</p>	<p>At a local level, incremental growth in the outlying settlements will require individual parcels making a poor and medium contribution to the Green Belt to be developed.</p> <p>The slight reduction in the amount of development adjacent to the main urban area may reduce the need to release as many individual parcels making a strong contribution to the Green Belt.</p> <p>Opportunity to provide robust permanent Green Belt boundaries capable of enduring beyond the plan period.</p>	<p>boundaries as well as resulting in the loss of individual parcels making a strong contribution.</p> <p>The reduction in the amount of development adjacent to the main urban area will reduce the need to release individual parcels making a strong contribution to the Green Belt.</p>
	(C) 735 pa - Minimum requirement under Standard Housing Methodology (2016 based household projections)	Green Belt release could be accommodated on poorest performing parcels. Risk that not accommodating future development needs may require further fundamental review of the Green Belt when Local Plan is next reviewed.	Green Belt release could be accommodated on poorest performing parcels. Risk that not accommodating future development needs may require further fundamental review of the Green Belt when Local Plan is next reviewed.	Green Belt release predominantly accommodated on poorest performing parcels. Risk that not accommodating future development needs may require further fundamental review of the Green Belt when Local Plan is next reviewed.
W3 To strengthen and expand the role of Warrington Town Centre as a regional employment, retail, leisure, cultural and transport hub, whilst transforming the quality of the public realm and making the Town Centre a place where people want to live.	(A) 909 pa - Minimum requirement under Standard Housing Methodology (2014 based household projections)	<p>Location and scale of development will provide positive economic benefits to the town centre.</p> <p>Opportunities for development sites to easily access the town centre through improved transport corridors.</p>	<p>Location and scale of development will provide positive economic benefits to the town centre.</p> <p>Opportunities for development sites to easily access the town centre through improved transport corridors.</p>	The development of a settlement extension will result in a greater proportion of development being geographically more distant from the town centre and therefore less easily accessible to the town centre.
	(B) 945 pa - Economic Growth scenario	<p>Location and increased scale of development will provide further positive economic benefits to the town centre.</p> <p>Opportunities for development sites to easily access the town centre through improved transport corridors.</p>	<p>Location and increased scale of development will provide further positive economic benefits to the town centre.</p> <p>Opportunities for development sites to easily access the town centre through improved transport corridors.</p>	The development of settlements extensions will result in a greater proportion of development being geographically more distant from the town centre and therefore less easily accessible to the town centre.
	(C) 735 pa - Minimum requirement under Standard Housing Methodology (2016 based household projections)	<p>Smaller scale of development will provide less economic benefits to the town centre.</p> <p>Opportunities for development sites to access the town centre through existing transport corridors.</p>	<p>Smaller scale of development will provide less economic benefits to the town centre.</p> <p>Opportunities for development sites in main urban area to access the town centre through existing transport corridors.</p>	Smaller scale of development will provide less economic benefits to the town centre.
W4 To provide new infrastructure and services to support Warrington's growth; address congestion; promote safer and more sustainable travel; and encourage active and healthy lifestyles.	(A) 909 pa - Minimum requirement under Standard Housing Methodology (2014 based household projections)	<p>Wide-ranging expansion of existing social infrastructure and significant provision of new infrastructure would be required in main urban area (primary and secondary schools, health facilities, open space and sports provision).</p> <p>Significant upgrade to local and strategic highways network required to support growth.</p> <p>Focussing development within and adjacent to the main Warrington urban area ensures that public transport and active travel modes are a viable proposition for new residents.</p> <p>Through discussions with Council and external service and infrastructure providers, infrastructure requirements can be planned for but this is subject to phasing of development and securing funding.</p>	<p>Wide-ranging expansion of existing social infrastructure and significant provision of new infrastructure would be required in main urban area (primary and secondary schools, health facilities, open space and sports provision).</p> <p>Significant upgrade to local and strategic highways network required to support growth.</p> <p>Focussing development within and adjacent to the main Warrington urban area ensures that public transport and active travel modes are a viable proposition for new residents.</p> <p>Growth in settlements can be accommodated through expansion of existing infrastructure together and with a new health facility in Lymm.</p>	<p>A settlement extension would require a range social infrastructure including a new primary school, sports facilities, health facility and open space to be provided in that settlement.</p> <p>It would not be of sufficient size to deliver a new secondary school and would therefore place additional pressure on existing secondary schools.</p> <p>Development within the main urban area will still require expansion of existing social infrastructure or provision of new infrastructure, albeit it not at the same level as the other options. Reducing the level of development adjacent to the main urban area is likely to comprise the ability for new development to provide the additional secondary school required to support this level of growth.</p>

Local Plan Objective	Growth Scenarios	Option 1 - Green Belt release only in proximity to the main Warrington urban area	Option 2 - Majority of Green Belt release adjacent to main urban area with incremental growth in outlying settlements	Option 3 - Settlement extension in one or more settlements with remainder of growth adjacent to the main urban area
		<p>Viability assessment provides evidence that development is capable of making a significant contribution towards to cost of new infrastructure.</p>	<p>Through discussions with Council and external service and infrastructure providers, infrastructure requirements can be planned for but this is subject to phasing of development and securing funding.</p> <p>Viability assessment provides evidence that development is capable of making a significant contribution towards to cost of new infrastructure.</p>	<p>Development in the settlements will be harder to serve through existing and new public transport services and will promote longer journeys. It is also less likely to contribute to the scale of transport infrastructure required to address existing congestion and support further development in the main urban area.</p>
	<p>(B) 945 pa - Economic Growth scenario</p>	<p>Wide-ranging expansion of existing social infrastructure and significant provision of new infrastructure would be required in main urban area (primary and secondary schools, health facilities, open space and sports provision).</p> <p>Significant upgrade to local and strategic highways network required to support growth and address existing congestion.</p> <p>Focussing development within and adjacent to the main Warrington urban area ensures that public transport and active travel modes are a viable proposition for new residents.</p> <p>Through discussions with Council and external service and infrastructure providers, infrastructure requirements can be planned for but this is subject to phasing of development and securing funding.</p> <p>A greater level of growth will have greater infrastructure requirements but this may enable consideration of longer term strategic infrastructure schemes with wider benefits for existing and well as future communities.</p> <p>Viability assessment provides evidence that development is capable of making a significant contribution towards to cost of new infrastructure. A greater level of growth will generate more value but these needs to be considered against increased infrastructure requirements that will be generated.</p>	<p>Wide-ranging expansion of existing social infrastructure and significant provision of new infrastructure would be required in main urban area (primary and secondary schools, health facilities, open space and sports provision).</p> <p>Significant upgrade to local and strategic highways network required to support growth and address existing congestion.</p> <p>Focussing development within and adjacent to the main Warrington urban area ensures that public transport and active travel modes are a viable proposition for new residents.</p> <p>Growth in settlements can be accommodated through expansion of existing infrastructure together and with a new health facility in Lymm.</p> <p>Through discussions with Council and external service and infrastructure providers, infrastructure requirements can be planned for but this is subject to phasing of development and securing funding.</p> <p>A greater level of growth will have greater infrastructure requirements but this may enable consideration of longer term strategic infrastructure schemes with wider benefits for existing and well as future communities.</p> <p>Viability assessment provides evidence that development is capable of making a significant contribution towards to cost of new infrastructure. A greater level of growth will generate more value but these needs to be considered against increased infrastructure requirements that will be generated.</p>	<p>Settlement extensions would require a range social infrastructure to be provided including a new primary school, sports facilities, health facility and open space.</p> <p>They would not be of sufficient size to deliver a new secondary school and would therefore place additional pressure on existing schools.</p> <p>Development within the main urban area will still require expansion of existing social infrastructure or provision of new infrastructure, albeit it not at the same level as the other options. Reducing the level of development adjacent to the main urban area might comprise the ability for new development to provide the additional secondary school required to support this level of growth.</p> <p>Development in the settlements will be harder to serve through existing and new public transport services and will promote longer journeys. It is also less likely to contribute to the scale of transport infrastructure required to address existing congestion and support further development in the main urban area.</p>
	<p>(C) 735 pa - Minimum requirement under Standard Housing Methodology (2016 based household projections)</p>	<p>Expansion of existing social infrastructure and provision of new infrastructure would be required in the main urban area (primary and secondary schools, health facilities, open space and sports provision).</p> <p>Upgrade to local and strategic highways network will be required to support growth and address existing congestion.</p> <p>Through discussions with Council and external service and infrastructure providers, local infrastructure</p>	<p>Expansion of existing social infrastructure and provision of new infrastructure would be required in the main urban area (primary and secondary schools, health facilities, open space and sports provision).</p> <p>Growth in settlements can be accommodated through existing infrastructure with modest expansion if necessary.</p> <p>Upgrade to local and strategic highways network will be required to support growth and address existing congestion.</p>	<p>Expansion of existing social infrastructure and provision of new infrastructure would be required in the main urban area and settlements (primary and secondary schools, health facilities, open space and sports provision).</p> <p>Growth in settlements can be accommodated through expansion of existing infrastructure together and with a new health facility in Lymm.</p>

Local Plan Objective	Growth Scenarios	Option 1 - Green Belt release only in proximity to the main Warrington urban area	Option 2 - Majority of Green Belt release adjacent to main urban area with incremental growth in outlying settlements	Option 3 - Settlement extension in one or more settlements with remainder of growth adjacent to the main urban area
		<p>requirements can be planned for but this is subject to phasing of development and securing funding.</p> <p>Viability assessment illustrates that development could make a significant contribution towards local infrastructure.</p> <p>Opportunity for strategic transport infrastructure is likely to be more challenging under a lower level of growth.</p>	<p>Through discussions with Council and external service and infrastructure providers, local infrastructure requirements can be planned for but this is subject to phasing of development and securing funding.</p> <p>Viability assessment illustrates that development could make a significant contribution towards local infrastructure.</p> <p>Opportunity for strategic transport infrastructure is likely to be more challenging under a lower level of growth.</p>	<p>Upgrade to local and strategic highways network will be required to support growth and address existing congestion.</p> <p>Through discussions with Council and external service and infrastructure providers, local infrastructure requirements can be planned for but this is subject to phasing of development and securing funding.</p> <p>Viability assessment illustrates that development could make a significant contribution towards local infrastructure.</p> <p>Opportunity for strategic transport infrastructure is likely to be more challenging under a lower level of growth.</p>
<p>W5 To secure high quality design which reinforces the character and local distinctiveness of Warrington's urban area, its countryside, its unique pattern of waterways and green spaces and its constituent settlements whilst protecting, enhancing and embracing the Borough's historic, cultural, built and natural assets.</p>	<p>909 pa - Minimum requirement under Standard Housing Methodology (2014 based household projections)</p>	<p>Potential to have a positive impact on the character of Inner Warrington with the delivery of strategic infrastructure unlocking major brown field development sites and addressing existing issues of congestion.</p> <p>Depending on the specific location of development this option could have a negative impact on the existing character of suburban areas, although much of the outer part of the Warrington urban area has already seen significant recent growth from New Town Status.</p> <p>This option will ensure that the character of outlying settlements is preserved, although depending on the specific location of development it could impact on the character of, Appleton Thorne, Grappenhall Heys or Winwick given their proximity to the main urban area.</p> <p>It is likely that development could be directed to avoid impacting upon specific built, historic and natural assets.</p>	<p>Potential to have a positive impact on the character of Inner Warrington with the delivery of strategic infrastructure unlocking major brown field development sites and addressing existing issues of congestion.</p> <p>Depending on the specific location of development this option could have a negative impact on the existing character of suburban areas, although much of the outer part of the Warrington urban area has already seen significant recent growth from New Town Status.</p> <p>Incremental growth in the outlying settlements could be achieved without a significant impact on the character of individual settlements, although development adjacent to the main urban area could impact on the character of, Appleton Thorne, Grappenhall Heys or Winwick depending on its specific location.</p> <p>The slight reduction in the amount of development adjacent to the main urban area may reduce the impact on more sensitive locations / specific built, historic and natural assets.</p>	<p>Potential to have a positive impact on the character of Inner Warrington although less development in proximity to the main urban area may compromise the delivery of strategic infrastructure required to unlock major brown field development sites.</p> <p>A settlement extension could potentially impact on the character of the respective settlement.</p> <p>A reduction in the proportion of growth allocated to the main urban area will reduce the impact on the character of suburban areas and is likely to help reduce the impact on more sensitive locations / specific built, historic and natural assets.</p>
	<p>945 pa - Economic Growth scenario</p>	<p>Potential to have a positive impact on the character of Inner Warrington with the delivery of strategic infrastructure unlocking major brown field development sites and addressing existing issues of congestion.</p> <p>Depending on the specific location of development this option is likely to have a negative impact on the existing character of suburban areas, although much of the outer part of the Warrington urban area has already seen significant recent growth from New Town Status.</p> <p>This option will ensure that the character of outlying settlements is preserved, although depending on the specific location of development it could impact on the character of, Appleton Thorn, Grappenhall Heys or Winwick given their proximity to the main urban area</p>	<p>Potential to have a positive impact on the character of Inner Warrington with the delivery of strategic infrastructure unlocking major brown field development sites and addressing existing issues of congestion.</p> <p>Depending on the specific location of development this option is likely to have a negative impact on the existing character of suburban areas, although much of the outer part of the Warrington urban area has already seen significant recent growth from New Town Status.</p> <p>Incremental growth in the outlying settlements could be achieved without a significant impact on the character of individual settlements, although development adjacent to the main urban area could impact on the</p>	<p>Potential to have a positive impact on the character of Inner Warrington although less development in proximity to the main urban area may compromise the delivery of strategic infrastructure required to unlock major brown field development sites.</p> <p>This option could potentially impact on the character of more than one of the settlements.</p> <p>A reduction in the proportion of growth allocated to the main urban area will reduce the impact on the character of suburban areas and is likely to help reduce the impact on more sensitive locations / specific built, historic and natural assets.</p>

Local Plan Objective	Growth Scenarios	Option 1 - Green Belt release only in proximity to the main Warrington urban area	Option 2 - Majority of Green Belt release adjacent to main urban area with incremental growth in outlying settlements	Option 3 - Settlement extension in one or more settlements with remainder of growth adjacent to the main urban area
		Development is more likely to negatively impact upon specific built, historic and natural assets.	<p>character of, Appleton Thorn, Grappenhall Heys or Winwick depending on its specific location.</p> <p>The slight reduction in the amount of development adjacent to the main urban area may reduce the impact on more sensitive locations / specific built, historic and natural assets.</p>	
	735 pa - Minimum requirement under Standard Housing Methodology (2016 based household projections)	<p>Potential to have a positive impact on the character of Inner Warrington although it may compromise the delivery of strategic infrastructure required to unlock major brown field development sites.</p> <p>This Option would have a moderate impact on the character of suburban areas.</p> <p>Development could be directed to avoid impacting upon specific built, historic and natural assets.</p>	<p>Potential to have a positive impact on the character of Inner Warrington although it may compromise the delivery of strategic infrastructure required to unlock major brown field development sites.</p> <p>This Option would have a minimal impact on the character the outlying settlements and a lower impact on the character of suburban areas.</p> <p>Development could be directed to avoid impacting upon specific built, historic and natural assets.</p>	<p>Potential to have a positive impact on the character of Inner Warrington although it may compromise the delivery of strategic infrastructure required to unlock major brown field development sites.</p> <p>Growth in the outlying settlements could be achieved without a significant impact on the character of individual settlements. Minimal impact on the character of suburban areas.</p> <p>Development could be directed to avoid impacting upon specific built, historic and natural assets.</p>
W6 To minimise the impact of development on the environment through the prudent use of resources and ensuring development is energy efficient, safe and resilient to climate change and makes a positive contribution to improving Warrington's air quality.	909 pa - Minimum requirement under Standard Housing Methodology (2014 based household projections)	<p>Development could be located in areas which are not at risk of flooding.</p> <p>Development is likely to result in the loss of Grade 3 and potentially Grade 2 agricultural land.</p> <p>Development could be accommodated without compromising the borough's mineral resources.</p> <p>Development adjacent to the main urban area provides more sustainable transport options and reduces the need to travel, which in turn would help to contribute to air quality objectives.</p> <p>The scale and mix of development provides the opportunity to promote energy efficient development schemes, including decentralised energy networks, which would contribute positively to the reduction in climate change.</p>	<p>Development could be located in areas which are not at risk of flooding.</p> <p>Development is likely to result in the loss of Grade 3 and potentially Grade 2 agricultural land.</p> <p>Development could be accommodated without compromising the borough's mineral resources.</p> <p>The majority of development adjacent to the main urban area provides more sustainable transport options and reduces the need to travel, which in turn would help to contribute to air quality objectives.</p> <p>The scale and mix of development provides the opportunity to promote energy efficient development schemes, including decentralised energy networks, which would contribute positively to the reduction in climate change.</p>	<p>Development could be located in areas which are not at risk of flooding.</p> <p>Development is likely to result in the loss of Grade 3 agricultural land but there is the potential to reduce the loss of Grade 2 agricultural land.</p> <p>Development would be likely to impact on the borough's mineral resources.</p> <p>A settlement extension may not perform as well against air quality and carbon reduction objectives due to their geographical location increasing the need to travel and being harder to serve by public transport.</p> <p>A settlement extension could in principle support a decentralised energy network although it may not provide a sufficiently diverse mix of uses to establish the required base load.</p>
	945 pa - Economic Growth scenario	<p>Development could be located in areas which are not at risk of flooding.</p> <p>Development will result in the loss of Grade 2 and Grade 3 agricultural land.</p> <p>Development could be accommodated without compromising the borough's mineral resources.</p> <p>Development adjacent to the main urban area provides more sustainable transport options and reduces the need to travel, which in turn would help to contribute to air quality objectives.</p> <p>The scale and mix of development provides the opportunity to promote energy efficient development schemes, including decentralised energy networks,</p>	<p>Development could be located in areas which are not at risk of flooding.</p> <p>Development will result in the loss of Grade 2 and Grade 3 agricultural land.</p> <p>Development could be accommodated without compromising the borough's mineral resources.</p> <p>The majority of development adjacent to the main urban area provides more sustainable transport options and reduces the need to travel, which in turn would help to contribute to air quality objectives.</p> <p>The scale and mix of development provides the opportunity to promote energy efficient development schemes, including decentralised energy networks,</p>	<p>Development could be located in areas which are not at risk of flooding.</p> <p>Development is likely to result in the loss of Grade 3 agricultural land but there is the potential to reduce the loss of Grade 2 agricultural land.</p> <p>Development would be likely to impact on the borough's mineral resources.</p> <p>Settlement extensions may not perform as well against air quality objectives due to their geographical location increasing the need to travel and being harder to serve by public transport. This could in turn also impact negatively on the reduction in climate change.</p>

Local Plan Objective	Growth Scenarios	Option 1 - Green Belt release only in proximity to the main Warrington urban area	Option 2 - Majority of Green Belt release adjacent to main urban area with incremental growth in outlying settlements	Option 3 - Settlement extension in one or more settlement with remainder of growth adjacent to the main urban area
		which would contribute positively to the reduction in climate change.	which would contribute positively to the reduction in climate change.	Settlement extensions could in principle support a decentralised energy network although it may not provide a sufficiently diverse mix of uses to establish the required base load.
	735 pa - Minimum requirement under Standard Housing Methodology (2016 based household projections)	<p>Development could be located in areas which are not at risk of flooding.</p> <p>A lower level of growth will result in the loss of less Grade 2 and Grade 3 agricultural land.</p> <p>Development could be accommodated without compromising the borough's mineral resources.</p> <p>A lower level of development adjacent to the main urban area provides more sustainable transport options and reduces the need to travel, which in turn would help to contribute to air quality objectives and reduce carbon emissions.</p>	<p>Development could be located in areas which are not at risk of flooding.</p> <p>A lower level of growth will result in the loss of less Grade 2 and Grade 3 agricultural land.</p> <p>Development could be accommodated without compromising the borough's mineral resources.</p> <p>A lower level of development predominantly located adjacent to main urban area provides more sustainable transport options and reduces the need to travel, which in turn would help to contribute to air quality objectives and reduce carbon emissions.</p>	<p>Development could be located in areas which are not at risk of flooding.</p> <p>A lower level of growth will result in the loss of less Grade 2 and Grade 3 agricultural land. This options provides the opportunity to minimise any loss of Grade 2 agricultural land.</p> <p>Development could be accommodated without compromising the borough's mineral resources.</p> <p>A lower level of development will help to contribute to air quality objectives and reduce carbon emissions although locating growth in the settlements will offset some of these benefits with increased journey lengths and trips which are harder to support by public transport.</p>
Deliverability Conclusions	909 pa - Minimum requirement under Standard Housing Methodology (2014 based household projections)	<p>Choice of suitable, available and deliverable / developable sites for option.</p> <p>This option is likely to require a major urban extension which will have lead in times for infrastructure.</p> <p>Viability Appraisal indicates it is likely that development will make a significant contribution to delivery of required supporting infrastructure.</p>	<p>Choice of suitable, available and deliverable / developable sites for option.</p> <p>This option is likely to require a major urban extension which will have lead in times for infrastructure.</p> <p>Incremental development in settlements will make a positive contribution to deliverable sites.</p> <p>Viability Appraisal indicates likely that development will make a significant contribution to delivery of required supporting infrastructure.</p>	<p>Choice of suitable, available and deliverable / developable sites for option.</p> <p>This option will require a settlement extension and potentially an urban extension which will have lead in times for infrastructure.</p> <p>Development in remainder of settlements will make a positive contribution to deliverable sites.</p> <p>Viability Appraisal indicates likely that development will make a significant contribution to delivery of required supporting infrastructure.</p>
	945 pa - Economic Growth scenario	<p>Choice of suitable, available and deliverable / developable sites for option.</p> <p>This option will require a major urban extension which will have lead in times for infrastructure.</p> <p>Viability Appraisal indicates it is likely that development will make a significant contribution to delivery of required supporting infrastructure although this needs to be considered against higher level of development and therefore greater infrastructure needs.</p>	<p>Choice of suitable, available and deliverable / developable sites for option.</p> <p>This option will require a major urban extension which will have lead in times for infrastructure.</p> <p>Development in settlements will make a positive contribution to deliverable sites.</p> <p>Viability Appraisal indicates likely that development will make a significant contribution to delivery of required supporting infrastructure although this needs to be considered against the higher level of development and therefore greater infrastructure needs.</p>	<p>Choice of suitable, available and deliverable / developable sites for option.</p> <p>This option will require settlement extensions and potentially an urban extension which will have lead in times for infrastructure.</p> <p>Viability Appraisal indicates likely that development will make a significant contribution to delivery of required supporting infrastructure although this needs to be considered against higher level of development and therefore greater infrastructure needs.</p>
	735 pa - Minimum requirement under Standard Housing Methodology (2016 based household projections)	<p>Choice of suitable, available and deliverable / developable sites for option.</p> <p>Lower level of Green Belt release is more likely to be deliverable earlier in the Plan Period.</p>	<p>Choice of suitable, available and deliverable / developable sites for option.</p> <p>Lower level of Green Belt release is more likely to be deliverable earlier in the Plan Period.</p>	<p>Choice of suitable, available and deliverable / developable sites for option.</p> <p>Lower level of Green Belt release is more likely to be deliverable earlier in the Plan Period.</p>

Local Plan Objective	Growth Scenarios	Option 1 - Green Belt release only in proximity to the main Warrington urban area	Option 2 - Majority of Green Belt release adjacent to main urban area with incremental growth in outlying settlements	Option 3 - Settlement extension in one or more settlement with remainder of growth adjacent to the main urban area
		Viability Appraisal indicates it is likely that development will make a significant contribution to delivery of required supporting infrastructure although the level of infrastructure this option would deliver is less likely to have benefits for wider town.	Viability Appraisal indicates likely that development will make a significant contribution to delivery of required supporting infrastructure although the level of infrastructure this option would deliver is less likely to have benefits for wider town.	Viability Appraisal indicates likely that development will make a significant contribution to delivery of required supporting infrastructure although the level of infrastructure this option would deliver is less likely to have benefits for wider town.
SA/SEA Conclusions	<p>The findings demonstrate that the lower growth scenario could have negative effects on housing and economic growth, and this translates into lower overall benefits in terms of regeneration, health and wellbeing and the potential for infrastructure improvements. Though the higher growth options would generate more negative effects, the majority of these would not be significant and could be mitigated.</p> <p>With regards to distribution, the SA finds that Option 2 would generate a more balanced range of positive effects across the borough. In terms of environmental impacts, the effects are not vastly different between the three distribution approaches.</p>			
Overall Conclusions	909 pa - Minimum requirement under Standard Housing Methodology (2014 based household projections)	<p>Depending on the specific locations for development, it could provide a sustainable, viable and deliverable option for meeting Warrington's minimum development needs. It will result in the loss of Green Belt but provides the opportunity to maintain the permanence of revised Green Belt boundaries over the long term. It will contribute to delivering infrastructure required to support the regeneration of Inner Warrington and the growth of the Borough as a whole.</p> <p>The option is likely to impact on the character of suburban areas but environmental impacts can be minimised. The proposed level of development will not support Warrington's full economic growth aspirations.</p>	<p>Depending on the specific locations for development, it could provide a sustainable, viable and deliverable option for meeting Warrington's minimum development needs, including needs within outlying settlements. It will result in the loss of Green Belt but provides the opportunity to maintain the permanence of revised Green Belt boundaries over the long term. It will contribute to delivering infrastructure required to support the regeneration of Inner Warrington and the growth of the Borough as a whole.</p> <p>The option is likely to impact on the character of suburban areas but significant environmental impacts can be minimised. The proposed level of development will not support Warrington's full economic growth aspirations.</p>	<p>This could provide a deliverable option for meeting Warrington's minimum development needs, including needs in the outlying settlements. It will result in the loss of Green Belt and potentially boundaries which could be vulnerable to further change. It is also less likely to contribute to delivering infrastructure required to support the regeneration of Inner Warrington and the growth of the Borough as a whole.</p> <p>The option will have an impact on the character of the settlement which is to be extended but it will have less impact on the character of suburban areas. Significant environmental impacts can be minimised. The proposed level of development will not support Warrington's full economic growth aspirations.</p>
	945 pa - Economic Growth scenario	<p>Depending on the specific locations for development, it could provide a sustainable, viable and deliverable option for meeting Warrington's full development needs. It will result in increased loss of Green Belt but provides the opportunity to maintain the permanence of revised Green Belt boundaries over the long term. It will make a significant contribution to delivering infrastructure required to support the regeneration of Inner Warrington and the growth of the Borough as a whole.</p> <p>The option will impact on the character of suburban areas but significant environmental impacts can be minimised.</p>	<p>Depending on the specific locations for development, it could provide a sustainable, viable and deliverable option for meeting Warrington's full development needs, including those within the outlying settlements. It will result in increased loss of Green Belt but provides the opportunity to maintain the permanence of revised Green Belt boundaries over the long term. It will make a significant contribution to delivering infrastructure required to support the regeneration of Inner Warrington and the growth of the Borough as a whole.</p> <p>The option will impact on the character of suburban areas but significant environmental impacts can be minimised.</p>	<p>This could provide a deliverable option for meeting Warrington's full development needs, including needs in the outlying settlements. It will result in the increased loss of Green Belt and potentially boundaries which could be vulnerable to further change. It is also less likely to contribute to delivering infrastructure required to support the regeneration of Inner Warrington and the growth of the Borough as a whole.</p> <p>The option will have an impact on the character of the settlements which are to be extended but it will have less impact on the character of suburban areas. Significant environmental impacts can be minimised.</p>
	735 pa - Minimum requirement under Standard Housing Methodology (2016 based household projections)	<p>This option will result in a lower level of Green Belt release and a relatively low impact on the character of suburban areas, and built and natural assets.</p> <p>The option will not support Warrington's economic growth ambitions and not address issues of housing affordability. The level of infrastructure this option would deliver is less likely to have benefits for wider town.</p> <p>Given that long term development needs would not be met, there is less certainty that revised Green Belt boundaries would be capable of enduring beyond the Plan Period.</p>	<p>This option will result in a lower level of Green Belt release and a relatively low impact on the character of suburban areas and the settlements, and built and natural assets.</p> <p>The option will not support Warrington's economic growth ambitions and not address issues of housing affordability. The level of infrastructure this option would deliver is unlikely to have benefits for wider town.</p> <p>Given that long term development needs would not be met, there is less certainty that revised Green Belt</p>	<p>This option will result in a lower level of Green Belt release and a relatively low impact on the character of suburban areas and the settlements, and built and natural assets.</p> <p>The options will not support Warrington's economic growth ambitions and not address issues of housing affordability. The level of infrastructure this option would deliver is much less likely to have benefits for wider town.</p> <p>Given that long term development needs would not be met, there is less certainty that revised Green Belt</p>

Local Plan Objective	Growth Scenarios	Option 1 - Green Belt release only in proximity to the main Warrington urban area	Option 2 - Majority of Green Belt release adjacent to main urban area with incremental growth in outlying settlements	Option 3 - Settlement extension in one or more settlement with remainder of growth adjacent to the main urban area
			boundaries would be capable of enduring beyond the Plan Period.	boundaries would be capable of enduring beyond the Plan Period.

Appendix 3 – Options Assessment of Main Development Locations

Local Plan Objective W1: To enable the sustainable growth of Warrington through the ongoing regeneration of Inner Warrington, the delivery of strategic and local infrastructure, the strengthening of existing neighbourhoods and the creation of new sustainable neighbourhoods whilst: - delivering a minimum of 18,900 new homes (equating to 945 per year) between 2017 and 2037, and - supporting Warrington's ongoing economic success by providing 362 Hectares of employment land between 2017 and 2037.					
Option 1 - Garden Suburb to the south east of Warrington of around 4,200 homes & an urban extension to the south west of around 1,600 homes	Option 2 - Garden Suburb of around 4,200 homes & an urban extension to the west of Warrington of around 1,600 homes	Option 3 - Garden Suburb of around 4,200 homes & an urban extension to the north of around 1,600 homes	Option 4 – Garden Suburb of around 4,200 homes & dispersed Green Belt release adjacent to main urban area	Option 5 – Garden Suburb of around 2,400 homes, urban extension to the south west of around 1,600 homes and dispersed Green Belt release adjacent to main urban area	Option 6 - A more dispersed pattern of Green Belt release adjacent to the main urban area
<p>The Garden Suburb is of a sufficient scale to provide a wide range of infrastructure and services to support the development itself and to contribute to the wider sustainable development of Warrington as a whole.</p> <p>Its location will ensure good access to the surrounding urban area and Warrington Town centre. These benefits are further increased when combined with the potential employment site at the junction of the M6/M56.</p> <p>The south west extension is of a sufficient scale to provide a range of services to support a new residential community including a local centre, primary school, health facility and a network of open spaces. Its location and the future delivery of the Western Link will ensure good access to Stockton Heath District Centre, Warrington Town Centre and the major proposed development at Warrington Waterfront.</p>	<p>Garden Suburb assessment is the same as in option 1.</p> <p>The Western Extension will provide benefits of increasing the residential population within the main urban area with good access to the major employment development at Omega and existing connections to the town centre.</p> <p>Given that the sites available in the west are split over a number of separate areas, there are concerns over the ability to deliver the associated strategic and local infrastructure needed to support the development itself and contribute to the wider sustainable development of Warrington.</p>	<p>Garden Suburb assessment is the same as in option 1.</p> <p>The Northern Extension will provide benefits of increasing the residential population in proximity to the main urban area with existing connections to the town centre and the employment areas at Omega and Birchwood.</p> <p>Given that the sites available in the north are split over a number of separate areas adjacent to the existing settlement of Winwick, there are concerns over the ability to deliver the associated strategic and local infrastructure needed to support the development itself and contribute to the wider sustainable development of Warrington.</p>	<p>Garden Suburb assessment is the same as in option 1.</p> <p>There are a range of sites that could deliver required balance of homes to support the borough's growth aspirations through a dispersed pattern of Green Belt release. These would be in proximity to the main urban area with existing connections to the town centre.</p> <p>However, there are concerns over the ability to deliver the associated strategic and local infrastructure needed to support the individual sites themselves and contribute to the wider sustainable development of Warrington.</p>	<p>South West assessment is the same as in option 1.</p> <p>This option would be capable of delivering the Borough's growth aspirations in terms of capacity of available sites, but the smaller Garden Suburb combined with dispersed development is less likely to deliver the strategic and local infrastructure needed to support the development itself and contribute to the wider sustainable development of Warrington as a whole.</p>	<p>This option would be capable of delivering the Borough's growth aspirations in terms of capacity of available sites, but the more that development is dispersed, the less likely it is to deliver the strategic and local infrastructure needed to support the development itself and contribute to the wider sustainable development of Warrington as a whole.</p>

Local Plan Objective W2: To ensure Warrington's revised Green Belt boundaries maintain the permanence of the Green Belt in the long term.					
Option 1 - Garden Suburb to the south east of the Warrington of around 4,200 homes & urban extension to the south west of around 1,600 homes	Option 2 - Garden Suburb of around 4,200 homes & an urban extension to the west of Warrington of around 1,600 homes	Option 3 - Garden Suburb of around 4,200 homes & an urban extension to the north of around 1,600 homes	Option 4 – Garden Suburb of around 4,200 homes & dispersed Green Belt release adjacent to main urban area	Option 5 – Garden Suburb of around 2,000 homes, urban extension to the south west of around 1,600 homes and dispersed Green Belt release adjacent to main urban area	Option 6 - A more dispersed pattern of Green Belt release adjacent to the main urban area
<p>The Garden Suburb provides the opportunity to accommodate development within the General Area identified as poor. At a Strategic Level this provides the opportunity to maintain the integrity of Warrington's Green Belt.</p> <p>At a local level this option will require individual parcels making a poor, medium and strong contribution to the Green Belt to be developed</p> <p>There is the opportunity to provide robust Green Belt boundaries based on the motorways and A Roads. There is capacity for development beyond the plan period which will contribute to meeting Warrington's long term development needs and ensure the permanence of the revised Green Belt boundaries.</p> <p>Green Belt release for the south west urban extension will involve moderate performing Green Belt sites and would not impact upon the strategic importance of the Green Belt. Revised boundaries would be likely to ensure permanence in the long term (consisting predominantly of A roads and the canal). It does however need to be considered in the context of proposed Green Belt release in Halton.</p>	<p>Green Belt release for the Garden Suburb will be the same as per Option 1.</p> <p>The western extension is located in a General Area making a strong contribution to the Green Belt. This level of growth in the west is therefore likely to impact on the strategic importance of the Green Belt between the main urban area of Warrington and Widnes. At a local level it will also require parcels making predominantly a strong or moderate contribution to the Green Belt to be developed.</p> <p>Revised boundaries would be less likely to ensure permanence in the long term (currently field boundaries).</p>	<p>Green Belt release for the Garden Suburb will be the same as per Option 1</p> <p>Green Belt release for the north urban extension will involve weak and moderate performing Green Belt sites and would not impact upon the strategic importance of the Green Belt.</p> <p>Revised boundaries would be less likely to ensure permanence in the long term (consisting of field boundaries and B roads).</p>	<p>Green Belt release for the Garden Suburb will be the same as per Option 1</p> <p>Providing the balance of homes through a more dispersed pattern of development would enable greater prioritisation of sites making a poor or moderate contribution to the Green Belt to be released.</p> <p>The permanence of long term Green Belt boundaries created through this option will depend on location. Although this option provides the opportunity to prioritise release to create strong permanent boundaries, more dispersed release may not provide as permanent a boundary as an urban extension defined by an A Road, Motorway or Ship Canal / River Mersey</p>	<p>Green Belt release for the South West Extension will be the same as per Option 1.</p> <p>A smaller Garden Suburb would enable prioritisation of sites making a poor or moderate contribution to the Green Belt to be released, with less sites making a strong contribution having to be released.</p> <p>Providing the balance of homes through a more dispersed pattern of development would enable greater prioritisation of sites making a poor or moderate contribution to the Green Belt to be released.</p> <p>The permanence of long term Green Belt boundaries created through this option will depend on location. Although this option provides the opportunity to prioritise release to create strong permanent boundaries, a smaller Garden Suburb and more dispersed release may not provide as permanent a boundary as an urban extension defined by an A Road, Motorway or Ship Canal / River Mersey.</p>	<p>At a Strategic Level, this option will result in the release of Green Belt in General Areas making a poor, moderate and potentially strong contribution to the Green Belt. However, this option is less likely to result in such large concentrations of development in a single location and therefore the strategic impact on the Green Belt may be reduced.</p> <p>This option would enable greater prioritisation of sites making a poor or moderate contribution to the Green Belt to be released. This may therefore result in this option having the greatest potential to minimise the loss of individual parcels making a strong contribution to the Green Belt.</p> <p>The permanence of long term Green Belt boundaries created through this option will depend on location. Although this option provides the opportunity to prioritise release to create strong permanent boundaries, more dispersed release may not provide as permanent a boundary as an urban extension defined by an A Road, Motorway or Ship Canal / River Mersey.</p>

Local Plan Objective: W3 To strengthen and expand the role of Warrington Town Centre as a regional employment, retail, leisure, cultural and transport hub, whilst transforming the quality of the public realm and making the Town Centre a place where people want to live					
Option 1 - Garden Suburb to the south east of the Warrington of around 4,200 homes & urban extension to the south west of around 1,600 homes	Option 2 - Garden Suburb of around 4,200 homes & an urban extension to the west of Warrington of around 1,600 homes	Option 3 - Garden Suburb of around 4,200 homes & an urban extension to the north of around 1,600 homes	Option 4 – Garden Suburb of around 4,200 homes & dispersed Green Belt release adjacent to main urban area	Option 5 – Garden Suburb of around 2,000 homes, urban extension to the south west of around 1,600 homes and dispersed Green Belt release adjacent to main urban area	Option 6 - A more dispersed pattern of Green Belt release adjacent to the main urban area
<p>This option could positively contribute to enhancing Warrington Town Centre through the scale of development proposed in relative proximity to the town centre and the economic benefits this could bring.</p> <p>The infrastructure associated with this option could enhance the accessibility of Warrington Town Centre for existing as well as new residents.</p>	<p>This option could positively contribute to enhancing Warrington Town Centre through the scale of development proposed in relative proximity to the town centre and the economic benefits this could bring.</p> <p>The infrastructure associated with this option could enhance the accessibility of Warrington Town Centre for existing as well as new residents.</p>	<p>This option could positively contribute to enhancing Warrington Town Centre through the scale of development proposed in relative proximity to the town centre and the economic benefits this could bring.</p> <p>The infrastructure associated with this option could enhance the accessibility of Warrington Town Centre for existing as well as new residents.</p>	<p>This option could positively contribute to enhancing Warrington Town Centre through the scale of development proposed in relative proximity to the town centre and the economic benefits this could bring.</p> <p>The infrastructure associated with this option could enhance the accessibility of Warrington Town Centre for existing as well as new residents.</p>	<p>Development is focused around the main urban area and is likely to directly and/or indirectly strengthen and expand the role of the town centre. Development is likely to bring economic benefits for the town centre.</p> <p>However, the smaller Garden Suburb development in this option, combined with more dispersed development is less likely to contribute to the delivery of strategic infrastructure which will improve access to the town centre and support its development.</p>	<p>Development is focused around the main urban area and is likely to directly and/or indirectly strengthen and expand the role of the town centre. Development is likely to bring economic benefits for the town centre.</p> <p>However, the more dispersed development is under this option, the less likely it is to contribute to the delivery of strategic infrastructure which will improve access to the town centre and support its development.</p>

Local Plan Objective W4 : To provide new infrastructure to support Warrington's growth, reduce congestion and promote sustainable transport options, whilst reducing the need to travel and encouraging active lifestyles.					
Option 1 - Garden Suburb to the south east of the Warrington of around 4,200 homes & urban extension to the south west of around 1,600 homes	Option 2 - Garden Suburb of around 4,200 homes & an urban extension to the west of Warrington of around 1,600 homes	Option 3 - Garden Suburb of around 4,200 homes & an urban extension to the north of around 1,600 homes	Option 4 – Garden Suburb of around 4,200 homes & dispersed Green Belt release adjacent to main urban area	Option 5 – Garden Suburb of around 2,000 homes, urban extension to the south west of around 1,600 homes and dispersed Green Belt release adjacent to main urban area	Option 6 - A more dispersed pattern of Green Belt release adjacent to the main urban area
<p>The Garden Suburb will require significant new social infrastructure - including a neighbourhood centre, new local centres, a secondary school, up to 4 new primary schools, health and leisure facilities and a network of parks and open spaces.</p> <p>The Garden Suburb will require significant upgrades to the local highway network, public transport network and motorway junctions. An additional crossing over the Ship Canal may be required to deliver the full extent of the Garden Suburb beyond the Plan period.</p> <p>The South West Extension will require a new primary school, health facility, local centre and extensive areas of open space.</p> <p>The provision of a new secondary school in the Garden Suburb and the potential to create additional places at Bridgewater High following the closure of the sixth form will ensure that secondary school places can be provided in south Warrington to support the development.</p> <p>The Garden Suburb will require the provision of a modern sports facility to service the south of the borough, as well as the retention of Broomfield's Leisure Centre as a dry site facility both for education and community use.</p> <p>The scale of the South West Urban Extension cannot be accommodated by the A56 without the delivery of the Western Link.</p> <p>Through discussions with Council and external service and infrastructure providers and</p>	<p>The impact of the Garden Suburb component is the same as assessed under Option 1.</p> <p>The western extension will require a new primary school, new health facilities and open space.</p> <p>The western extension is likely to exacerbate pressure on secondary schools in the west of the Borough. There are limited options to provide additional capacity in this part of the borough - including within the western extension itself. There is currently capacity at Penketh High but this is forecast to be taken through development within the existing urban area and with the development of the Waterfront.</p> <p>Given the western extension would be provided over a number of sites, separated by existing development, there are concerns regarding deliverability, in particular the ability to plan for comprehensive development and provide the required primary school and health facility.</p> <p>The Western extension's location will help in promoting active transport and in supporting public transport services. It may however increase pressure on Junction 8 of the M62 which has not been designed to accommodate this additional growth.</p> <p>The existing public and private leisure facilities located within the West will be able to cater for increased demand, although some improvements may be required to older public facilities.</p>	<p>The impact of the Garden Suburb component is the same as assessed under Option 1.</p> <p>The northern extension will require a new primary school, new health facilities and open space.</p> <p>The northern extension is likely to exacerbate pressure on secondary schools in the north of the Borough. There are limited options to provide additional capacity in this part of the borough - including within the northern extension itself.</p> <p>Given the northern extension would be provided over a number of sites, separated by existing development, there are concerns regarding deliverability, in particular the ability to plan for comprehensive development and provide the required primary school and health facility.</p> <p>The northern extension's location will help in promoting active transport and in supporting public transport services. It may however increase pressure on Junction 9 of the M62 which has not been designed to accommodate this additional growth.</p> <p>The existing public and private leisure facilities located within the North will be able to cater for increased demand, although some improvements may be required to older public facilities.</p>	<p>The impact of the Garden Suburb component is the same as assessed under Option 1.</p> <p>Providing the remainder of Green Belt release through a more dispersed pattern of development would enable prioritisation of sites which would place the least amount of pressure on the highways network, schools, health facilities and other local infrastructure.</p> <p>However, given pressure on highways network and social infrastructure within the main urban area it is still likely that highways improvements and potentially a new primary school and health facility would be required. It may be more difficult to deliver these infrastructure improvements across a larger number of smaller sites.</p> <p>Focussing development around the main urban area will however assist in promoting active transport and in support public transport services.</p>	<p>The impact of the South West Extension component is the same as assessed under Option 1.</p> <p>A smaller Garden Suburb is less likely to deliver the strategic and local infrastructure needed to support the development itself and contribute to the wider sustainable development of Warrington as a whole. In particular it will be challenging to deliver the highways improvements and the additional secondary school places which would be required to support the level of growth proposed for south Warrington under this option.</p> <p>Providing the remainder of Green Belt release through a more dispersed pattern of development would enable prioritisation of sites which would place the least amount of pressure on the highways network, schools, health facilities and other local infrastructure.</p> <p>However, given pressure on highways network and social infrastructure within the main urban area it is still likely that highways improvements and potentially a new primary school, leisure facility and health facility would be required. It may be more difficult to deliver these infrastructure improvements across a larger number of smaller sites.</p> <p>Focussing development around the main urban area will however assist in promoting active transport and in support public transport services.</p>	<p>Development of this scale would require significant new infrastructure (including up to five new primary schools, a new secondary school, a new health facility, open space and leisure facilities).</p> <p>There are significant concerns whether these infrastructure requirements can be delivered across a larger number of smaller sites under this option.</p> <p>Without this infrastructure, there is a risk that development could exacerbate congestion and infrastructure constraints.</p> <p>Focussing development around the main urban area will however assist in promoting active transport and in support public transport services.</p>

<p>developers promoting land within the urban extensions, infrastructure requirements can be planned for but this is subject to phasing of development and securing funding.</p>					
<p>Local Plan Objective W5: To secure high quality design which reinforces the character and local distinctiveness of Warrington's urban area, its countryside, its unique pattern of green spaces and its constituent settlements whilst protecting, enhancing and embracing the borough's built and natural assets.</p>					
<p>Option 1 - Garden Suburb to the south east of the Warrington of around 4,200 homes & urban extension to the south west of around 1,600 homes</p>	<p>Option 2 - Garden Suburb of around 4,200 homes & an urban extension to the west of Warrington of around 1,600 homes</p>	<p>Option 3 - Garden Suburb of around 4,200 homes & an urban extension to the north of around 1,600 homes</p>	<p>Option 4 – Garden Suburb of around 4,200 homes & dispersed Green Belt release adjacent to main urban area</p>	<p>Option 5 – Garden Suburb of around 2,000 homes, urban extension to the south west of around 1,600 homes and dispersed Green Belt release adjacent to main urban area</p>	<p>Option 6 - A more dispersed pattern of Green Belt release adjacent to the main urban area</p>
<p>Development of this scale in the Garden Suburb could have the potential to have significant impact on the character of the area, particularly on the settlements of Appleton Thorn and Grappenhall Heys and the Conservation Areas in Grappenhall.</p> <p>Development would need to ensure that these impacts are mitigated wherever possible. Similarly it will need to be demonstrated that development could avoid environmental assets including Local Wildlife Sites, wetland habitat and ancient woodland.</p> <p>Development of the south west urban extension will have the potential to have a significant impact on the character of the area. Development will need to avoid impacts on the Walton Conservation Area to the south, the character and setting of the Bridgewater Canal and the character of Moore Village in Halton. It will also need to consider the nearby Mersey Estuary SPA.</p> <p>The physical extent of both extensions provides scope to: preserve ecological and heritage assets; provide extensive additional open space for recreational and ecological value as part of Warrington's wider green infrastructure network; and to provide landscape buffers between new development and existing natural / built / heritage assets.</p>	<p>The impact of the Garden Suburb component is the same as assessed under Option 1.</p> <p>An urban extension in the west could provide additional development adjacent to an area which has already experienced a high level of development and will continue to do so through sites identified in the SHLAA. There could however be an impact on the historic environment through the change of use in land on areas that are identified as demonstrating ancient field patterns.</p> <p>There is also more limited opportunity to provide more substantial additions to the borough's green infrastructure network.</p>	<p>The impact of the Garden Suburb component is the same as assessed under Option 1.</p> <p>Development of the northern extension will impact on the character of the area, and would effectively merge Winwick with the main urban area. Development could also impact on the Registered Battlefield to the north of Winwick.</p> <p>Given the location and fragment nature of the sites in the north, there is limited scope to mitigate these impacts without a significant reduction in development capacity.</p> <p>There is also more limited opportunity to provide more substantial additions to the borough's green infrastructure network.</p>	<p>The impact of the Garden Suburb component is the same as assessed under Option 1.</p> <p>Providing the remainder of Green Belt release through a more dispersed pattern of development would enable prioritisation of sites which had the lowest impact on the character of the suburban area and on impact on existing natural, built and heritage assets.</p> <p>Dispersed development will limit the opportunities to provide more substantial additions to the borough's green infrastructure network.</p>	<p>The impact of the South West Extension component is the same as assessed under Option 1.</p> <p>A smaller Garden Suburb would enable prioritisation of sites which had the lowest impact on the character of the suburban area and impact on existing natural, built and heritage assets.</p> <p>Providing the remainder of Green Belt release through a more dispersed pattern of development would enable prioritisation of sites which had the lowest impact on the character of the suburban area and on impact on existing natural, built and heritage assets.</p> <p>A smaller Garden Suburb and dispersed development may limit the opportunities to provide more substantial additions to the borough's green infrastructure network.</p>	<p>Depending on the specific location of development the scale of growth could have a negative impact on the existing character of local areas, although the outer part of the Warrington urban area has already seen significant recent growth from New Town Status. The more dispersed development is the wider the geographic area that is impacted, but the scale of impact in any one location may not be as significant.</p> <p>The east of the main urban area contains a SSSI. There are a range of environmental assets adjacent to the remainder of the urban area - including Local Wildlife Sites and ancient woodland, although there is scope in terms of available development land to ensure these assets are protected.</p> <p>Dispersed development will limit the opportunities to provide more substantial additions to the borough's green infrastructure network.</p>

Local Plan Objective W6: To minimise the impact of development on the environment through the prudent use of resources and ensuring development is energy efficient, safe and resilient to climate change and makes a positive contribution to improving Warrington's air quality.					
Option 1 - Garden Suburb to the south east of the Warrington of around 4,200 homes & urban extension to the south west of around 1,600 homes	Option 2 - Garden Suburb of around 4,200 homes & an urban extension to the west of Warrington of around 1,600 homes	Option 3 - Garden Suburb of around 4,200 homes & an urban extension to the north of around 1,600 homes	Option 4 – Garden Suburb of around 4,200 homes & dispersed Green Belt release adjacent to main urban area	Option 5 – Garden Suburb of around 2,000 homes, urban extension to the south west of around 1,600 homes and dispersed Green Belt release adjacent to main urban area	Option 6 - A more dispersed pattern of Green Belt release adjacent to the main urban area
<p>Development in the Garden Suburb can be located in areas which are not at risk of flooding. There will be a loss of Grade 2 and 3 Agricultural Land.</p> <p>Development on some sites in the Garden Suburb may have noise and air quality impacts due to the proximity of motorways but there is sufficient area within the Garden Suburb to mitigate these impacts.</p> <p>Development of the south west urban extension will need to avoid the small part of the area which falls within Flood Zone 3 and the COMAH zone. There will be a loss of Grade 2 and 3 Agricultural Land.</p> <p>Development on both sites can be achieved without impacting on the borough's minerals resources.</p> <p>Development adjacent to the main urban area would reduce the need to travel and promote public transport and thereby contribute to air quality and climate change reduction objectives</p> <p>The scale and mix of development provides the opportunity to promote energy efficient development schemes, including decentralised energy networks.</p>	<p>The impact of the Garden Suburb component is the same as assessed under Option 1.</p> <p>A small part of the western extension area is within Flood Zone 3 and will need to be avoided.</p> <p>There will be a loss of Grade 2 Agricultural Land.</p> <p>Development on both sites can be achieved without impacting on the borough's minerals resources.</p> <p>Development adjacent to the main urban area would reduce the need to travel and promote public transport and thereby contribute to air quality and climate change reduction objectives</p> <p>Given the fragmented nature of the sites it will be less opportunity to promote energy efficiency development schemes in the west, including decentralised energy networks.</p>	<p>The impact of the Garden Suburb component is the same as assessed under Option 1.</p> <p>Development on some sites in the north may have noise and air quality impacts due to the proximity of the motorway. The fragmented nature of the sites may make mitigation harder.</p> <p>There will be a loss of Grade 2 and 3 Agricultural Land.</p> <p>Development of an urban extension to the north may impact on the borough's minerals resources.</p> <p>Development adjacent to the main urban area would reduce the need to travel and promote public transport and thereby contribute to air quality and climate change reduction objectives</p> <p>Given the fragmented nature of the sites there will be less opportunity to promote energy efficiency development schemes in the north, including decentralised energy networks.</p>	<p>The impact of the Garden Suburb component is the same as assessed under Option 1.</p> <p>Providing the remainder of Green Belt release through a more dispersed pattern of development would enable prioritisation of sites to avoid noise, air quality and flooding impacts. It would also enable prioritisation of sites of a lower Agricultural quality and which would not impact on the borough's minerals resources.</p> <p>Development adjacent to the main urban area would reduce the need to travel and promote public transport and thereby contribute to air quality and climate change reduction objectives</p> <p>Dispersed sites will provide less opportunity to promote energy efficiency development, including decentralised energy networks.</p>	<p>The impact of the South West Extension component is the same as assessed under Option 1.</p> <p>Providing a smaller Garden Suburb would enable prioritisation of sites to avoid noise, air quality and flooding impacts. It would also enable prioritisation of sites of a lower Agricultural quality and which would not impact on the borough's minerals resources.</p> <p>Providing the remainder of Green Belt release through a more dispersed pattern of development would enable prioritisation of sites to avoid noise, air quality and flooding impacts. It would also enable prioritisation of sites of a lower Agricultural quality and which would not impact on the borough's minerals resources.</p> <p>Development adjacent to the main urban area would reduce the need to travel and promote public transport and thereby contribute to air quality and climate change reduction objectives</p> <p>A smaller Garden Suburb and dispersed sites may provide less opportunity to promote energy efficiency development, including decentralised energy networks.</p>	<p>A number of development sites to the east of the urban area present constraints with regards to peat resources, Grade 2 agricultural land and risk of flooding.</p> <p>A more dispersed pattern of development would enable prioritisation of sites to avoid noise, air quality and flooding impacts. It would also enable prioritisation of sites of a lower Agricultural quality and which would not impact on the borough's minerals resources. However given the scale of development required it is likely there will be impacts that will require mitigation and this may be more difficult to achieve with a larger number of smaller development sites.</p> <p>Development adjacent to the main urban area would reduce the need to travel and promote public transport and thereby contribute to air quality and climate change reduction objectives.</p> <p>The more dispersed the nature of development is, the more difficult to deliver decentralised energy networks.</p>

Deliverability Conclusions					
Option 1 - Garden Suburb to the south east of the Warrington of around 4,200 homes & urban extension to the south west of around 1,600 homes	Option 2 - Garden Suburb of around 4,200 homes & an urban extension to the west of Warrington of around 1,600 homes	Option 3 - Garden Suburb of around 4,200 homes & an urban extension to the north of around 1,600 homes	Option 4 – Garden Suburb of around 4,200 homes & dispersed Green Belt release adjacent to main urban area	Option 5 – Garden Suburb of around 2,000 homes, urban extension to the south west of around 1,600 homes and dispersed Green Belt release adjacent to main urban area	Option 6 - A more dispersed pattern of Green Belt release adjacent to the main urban area
<p>There are sufficient suitable, available and deliverable / developable sites for this option.</p> <p>Local Plan viability work provides evidence that development is capable of making a significant contribution towards the cost of new infrastructure</p> <p>The urban extensions provide the opportunity to ensure delivery of infrastructure needed to support the development itself and contribute to the wider sustainable development of Warrington as a whole, but lead in times mean housing delivery is unlikely within the early years of the Local Plan period.</p>	<p>There are sufficient suitable, available and deliverable / developable sites for this option.</p> <p>Local Plan viability work provides evidence that development is capable of making a significant contribution towards the cost of new infrastructure</p> <p>The Garden Suburb provides the opportunity to ensure delivery of infrastructure needed to support the development itself and contribute to the wider sustainable development of Warrington as a whole , but lead in times mean housing delivery is unlikely within the early years of the Local Plan period.</p> <p>The fragmented nature of sites in the west may make infrastructure delivery more difficult, but individual sites in the west may be capable to coming forward earlier in the Plan period.</p>	<p>There are sufficient suitable, available and deliverable / developable sites for this option.</p> <p>Local Plan viability work provides evidence that development is capable of making a significant contribution towards the cost of new infrastructure</p> <p>The Garden Suburb provides the opportunity to ensure delivery of infrastructure needed to support the development itself and contribute to the wider sustainable development of Warrington as a whole, but lead in times mean housing delivery is unlikely within the early years of the Local Plan period.</p> <p>The fragmented nature of sites in the north may make infrastructure delivery more difficult, but individual sites in the north may be capable to coming forward earlier in the Plan period.</p>	<p>There are sufficient suitable, available and deliverable / developable sites for this option.</p> <p>Local Plan viability work provides evidence that development is capable of making a significant contribution towards the cost of new infrastructure</p> <p>The Garden Suburb provides the opportunity to ensure delivery of infrastructure needed to support the development itself and contribute to the wider sustainable development of Warrington as a whole, but lead in times mean housing delivery is unlikely within the early years of the Local Plan period.</p> <p>The fragmented nature of sites where development is dispersed may make infrastructure delivery more difficult, but individual sites may be capable to coming forward earlier in the Plan period.</p>	<p>There are sufficient suitable, available and deliverable / developable sites for this option.</p> <p>Local Plan viability work provides evidence that development is capable of making a significant contribution towards the cost of new infrastructure</p> <p>The urban extensions provide the opportunity to ensure delivery of supporting infrastructure, but lead in times mean housing delivery is unlikely within the early years of the Local Plan period.</p> <p>A smaller Garden Suburb is less likely to deliver the strategic and local infrastructure needed to support the development itself and contribute to the wider sustainable development of Warrington as a whole.</p> <p>The fragmented nature of sites where development is dispersed may make infrastructure delivery more difficult, but individual sites may be capable to coming forward earlier in the Plan period</p>	<p>There are sufficient suitable, available and deliverable / developable sites for this option.</p> <p>Local Plan viability work provides evidence that development is capable of making a significant contribution towards the cost of new infrastructure</p> <p>The more that development is dispersed, the less likely it is to deliver the strategic and local infrastructure needed to support the development itself and contribute to the wider sustainable development of Warrington as a whole. Individual sites may however be capable to coming forward earlier in the Plan period.</p>
SA/SEA/ Conclusions					
<p>An approach involving a Garden Suburb is more likely to achieve significant positive effects upon socio-economic factors when compared to the more dispersed approaches.</p> <p>Options 1-4 all involve a Garden Suburb, and so the differences in effects are minor. In some respects, Option 1 performs better than the alternatives; for example, it would be more likely to support regeneration in the inner parts of Warrington, it has a less profound effect upon the historic environment and air quality compared to Option 3 and has a lesser impact upon landscape character and Green Belt compared to Option 2.</p>					

Overall Conclusions					
Option 1 - Garden Suburb to the south east of the Warrington of around 4,200 homes & urban extension to the south west of around 1,600 homes	Option 2 - Garden Suburb of around 4,200 homes & an urban extension to the west of Warrington of around 1,600 homes	Option 3 - Garden Suburb of around 4,200 homes & an urban extension to the north of around 1,600 homes	Option 4 – Garden Suburb of around 4,200 homes & dispersed Green Belt release adjacent to main urban area	Option 5 – Garden Suburb of around 2,000 homes, urban extension to the south west of around 1,600 homes and dispersed Green Belt release adjacent to main urban area	Option 6 - A more dispersed pattern of Green Belt release adjacent to the main urban area
<p>Performs strongly across the majority of Local Plan Objectives.</p> <p>It is capable of meeting development needs and deliver infrastructure needed to support the development itself and contribute to the wider sustainable development of Warrington as a whole.</p> <p>Green Belt release can be facilitated without comprising the strategic importance of Warrington's Green Belt as a whole, with revised boundaries likely to be robust and durable beyond the Plan period.</p> <p>There will be impacts on the character of surrounding areas but the size of the areas enables some of these impacts to be offset. Similarly impacts on important ecological and heritage assets can be mitigated.</p> <p>Given the lead in times for required infrastructure, housing delivery is unlikely within the early years of the Local Plan period.</p>	<p>Does not perform as strongly against Local Plan Objectives due to issues relating to the west.</p> <p>The fragmented nature of sites in the west may make infrastructure delivery more difficult.</p> <p>This level of growth in the west is likely to impact on the strategic importance of the Green Belt between the main urban area of Warrington and Widnes and there are concerns regarding the robustness of revised Green Belt boundaries.</p> <p>It is likely however that impacts on the character of the surrounding area and any impact on ecological and heritage assets could be mitigated.</p> <p>Individual sites in the west may also be capable of coming forward earlier in the Plan period.</p>	<p>Does not perform as strongly against Local Plan Objectives due to issues relating to the north.</p> <p>The fragmented nature of sites in the north may make infrastructure delivery more difficult.</p> <p>Green Belt release can be facilitated without comprising the strategic importance of Warrington's Green Belt as a whole, but there are concerns regarding the robustness of revised Green Belt boundaries in the north.</p> <p>This option would have a significant impact on the character of Winwick, raise transport issues in respect of Junction 9 of the M62/A49 and have potential noise and air quality impacts from the motorway.</p> <p>Development of an urban extension to the north may also impact on the borough's minerals resources.</p> <p>Individual sites in the north may however be capable of coming forward earlier in the Plan period.</p>	<p>Performs strongly across the majority of Local Plan Objectives.</p> <p>The dispersed component would enable prioritisation of sites which would place the least amount of pressure on existing infrastructure. However, given infrastructure constraints new infrastructure is still likely to be required and it may be more difficult to deliver these infrastructure improvements across a larger number of smaller sites.</p> <p>Green Belt release can be facilitated without comprising the strategic importance of Warrington's Green Belt as a whole, but there may be concerns regarding the robustness of revised Green Belt boundaries from dispersed development.</p> <p>Dispersed development would enable prioritisation of sites which had the lowest impact on the character of the suburban area and on impact on existing natural, built and heritage assets.</p> <p>Individual sites within the dispersed component may be capable of coming forward earlier in the Plan period</p>	<p>Does not perform as strongly against Local Plan Objectives due to issues relating to the smaller Garden Suburb.</p> <p>The smaller Garden Suburb combined with dispersed development is less likely to deliver the strategic and local infrastructure needed to support the development itself and contribute to the wider sustainable development of Warrington as a whole.</p> <p>Green Belt release can be facilitated without comprising the strategic importance of Warrington's Green Belt as a whole, but there may be concerns regarding the robustness of revised Green Belt boundaries.</p> <p>A smaller Garden Suburb together with a component of dispersed development would enable prioritisation of sites which had the lowest impact on the character of the suburban area and lowest impact on existing natural, built and heritage assets.</p> <p>Individual sites within the dispersed component may be capable of coming forward earlier in the Plan period</p>	<p>Does not perform as strongly against Local Plan Objectives.</p> <p>This option is the least likely to be able to deliver the strategic and local infrastructure needed to support the development itself and contribute to the wider sustainable development of Warrington as a whole.</p> <p>Green Belt release can be facilitated without comprising the strategic importance of Warrington's Green Belt as a whole, but there may be concerns regarding the robustness of revised Green Belt boundaries from dispersed development.</p> <p>Dispersed development would enable prioritisation of sites which had the lowest impact on the character of the suburban area and on impact on existing natural, built and heritage assets. However given the scale of development required it is likely there will be impacts that will require mitigation and this may be more difficult to achieve with a larger number of smaller development sites.</p> <p>Individual sites may be capable to coming forward earlier in the Plan period.</p>

Appendix 4 Site Assessment Conclusions for Allocated Settlement Sites

Settlement	Ref / Site	Number of Homes
Burtonwood	SHLAA Ref: 1654 / Site Ref: R18/083 / Site Ref: R18/P2/075 / Site Ref: R18/P2/128. Land to the north of Burtonwood bounded by Phipps Lane, Green Lane and Winsford Drive	160
<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>This site is considered to be suitable – unlikely to have a major impact on trends. The site appears to be available, considering that it was promoted by the owner and there is no active use. The site is considered to be achievable in that it is in an area of moderate viability and there is developer interest and known demand. There are also no known abnormal development costs.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Burtonwood being located to the north of the settlement off of Green Lane, Phipps Lane and Lumber Lane. The site is considered to be in a sustainable location and is available having been promoted by the site owner. The site is considered to be achievable as there is developer interest and known demand and no known abnormal development costs. The site has been judged to be suitable - unlikely to have a major impact on trends. As such, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.</p> <p>CONCLUSION: SELECTED SITE – the site has been put forward for 260 dwellings, leisure uses and open space however this would be too large. It is therefore recommended that half of the site is taken forward.</p>		

Settlement	Ref / Site	Number of Homes
Burtonwood	SHLAA Ref: 1534. Land to the south of Lumber Lane	124
<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>This site is considered to be suitable – unlikely to have a major impact on trends. The site appears to be available, considering that it was promoted by the owner and it could be developed now. The site is considered to be achievable because it is in an area of moderate viability and there is developer interest and no known abnormal development costs.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Burtonwood being located to the north of the settlement off of Lumber Lane. The site is considered to be in a sustainable</p>		

location and is available having been promoted by the site owner. The site is considered to be achievable as there is developer interest and known demand and no known abnormal development costs. The site has been judged to be suitable - unlikely to have a major impact on trends. As such, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.

After further consideration of the Council’s highways officer’s comments, this site has been excluded from the process as an appropriate pedestrian footway to connect the site to the existing community cannot be provided if the site is brought forward on its own. If the site is brought forward in conjunction with site ref: 1654 then the resulting site would be beyond the housing requirement for Burtonwood.

CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Ref / Site	Number of Homes
Burtonwood	Site Ref: R18/054 / Site Ref: R18/P2/028. Land south of Lumber Lane, Burtonwood	227

Overall Site Conclusions based on Suitability, Availability, Achievability

This site is considered to be suitable – unlikely to have a major impact on trends. The site appears to be available, considering that it was promoted by the owner. The site may be achievable in that it is in an area of moderate viability however there are known abnormal development costs due to four very small areas of potentially contaminated land in the south of the site which could be overcome.

Workshop Comments

The site is adjacent to the settlement of Burtonwood being located to the north of the settlement off of Lumber Lane. The site is considered to be in a sustainable location and is available having been promoted by the site owner. The site may be achievable as there is developer interest and known demand however there are four very small areas of potentially contaminated land in the south of the site, which could be overcome. The site has been judged to be suitable - unlikely to have a major impact on trends. As such, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.

After further consideration of the Council’s highways officer’s comments, this site has been excluded from the process as an appropriate pedestrian footway to connect the site to the existing community cannot be provided if the site is brought forward on its own. If the site is brought forward in conjunction with site ref: 1654 then the resulting site would be beyond the housing requirement for Burtonwood.

CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Ref / Site	Number of Homes
Burtonwood	SHLAA Ref: 2146 / Site Ref: R18/058 Land off Lumber Lane, Burtonwood	132

Overall Site Conclusions based on Suitability, Availability, Achievability

This site is considered to be suitable – unlikely to have a major impact on trends. The site is considered to be available as it was promoted by the owner and could be developed now. The site may be achievable in that it is in an area of moderate viability however there are known abnormal development costs due to four very small section of potentially contaminated land in the centre of the site.

Workshop Comments

The site is adjacent to the settlement of Burtonwood being located to the north of the settlement off Lumber Lane. The site is considered to be in a sustainable location and is available having been promoted by the site owner. The site may be achievable as there is developer interest and known demand however there are four very small areas of potentially contaminated land in the centre of the site, which could be overcome. The site has been judged to be suitable - unlikely to have a major impact on trends. As such, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.

After further consideration of the Council's highways officer's comments, this site has been excluded from the process as an appropriate access cannot be provided if the site is brought forward on its own. If the site is brought forward in conjunction with site ref: 1654 then the resulting site would be beyond the housing requirement for Burtonwood.

CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Ref / Site	Number of Homes
Burtonwood	SHLAA Ref: 1656 / Site Ref: R18/085 Lumber Lane / Forshaw's Lane / Phipps Lane	234

Overall Site Conclusions based on Suitability, Availability, Achievability

This site is considered to be suitable – unlikely to have a major impact on trends. The site appears to be available, considering that it was promoted by the owner but the site is partially in active agricultural use. The site may be achievable in that it is in an area of moderate viability and there is developer interest and known demand however there abnormal development costs as there are two very small

areas in the centre of the site which are potentially contaminated land, which could be overcome.

Workshop Comments

The site is not immediately adjacent to the settlement of Burtonwood being located to the north of the settlement off Lumber Lane. The site would feel isolated from the existing settlement and would not provide a sustainable location for future development. The site would only be considered to be in a sustainable location if the adjacent sites to the south (SHLAA Ref: 1534, 1654 and 2146) are also developed however this would be beyond the housing requirement for Burtonwood. Therefore, the site would not be in accordance with several objectives from the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport and W6 to minimise the impact of development on the environment.

CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Ref / Site	Number of Homes
Burtonwood	SHLAA Ref: 1800 Land Adjacent to Rose Villa	9

Overall Site Conclusions based on Suitability, Availability, Achievability

This site is considered to be suitable – unlikely to have a major impact on trends. The site may be available as it is not in active use however ownership is unknown. The site is considered to be achievable in that it is in an area of moderate viability and there is developer interest and known demand and no known abnormal development costs.

Workshop Comments

The site is located within the washed over village of Collins Green to the north west of the settlement of Burtonwood. The site would feel isolated from the existing settlement and would not provide a sustainable location for future development. Therefore, it would not be in accordance with several objectives from the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport and W6 to minimise the impact of development on the environment.

CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Ref / Site	Number of Homes
Burtonwood	Site Ref: R18/080 Burtonwood Brewery and White House Farm	Employment Use (4.2ha)

Overall Site Conclusions based on Suitability, Availability, Achievability

This site is considered to be suitable – unlikely to have a major impact on trends. The site is considered to be available as it was promoted by the site owner however part of the site is in active use as a brewery and could not be developed now. The site may be achievable in that it is in an area of moderate viability however there are known abnormal development costs as the brewery section of the site consist of potentially contaminated land which could be overcome.

Workshop Comments

The site is located within the washed over village of Collins Green and it is not located adjacent to the settlement of Burtonwood however it partly consists of an existing brewery. The brewery element of the site consists of potentially contaminated land. Given this active use of the site it would only be considered appropriate for employment development and would not be considered suitable for housing development. Despite this, it is not considered appropriate to remove the site from the Green Belt as this would result in an isolated site within the Green Belt. Release of the site would not accord with draft Warrington Local Plan objective W2 which seeks to facilitate the sensitive release of Green Belt.

CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Ref / Site	Number of Homes
Burtonwood	Site Ref: R18/149 Land Adjacent to 131 & 133 Broad Land, Burtonwood	54

Overall Site Conclusions based on Suitability, Availability, Achievability

This site is considered to be suitable – unlikely to have a major impact on trends. The site appears to be available, considering that it was promoted by the owner. The site may be achievable in that it is in an area of moderate viability however there is a very small overlap with the historic landfill site 250m buffer zone along the eastern edge of the site.

Workshop Comments

The site is not adjacent to the settlement of Burtonwood being located in close proximity to Ashtons Green in St Helens. As such the site would feel isolated from Burtonwood and would not provide a sustainable location for future development. Therefore, it would not be in accordance with several objectives from the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport and W6 to minimise the impact of development on the environment. Given the site's proximity to St Helens, St Helens Council may consider it an appropriate site for development.

CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Ref / Site	Number of Homes
Croft	SHLAA Ref: 3155 / Site Ref: R18/095 / Site Ref: R18/P2/056 Land to the north east of Croft adjacent to Deacons Close	75
<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered suitable-unlikely to have a major impact on trends. There are suitability issues surrounding proximity to AQMAs and train stations however the site has good accessibility to primary and secondary schools, formal play space and bus services. The site is achievable as it is in an area of moderate viability and there are no known abnormal development costs. The site is considered to be available as it was promoted by the owner however part of the site is in active use.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Croft being located to the east of Deacons Close and Croft Primary School. The site is considered to be in a sustainable location and is free from ownership issues, having been promoted by the site owner. There are no known abnormal development costs and the site is in a location of moderate viability. The site is considered to be suitable – unlikely to have a major impact on trends. The Council’s highways officer states that an appropriate access can be provided. As such, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.</p> <p>CONCLUSION: SELECTED SITE (78 dwellings)</p>		

Settlement	Ref / Site	Number of Homes
Croft	SHLAA Ref: 15231 / Site Ref: R18/127 / Site Ref: R18/P2/96A Land off Lady Lane	330
<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered to be suitable-unlikely to have major impact on trends. There are suitability issues surrounding the Local Wildlife Site located in the south western section of the site and the potentially contaminated land in the south eastern section. The site has good accessibility to formal play space and primary and secondary schools. The site may be achievable as it is in an area of moderate viability, there is no known demand however there may be abnormal development costs due to the potentially contaminated land. The site is available as it was promoted by the owner and it is not in active use.</p> <p><u>Workshop Comments</u></p>		

The site is adjacent to the settlement of Croft being located to the east of Lady Lane. The site is considered to be in a sustainable location and is free from ownership issues, having been promoted by the site owner. There are known abnormal development costs due to the potentially contaminated land in the south eastern section of the site. This will either require remediation or development could avoid this part of the site. Development would need to avoid the Local Wildlife Site located in the south western section of the site. Due to the large scale of the site both of these constraints could be avoided and the north western section of the site could be developed. This area of the site would be physically closer to Croft. However the Council's highways officer states that an appropriate access cannot be provided into this part of the site unless third party land was included. As such, development of the site would not be in accordance with draft Warrington Local Plan objective W4, to provide new infrastructure to support Warrington's growth, reduce congestion and promote sustainable transport options.

CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Ref / Site	Number of Homes
Croft	SHLAA Ref: 1588 Heath House	21

Overall Site Conclusions based on Suitability, Availability, Achievability

The site is considered to be suitable-unlikely to have major impact on trends. There are suitability issues surrounding Groundwater Source Protection Zones, mineral safeguarding and poor proximity to bus services. The site is considered to be achievable and is in an area of moderate viability and there is known demand and no known abnormal development costs. The site may not be available as it was not known if it was promoted by the owner and it is in active use.

Workshop Comments

The site is not adjacent to the nearest settlements of either Croft or Culcheth and therefore the site would feel isolated from the existing settlements and would not provide a sustainable location for future development. Therefore, development of the site would not be in accordance with the draft Warrington Local Plan objectives including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport and W6 to minimise the impact of development on the environment.

CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Ref / Site	Number of Homes
Croft	SHLAA Ref: 1635 Former Planting Site	25

Overall Site Conclusions based on Suitability, Availability, Achievability

The site is considered to be suitable-unlikely to have a major impact on trends. The site has suitability issues surrounding proximity to AQMAs due to its proximity to the M62 and also the poor proximity to bus services. The site is considered to be achievable as it is in an area of moderate viability, however there is no known demand and there are no known abnormal development costs. The site may not be available as it is unknown if it was promoted by the owner however it is not in active use and could be developed now.

Workshop Comments

The site is not adjacent to the nearest settlement of Croft, and therefore the site would feel isolated from the existing settlement and not provide a sustainable location for future development. Therefore, development of the site would not be in accordance with the draft Warrington Local Plan objectives including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport and W6 to minimise the impact of development on the environment.

CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Ref / Site	Number of Homes
Croft	SHLAA Ref: 3132 Land at rear of Smithy Brow	26

Overall Site Conclusions based on Suitability, Availability, Achievability

The site is considered to be suitable- unlikely to have a major impact on trends however access into the site would be difficult to achieve as it would require land from outside of the site boundary and it is not known if this would be feasible. There are suitability issues in relation to proximity to AQMAs, natural greenspaces and train stations. The site is considered to be achievable and is in an area of moderate viability there is no known demand and no known abnormal development costs. It is unclear whether the site is available as it is unknown whether it was promoted by the owner.

Workshop Comments

The site is adjacent to the settlement of Croft however the ownership of the site is unknown. The site is in an area of moderate viability with no known abnormal development costs. On the whole the site is considered to be suitable however access into the site would be difficult to achieve. A two-way access could not be achieved without additional land from outside the site boundary. This would need to extend around the existing residential properties on Smithy Brow and could result in visibility issues on Smithy Brow. Furthermore, development in this location would be highly visible on the approach to Smithy Brow. Therefore, the site would not be achievable on its own and would not conform to the draft Warrington Local Plan including objective W2, to facilitate the sensitive release of Green Belt and W4, to provide new infrastructure to support Warrington's growth, reduce

congestion and promote sustainable transport options, and W6 to minimise the impact of development on the environment.

CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Ref / Site	Number of Homes
Croft	SHLAA Ref: 2155 Land to the North and East of Croft Primary School	143

Overall Site Conclusions based on Suitability, Availability, Achievability

The site is considered to be suitable- unlikely to have a major impact on trends. There are suitability issues surrounding AQMA, proximity to services and mineral safeguarding. The site is considered to be achievable and is in an area of moderate viability and there is known demand with no known abnormal development costs. The site may not be available as it is not known if it was promoted by the owner but it is not in active use and could be developed now.

Workshop Comments

The site is adjacent to the settlement of Croft, however due to the shape and layout of the site, much of the site is not connected to the existing road network and it is not well related to the settlement thus the entire site would not provide a sustainable location for future development. In addition, the site is located in an area of mineral safeguarding and may not be suitable. Therefore, development of the site would not be in accordance with the draft Warrington Local Plan objectives including objective W2 which seeks to facilitate the sensitive release of Green Belt, W4 to provide new infrastructure to support Warrington's growth, reduce congestion and promote sustainable transport options, and W6, to minimise the impact of development on the environment.

CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Ref / Site	Number of Homes
Croft	SHLAA Ref: 3159 / Site Ref: R18/P2/014 Land off Smithy Brow, Croft	87

Overall Site Conclusions based on Suitability, Availability, Achievability

The site is considered to be suitable- unlikely to have major impact on trends. The site has minor suitability issues surrounding proximity to train station and AQMA's however the site has good accessibility to primary and secondary schools, formal play space and bus services. The site is considered to be achievable and is in an area of moderate viability, there is a known developer interest and known demand. The site has no known abnormal development costs. The site is considered to be available as it was promoted by the owner.

Workshop Comments

The site is adjacent to the settlement of Croft being located on Smithy Brow. The site was promoted by the owner. It is in an area of moderate viability with no known abnormal development costs. On the whole the site is suitable, the only suitability issues relate to proximity to a train station and an AQMA. The site has good accessibility to primary and secondary schools, formal play space and bus services. However the site is particularly open and development of the site would impact on the character of Croft as it would be highly visible on the approach to Croft, and would not be in accordance with objective W5 of the draft Warrington Local Plan to secure high quality design which reinforces character and local distinctiveness.

CONCLUSION: EXCLUDE FROM PROCESS

Settlement	Ref / Site	Number of Homes
Croft	Site Ref: R18/115 / Site Ref: R18/P2/091 Land North of Eaves Brow Road	68

Overall Site Conclusions based on Suitability, Availability, Achievability

The site is not considered to be suitable-mitigation likely to be required/unavoidable impacts due to the Local Wildlife Site designation which covers the entire site. The site is considered to be achievable and is within an area of moderate viability, there is developer interest and demand and there are no known abnormal development costs although there is an area of potentially contaminated land adjacent to the site. The site is considered to be available as it was promoted by its owner and is not in active use.

Workshop Comments

The site is adjacent to the settlement of Croft being located to the east of Betsyfield Drive. The site was promoted by the landowner and is considered to be available. The site is in an area of moderate viability and has no known abnormal development costs. However, the entire site is designated as a Local Wildlife Site and is therefore not considered to be a suitable site for development. Development of the site would therefore not be in accordance with draft Warrington Local Plan objective W6, to minimise the impact of development on the environment.

CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Ref / Site	Number of Homes
Croft	Site Ref: R18/P2/006 / Site Ref: R18/P2/121 Land at Heath Lane	8

Overall Site Conclusions based on Suitability, Availability, Achievability

The site is considered to suitable-unlikely to have major impact on trends. There are suitability issues surrounding proximity to a train station and natural greenspace. In addition, the western half of the site is within a mineral safeguarding area. The site may be achievable and is in an area of moderate viability, there is no developer interest and demand, and there are no known abnormal development costs. The site is considered to be available as it was promoted by the owner and there are no known ownership issues.

Workshop Comments

The site is adjacent to the settlement of Croft with the residential dwelling within the site falling within the settlement boundary and the garden area being within the Green Belt. The site is therefore in a sustainable location however it would represent garden development which would be highly visible on the approach into Croft along Heath Lane and would change the character of the settlement. Furthermore, the site is within a mineral safeguarding area. Development of the site would therefore not be in accordance with the draft Warrington Local Plan objectives including objective W5 to reinforce the character and local distinctiveness of Warrington and W6 to minimise the impact of development on the environment.

CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Ref / Site	Number of Homes
Culcheth	SHLAA Ref: 3157 / Site Ref: R18/097 / Site Ref: R18/P2/069 Land to the east of Culcheth bounded by Warrington Road (A574) and Holcroft Lane (Land at Warrington Road)	192

Overall Site Conclusions based on Suitability, Availability, Achievability

The site is considered to be suitable-unlikely to have a major impact on trends. There are suitability issues surrounding proximity to natural greenspace and to the nearest secondary school. The site is considered to be achievable and is an area of moderate viability with known demand and no known abnormal development costs. The site is available as it was promoted by the owner, however the site is not in active use.

Workshop Comments

The site is adjacent to the settlement of Culcheth being located to the east of the settlement on Warrington Road. The site is considered to be in a sustainable location and is free from ownership issues, having been promoted by the site owner. There are no known abnormal development costs and the site is in a location of moderate viability. An appropriate vehicular access to Warrington Road (A574) can be achievable within the site edged red with the opportunity to moderate vehicle speeds along Warrington Road and a pedestrian footway could be provided along the site frontage to link into the existing footway network, to improve pedestrian linkage to the local centre. As such, the site would be in

accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment. It is recommended that the site is brought forward in conjunction with Site Ref: R18/P2/064 and a durable Green Belt boundary would need to be created.

CONCLUSION: SELECTED SITE (192 dwellings) – To be brought forward in conjunction with the adjacent site SHLAA Ref: 3337 / Site Ref: R18/P2/064

Settlement	Site	Number of Homes
Culcheth	SHLAA Ref: 3337 / Site Ref: R18/P2/064 Land to the east of Culcheth bounded by Warrington Road (A574) and Holcroft Lane (Land at Lion's Den)	11

Overall Site Conclusions based on Suitability, Availability, Achievability

The site is considered to be suitable-unlikely to have a major impact on trends. The only suitability issues are the distance to a train station (3-5km) and the distance to natural greenspace (not within 300m) however this could be overcome. The site is considered to be achievable, it is within an area of moderate viability and there are no known abnormal development costs. The site is considered to be available as it was promoted by the owner and is not in active use.

Workshop Comments

Whilst the site is not directly adjacent to the settlement of Culcheth, it is adjacent to existing development in the Green Belt which is adjacent to the settlement. The site should be considered alongside SHLAA Ref: 3157 / Site Ref: R18/P2/069. Considering both sites together, the site is considered to be in a sustainable location and is free from ownership issues, having been promoted by the site owner. There are no known abnormal development costs and the site is in a location of moderate viability. As such, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment. It is recommended that the site is brought forward in conjunction with SHLAA Ref: 3157 / Site Ref: R18/P2/069 and a durable Green Belt boundary would need to be created.

CONCLUSION: SELECTED SITE (11 dwellings) – To be brought forward in conjunction with the adjacent site SHLAA Ref: 3157 / Site Ref: R18/097 / R18/P2/069

Settlement	Ref / Site	Number of Homes
------------	------------	-----------------

Culcheth	SHLAA Ref: 1519 Howards Transport Limited, Robins Lane	12
<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered to be suitable- unlikely to have major impact on trends. The only issue in relation to suitability is concerning proximity to train and bus stations. The site is not considered currently available as it is in active use as Howards Transport Limited. The site is considered to be achievable as it is an area of moderate viability and there are no known abnormal development costs.</p> <p><u>Workshop Comments</u></p> <p>The site is not adjacent to the settlement of Culcheth, being situated to the south west of the settlement off Robins Lane, which is separated from the settlement by the Linear Park. As such, the site would feel isolated from the settlement and would not provide a sustainable location for future development. In addition, the site is in active employment use and it is not known if it was promoted by the owner. Therefore, it would not be in accordance with the draft Warrington Local Plan objectives including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport and W6 to minimise the impact of development on the environment.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>		

Settlement	Ref / Site	Number of Homes
Culcheth	SHLAA Ref: 1522 / Site Ref: R18/041 / Site Ref: R18/P2/020 Land at Kirknall Farm	517
<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered to be suitable-unlikely to have a major impact on trends. The only suitability issues are the distance to a train station (3-5km) and the Local Wildlife Site which is located to the north west of the site however this could be avoided. The site has accessibility to formal play space, primary and secondary schools and GP surgery's. The site is considered to be achievable, it is within an area of moderate viability and there are no known abnormal development costs. The site is considered to be available as it was promoted by the owner and is not in active use.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Culcheth being located to the south west of the settlement. The site is considered to be in a sustainable location and is free from ownership issues, having been promoted by the site owner. There are no known abnormal development costs and the site is in a location of moderate viability. There is a Local Wildlife Site within the site located at the north west end however this could be avoided. The HS2 Phase 2b safeguarded area is located close to the south of the site along part of the Culcheth Linear Park however the site is significantly larger than the area required to bring forward Culcheth's</p>		

housing requirement, so any constrained parts of the site could be avoided. The Council's highways officer has advised that a reduced capacity of up to 300 dwellings could be served off Swinhoe Place, provided it was via a loop road arrangement and emergency vehicle access points were also provided. As such, development of the site would be in accordance with draft Warrington Local Plan objectives: W1 to strengthen existing neighbourhoods; W2 to facilitate the sensitive release of Green Belt; W4 to provide new infrastructure to support Warrington's growth and W6 to minimise the impact of development on the environment.

However, when compared to the other two contender sites off Warrington Road (SHLAA Ref: 3157/ Site Ref: R18/P2/069) and (SHLAA Ref: 3337/ Site Ref: R18/P2/064) the site performs better (moderately as opposed to weak) in terms of its contribution to the functioning of the Green Belt and there is only a footway on one side of Wigshaw Lane for significant parts of its length with no opportunity for improvement.

Therefore, when compared to the other two sites off Warrington Road development of this site would perform the same in respect of objectives W1 (to strengthen existing neighbourhoods) and W6 (to minimise the impact of development on the environment) of the draft Warrington Local Plan but would perform less well in respect of objective W2 (to facilitate the sensitive release of Green Belt) and W4 (to promote sustainable modes of transport).

CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Ref / Site	Number of Homes
Culcheth	SHLAA Ref: 1567 Land at Warrington Road / Hawthorne Avenue	9

Overall Site Conclusions based on Suitability, Availability, Achievability

The site is considered to be suitable-unlikely to have a major impact on trends. There are suitability issues surrounding proximity to services, mineral safeguarding and lack of natural greenspace. The site is considered to be achievable and is in an area of moderate viability. There is known demand and no known abnormal development costs. The site may not be available as it is not known if it was promoted by the owner however it is not in active use.

Workshop Comments

The site is located in between the settlements of Glazebury and Culcheth and it is not adjacent to either settlement. As such, the site would feel isolated from the settlement and would not provide a sustainable location for future development. Therefore, it would not be in accordance with the draft Warrington Local Plan objectives including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.

CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Ref / Site	Number of Homes
Culcheth	SHLAA Ref: 2157 Land between Glaziers Lane and Warrington Road	108
<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered to be suitable-unlikely to have a major impact on trends. There are suitability issues surrounding heritage, potential contamination of adjacent land, and access to natural green space. The site is considered to be achievable and is in an area of moderate viability and there is known demand. It is unclear whether the site is available as it is not known whether it was promoted by the owner however it is not in active use.</p> <p><u>Workshop Comments</u></p> <p>The site is separated from the settlement of Culcheth by the Linear Park which retains a defining boundary to the settlement. As such, development of the site would alter this existing boundary and would change the character of the settlement. In addition, the south of the site is within the HS2 Phase 2b safeguarded area. Therefore, development of the site would not be in accordance with the draft Warrington Local Plan objectives including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, and W5 to reinforce the character and local distinctiveness of Warrington.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>		

Settlement	Ref / Site	Number of Homes
Culcheth	SHLAA Ref: 2588 Taylor Business Park	291
<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered to be suitable- unlikely to have a major impact on trends. There are suitability issues surrounding natural greenspace, proximity to train services and partial contamination (50%) of the site. The site may be achievable as it is in an area of moderate viability and 50% of the site consists of potentially contaminated land which may require remediation. The site may not be available as it is unclear if the site has been promoted by the owner and the site is in active use.</p> <p><u>Workshop Comments</u></p> <p>The site is separated from the settlement of Culcheth by the Linear Park which retains a defining boundary to the settlement. As such, development of the site would alter this existing boundary and would change the character of the settlement. In addition, the site is in active employment use. The southern edge</p>		

of the site falls within the HS2 Phase 2b safeguarded area. Therefore, development of the site would not be in accordance with the draft Warrington Local Plan objectives including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, and W5 to reinforce the character and local distinctiveness of Warrington.

CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Ref / Site	Number of Homes
Culcheth	SHLAA Ref: 2593 Land South of Newhall Lane (Plot 1)	40

Overall Site Conclusions based on Suitability, Availability, Achievability

The site is considered to be suitable- unlikely to have a major impact on trends. There are suitability issues surrounding neighbouring uses, potentially contaminated land, and access to natural greenspace and train stations. The site may be achievable as it is in an area of moderate viability, there is known demand however there is potentially contaminated land on the site. The site may be available however it is unclear if the site has been promoted by the owner but it is not in active use and could be developed now.

Workshop Comments

The site is not adjacent to the settlement of Culcheth and is separated by the Linear Park which retains a defining boundary to the settlement. As such, development of the site would alter this existing boundary and would change the character of the settlement. The northern edge of the site falls within the HS2 Phase 2b safeguarded area. Therefore, development of the site would not be in accordance with the draft Warrington Local Plan objectives including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, and W5 to reinforce the character and local distinctiveness of Warrington.

CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Ref / Site	Number of Homes
Culcheth	SHLAA Ref: 2595 Land at Junction Warrington Road / Glaziers Lane (Plot 3)	24

Overall Site Conclusions based on Suitability, Availability, Achievability

The site is considered to be suitable-unlikely to have a major impact on trends. There are suitability issues in relation to poor proximity to train stations and proximity to natural green spaces. The site is considered to be achievable and is an area of moderate viability, there is known demand and no known abnormal

development costs. The site may not be available as it is unknown if it was promoted by the owner and it is in active agricultural use.

Workshop Comments

The site is not adjacent to the settlement of Culcheth and is separated by the Linear Park which retains a defining boundary to the settlement. As such, development of the site would alter this existing boundary and would change the character of the Culcheth settlement. Furthermore, a large proportion of the site falls within the HS2 Phase 2b safeguarded area. Therefore, development of the site would not be in accordance with the draft Warrington Local Plan objectives including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, and W5 to reinforce the character and local distinctiveness of Warrington.

CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Ref / Site	Number of Homes
Culcheth	SHLAA Ref: 2596 Land East of Warrington Road (Plot 4)	14

Overall Site Conclusions based on Suitability, Availability, Achievability

The site is considered as suitable-unlikely to have a major impact on trends. There are suitability issues surrounding AQMAs, proximity to greenspaces and AQMAs. Local Wildlife Sites and BAPs are identified within close proximity. The site is considered to be achievable and is in an area of moderate viability, there is known demand and no known abnormal development costs. The site may not be available as it does not appear to have been promoted by the owner and it is in active agricultural use.

Workshop Comments

The site is not adjacent to the settlement of Culcheth and is separated by the Linear Park which retains a defining boundary to the settlement. As such, development of the site would alter this existing boundary and would change the character of the settlement. Therefore, development of the site would not be in accordance with the draft Warrington Local Plan objectives including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, and W5 to reinforce the character and local distinctiveness of Warrington.

CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Ref / Site	Number of Homes
Culcheth	SHLAA Ref: 2597 Land south of disused railway line (Plot 5)	21

Overall Site Conclusions based on Suitability, Availability, Achievability

The site is considered to be suitable- unlikely to have a major impact on trends. There are suitability issues surrounding potential contamination, proximity to natural greenspace and train stations. The site is considered to be achievable and is an area of moderate viability with known demand and there are abnormal development costs relating to potential contamination. It is unclear whether the site is available as it was not promoted by the owner, however the site is in active agricultural use.

Workshop Comments

The site is separated from the settlement of Culcheth by the Linear Park which retains a defining boundary to the settlement. As such, development of the site would alter this existing boundary and would change the character of the settlement. Therefore, development of the site would not be in accordance with the draft Warrington Local Plan objectives including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt and W5 to reinforce the character and local distinctiveness of Warrington.

CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Ref / Site	Number of Homes
Culcheth	SHLAA Ref: 2598 Land at NW corner of Taylor Business Park (Plot 6)	26

Overall Site Conclusions based on Suitability, Availability, Achievability

The site is considered to be suitable- unlikely to have a major impact on trends. There are suitability issues surrounding access to greenspaces and train stations, proximity to Groundwater Source Protection Zones and proximity to heritage assets. The site is considered to be achievable and is an area of moderate viability, there is known demand and no known abnormal development costs. The site may not be available as it was unknown if it was promoted by the owner however it is not in active use.

Workshop Comments

The site is separated from the settlement of Culcheth by the Linear Park which retains a defining boundary to the settlement. As such, development of the site would alter this existing boundary and would change the character of the settlement. Therefore, development of the site would not be in accordance with the draft Warrington Local Plan objectives including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt and W5 to reinforce the character and local distinctiveness of Warrington.

CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Ref / Site	Number of Homes
Culcheth	SHLAA Ref: 2656 Land adj Petersfield Gardens	94
<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>This site is considered to be suitable – unlikely to have a major impact on trends. The site is considered to be achievable as it is in an area of moderate viability and there is no known demand and no known abnormal development costs. The site may not be available as it is unknown if it was promoted by the owner however it is not in active use and could be developed now.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Culcheth, to the north of the existing residential area adjacent to Twiss Green Primary School. The site is considered to be in a sustainable location. The site is considered to be available although it is unknown if it was promoted by the owner however it is not in active use and could be developed now. The site is achievable as there are no known abnormal development costs and the site is in a location of moderate viability. The site is considered to be suitable – unlikely to have a major impact on trends however the Council’s highways officer states that an appropriate access cannot be provided without utilising third party land. As such, development of the site would not be in accordance with draft Warrington Local Plan objective W4, to provide new infrastructure to support Warrington’s growth, reduce congestion and promote sustainable transport options.</p> <p>SITE CONCLUSION: EXCLUDE SITE FROM PROCESS</p>		

Settlement	Ref / Site	Number of Homes
Culcheth	SHLAA Ref: 3151 Glazebury Depot	453
<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site may be suitable however mitigation may be required/ some unavoidable impacts. There are suitability issues relating to the site falling within the hazardous installation buffer zone (site falls within Class B), mineral safeguarding, poor proximity to train, bus, natural greenspaces, secondary schools and community services. The site falls within groundwater protection zone and flood zone 2/3 and contains large amounts of high quality agricultural land. Entire site consists of potentially contaminated land. The site may not be achievable as it is in an area of moderate viability and there are abnormal development costs due to potential contamination over the entire site. The site is available as it was promoted by the owner.</p> <p><u>Workshop Comments</u></p> <p>The site is not adjacent to the settlement of Culcheth, being situated to the north of the settlement off Broseley Lane, which is separated from the settlement by a</p>		

railway track. As such, the site would feel isolated from the settlement and would not provide a sustainable location for future development. In addition, the site is within a hazardous installation buffer zone, in a mineral safeguarding area and has potentially contaminated land. Therefore, it would not be in accordance with several objective from the draft Warrington Local Plan including objectives W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport and W6 to minimise the impact of development on the environment.

CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Ref / Site	Number of Homes
Culcheth	Site Ref: R18/P2/033 Kenyon Railway Junction	Employment 2.78ha

Overall Site Conclusions based on Suitability, Availability, Achievability

The site is considered to be suitable- unlikely to have major impact on trends. There are suitability issues surrounding potentially contaminated land and the hazardous installation zone buffer. The site is considered to be achievable and is in an area of moderate viability, there is developer interest and known demand. However, there are some abnormal development costs. The site is available as it was promoted by the owner however is in active use.

Workshop Comments

The site is not adjacent to the settlement of Culcheth being situated to the north west of the settlement off Wilton Lane, which is separated from the settlement by a railway track. As such, the site would feel isolated from the settlement and would not provide a sustainable location for future development. In addition, the site is within a hazardous installation buffer zone and has potentially contaminated land. Therefore, development of the site would not be in accordance with the draft Warrington Local Plan objectives including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.

CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Ref / Site	Number of Homes
Culcheth	Site Ref: R18/P2/071 Land at Warrington Road (Parcel 2)	117

Overall Site Conclusions based on Suitability, Availability, Achievability

The site is considered to be suitable – unlikely to have a major impact on trends. There are suitability issues surrounding the distance to a train station and distance

to natural greenspace however there is accessible to primary and secondary schools, formal play space and GP services. The site is considered to be available as it has been promoted by the owner and there are no known ownership or tenancy issues. The site may be achievable in an area of moderate viability, with developer interest and demand and no known abnormal development costs.

Workshop Comments

The site is adjacent to the settlement of Culcheth being located to the east of the settlement to the south of Warrington Road. The site is considered to be in a sustainable location and is free from ownership issues, having been promoted by the site owner. There are no known abnormal development costs and the site is in a location of moderate viability. However the eastern boundary of the site is not defined by any identifiable features on the ground and it is therefore considered that development of the site would not be in accordance with objective W2 of the draft Warrington Local Plan, to facilitate the sensitive release of Green Belt land, whilst ensuring the revised Green Belt boundaries maintain permanence of Warrington's Green Belt in the long term.

SITE CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Site	Number of Homes
Hollins Green	Site Ref: R18/056 / Site Ref: R18/P2/146C Land to the southwest of Hollins Green bounded by Marsh Brook Close, Warburton View and Manchester Road (Land off Marsh Brook Close, Rixton)	10

Overall Site Conclusions based on Suitability, Availability, Achievability

The site is considered to be suitable-unlikely to have a major impact on trends. There are suitability issues surrounding proximity to natural greenspace and the nearest GP surgery however the site does have accessibility to primary and secondary schools. The site may be achievable as it is in an area of moderate viability with developer interest and known demand however there are known abnormal development costs as the site is entirely within an area of potentially contaminated land. The site is available as it was promoted by the owner and could be developed now.

Workshop Comments

Whilst this site is below the site size threshold of 0.25ha it has been considered alongside the adjacent site of R18/P2/151. The comments from the Council's highways officer state that access to the site would only be achievable if it was developed alongside the adjacent site.

The site is adjacent to the settlement of Hollins Green and is considered to be in a sustainable location. It is considered to be suitable for development. It is free from ownership issues, having been promoted by the site owner. There are known abnormal development costs due to potentially contaminated land covering the

entire site which may require remediation. Development of the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.

CONCLUSION: SELECTED SITE (10 dwellings) – To be brought forward in conjunction with Site Ref: R18/P2/151

Settlement	Site	Number of Homes
Hollins Green	Site Ref: R18/P2/151 Land to the southwest of Hollins Green bounded by Marsh Brook Close, Warburton View and Manchester Road (Land north of A57, Hollins Green)	80

Overall Site Conclusions based on Suitability, Availability, Achievability

The site is considered to be suitable-unlikely to have major impact on trends. There are some suitability issues surrounding; proximity to GP surgeries; mineral safeguarding areas and the adjacent area of potentially contaminated land to the north west. The site is considered to be achievable and is within an area of moderate viability, there is developer interest and demand and no known abnormal development costs. The site is considered to be available as it has been promoted by the owner and is not in active use.

Workshop Comments

The site is adjacent to the settlement of Hollins Green and is considered to be in a sustainable location. It is considered to be suitable for development. The site is considered to be available as it is free from ownership issues, having been promoted by the site owner. The site is considered to be achievable as it is in a location of moderate viability and there is developer interest/demand and no known abnormal development costs. Development of the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt land, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.

SITE CONCLUSION: SELECTED SITE (80 dwellings)

Settlement	Ref / Site	Number of Homes
Hollins Green	SHLAA Ref: 1514 Land off A57 Manchester Road	171

Overall Site Conclusions based on Suitability, Availability, Achievability

The site is considered to be suitable- unlikely to have a major impact on trends. There are suitability issues surrounding; proximity to GP surgeries; potentially

contaminated land, the historic landfill site buffer zone, and the presence of a locally important site of wildlife or geodiversity and a mineral safeguarding area / areas of importance. The site may be achievable as it is in an area of moderate viability, there is known demand however there are known abnormal development costs due to potentially contaminated land on the site and the historic landfill site buffer zone. The site may be available however it is unclear if the site has been promoted by the owner but it is not in active use and could be developed now.

Workshop Comments

The site is adjacent to the settlement of Hollins Green however there is a dual carriageway (the A57) that separates the site from the settlement and which retains a defining boundary to the settlement. As such, development of the site would alter this existing boundary and would change the character of the settlement. The site is located in an area of potentially contaminated land, mineral safeguarding area, historic landfill site buffer zone, and contains a locally important site of wildlife or geodiversity. The HS2 Phase 2b safeguarded area bisects the middle of the site with HS2 proposed to run on a viaduct in this location. Allocation of the site would therefore be in conflict with the safeguarding direction. Development of the site would not be in accordance with several objectives from the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W5 to reinforce the character and local distinctiveness of Warrington, and W6 to minimise the impact of development on the environment.

SITE CONCLUSIONS: EXCLUDE SITE FROM PROCESS

Settlement	Ref / Site	Number of Homes
Hollins Green	SHLAA Ref: 2171 / Site Ref: R18/126 / Site Ref: R18/P2/096B Land south of Hollins Green	281

Overall Site Conclusions based on Suitability, Availability, Achievability

The site is considered to be suitable-unlikely to have major impact on trends. There are some suitability issues surrounding; proximity to GP surgeries; mineral safeguarding areas and parts of the site being within the historic landfill site buffer zones. The site may be achievable as it is within an area of moderate viability, there is developer interest and demand however there may be some abnormal development costs due to the historic landfill site buffer zones. The site is considered to be available as it has been promoted by the owner and is not in active use.

Workshop Comments

The site is adjacent to the settlement of Hollins Green however there is a dual carriageway (the A57) that separates the site from the settlement and which retains a defining boundary to the settlement. As such, development of the site would alter this existing boundary and would change the character of the settlement. The site is located in a mineral safeguarding area and parts of the site are within a historic landfill site buffer zone. Development of the site would not be

in accordance with several objectives from the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W5 to reinforce the character and local distinctiveness of Warrington, and W6 to minimise the impact of development on the environment.

SITE CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Site	Number of Homes
Lymm	SHLAA Ref: 3124 / Site Ref: R18/036 Land to the west of Lymm bounded by Massey Brook Lane, Camsley House Farm and footpath no.6	60

Overall Site Conclusions based on Suitability, Availability, Achievability

The site is considered to be suitable – unlikely to have a major impact on trends. There are some suitability issues surrounding the distance to a train station and distance to natural greenspace. The site has good accessibility to bus services, primary and secondary schools, however the schools have limited capacity. There are some suitability issues given the GP services in Lymm have no available capacity. The site is considered to be available as it was promoted by the owner with no active uses or ownership issues. The site is also achievable, it is in an area of high viability with active developer interest and no known abnormal costs.

Workshop Comments

The site is adjacent to the settlement of Lymm, being located to the east of the settlement off Massey Brook Lane. The site is considered to be in a sustainable location and is available having been promoted by the site owner. The site is considered to be achievable as there are no known abnormal development costs and the site is in a location of high viability. In addition, the site is considered to be suitable as it has been judged to be unlikely to have a major impact on trends. As such, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport and W6 to minimise the impact of development on the environment. It is recommended that the site is brought forwards in conjunction with Site Ref: R18/P2/029 which will extend the site boundary further south.

CONCLUSION: SELECTED SITE – To be brought forward in conjunction with Site Ref: R18/P2/029 for 65 dwellings

Settlement	Site	Number of Homes
Lymm	SHLAA Ref: 1622 Land to the west of Lymm bounded by Pool Lane, Oldfield Road and Warrington Road	40

Overall Site Conclusions based on Suitability, Availability, Achievability

This site is considered to be suitable – unlikely to have a major impact on trends. There are some suitability issues as the site is within Flood Zone 2; is adjacent to an area of potentially contaminated land to the east (however it does not contain any potentially contaminated land); and GP services in Lymm have no available capacity. The site has good accessibility to formal play space, primary and secondary schools, GP services and bus services. The site is located adjacent to Statham Lodge which hosts a number of conferences / weddings. The site appears to be available, considering that it was promoted by the owner and is not in active use. The site is considered to be achievable as it is in an area of high viability and there are no known abnormal development costs.

Workshop Comments

The site is adjacent to the settlement of Lymm, located to the west of the settlement off of Warrington Road. Flood Risk The site is considered to be in a sustainable location and is available being free from ownership issues and having been promoted by the site owner. The site is considered to be achievable as there are no known abnormal development costs and the site is in a location of high viability. In addition, it has been judged to be suitable - unlikely to have a major impact on trends. As such, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.

CONCLUSIONS: SELECTED SITE (39 dwellings)

Settlement	Site	Number of Homes
Lymm	Site Ref: R18/P2/085 Land to the east of Lymm bounded by Rushgreen Road, Tanyard Farm and the Bridgewater Canal (Land at Tanyard Farm, Lymm)	177

Overall Site Conclusions based on Suitability, Availability, Achievability

This site is considered to be suitable – unlikely to have a major impact on trends. There are suitability issues due to the eastern half of the site being potentially contaminated land; and GP services in Lymm have no available capacity. The site appears to be available, considering that it was promoted by the owner and there is a planning application for residential development on the eastern half of the site currently under appeal (Ref: 2017/31816). The site may be considered to be achievable in that it is in an area of high viability however there are known abnormal development costs because the site is potentially contaminated land, which could be overcome.

Workshop Comments

The site is adjacent to the settlement of Lymm, located to the east of the settlement close to Rush Green Road. The site is considered to be in a

sustainable location and is available having been promoted by the site owner and with a planning application currently on appeal on part of the site. The site may be achievable as there is developer interest and known demand however there are known abnormal development costs due to the potentially contaminated land on the eastern half of the site. The site has been judged to be suitable - unlikely to have a major impact on trends. As such, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.

CONCLUSIONS: SELECTED SITE (177 dwellings) [this forms part of the wider site SHLAA Ref: 1545]

Settlement	Site	Number of Homes
Lymm	SHLAA Ref: 1504 / Site Ref: R18/018 / Site Ref: R18/P2/055 Land to the east of Lymm bounded by Rushgreen Road, Tanyard Farm and the Bridgewater Canal (Land off Thirlmere Drive)	15

Overall Site Conclusions based on Suitability, Availability, Achievability

This site is considered to be suitable – unlikely to have a major impact on trends. There are some suitability issues surrounding the distance to natural greenspace and a train station; and GP services in Lymm have no available capacity. The site is considered to be available as it was promoted by the owner and it is not in active use. The site is considered to be achievable as it is in an area of high viability and there are no known abnormal development costs.

Workshop Comments

The site is adjacent to the settlement of Lymm, located to the east of the settlement close to Rush Green Road (A6144). The site is considered to be in a sustainable location and is available being free from ownership issues and having been promoted by the site owner. The site is considered to be achievable as there are no known abnormal development costs and the site is in a location of high viability. In addition, it has been judged to be suitable - unlikely to have a major impact on trends. As such, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.

CONCLUSION: SELECTED SITE (15 dwellings) [this forms part of the wider site SHLAA Ref: 1545]

Settlement	Site	Number of Homes
Lymm	SHLAA Ref: 1528 / Site Ref: R18/162 Land to the west of Lymm bounded by Warrington Road, the Trans-Pennine Trail and Statham Community Primary School	131
<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>This site is considered to be suitable – unlikely to have a major impact on trends. There are some suitability issues as the site contains a locally important site not suitable for biodiversity offsetting (however this is not a Local Wildlife Site) and it is adjacent to an area of potentially contaminated land to the north east (however it does not contain any potentially contaminated land); and GP services in Lymm have no available capacity. The site has good accessibility to formal play space, primary and secondary schools, GP services and bus services. The site appears to be available, considering that it was promoted by the owner however a small section is in use as allotments. The site is considered to be achievable as it is in an area of high viability and there are no known abnormal development costs.</p> <p>Workshop Comments</p> <p>The site is adjacent to the settlement of Lymm, located to the west of the settlement off of Warrington Road. The site is considered to be in a sustainable location and is available being free from ownership issues and having been promoted by the site owner. The site is considered to be achievable as there are no known abnormal development costs and the site is in a location of high viability. In addition, it has been judged to be suitable - unlikely to have a major impact on trends. As such, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.</p> <p>CONCLUSIONS: SELECTED SITE (152 dwellings)</p>		

Settlement	Ref / Site	Number of Homes
Lymm	SHLAA Ref: 1545 Rushgreen Road	508
<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>This site is considered to be suitable – unlikely to have a major impact on trends. There are some suitability issues given that the site contains more than 20 hectares of agricultural land Class 1-2 and GP services in Lymm have no available capacity. The site is considered to be available, considering that it was promoted by the owner and a planning application is currently under appeal on part of the site (Ref 2017/31816). The site may be achievable as it is in an area of high viability and there is developer interest and known demand however there are</p>		

known abnormal development costs due to a large area of potentially contaminated land in the centre of the site.

Workshop Comments

The site is adjacent to the settlement of Lymm, located to the east of the settlement close to Rush Green Road. The site is considered to be in a sustainable location and is available having been promoted by the site owner and with a planning application currently on appeal on part of the site. The site may be achievable as there is developer interest and known demand however there are known abnormal development costs due to a large area of potentially contaminated land in the centre of the site. The site has been judged to be suitable - unlikely to have a major impact on trends. As such, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.

Taking into account the Council’s highways officer’s comments, the site potential has been reduced down to 300 dwellings due to the limitations on the number of access points. However, when compared to the other contender sites off Rushgreen Road (Site Ref: R18/P2/085 and SHLAA Ref: 1504 / Site Ref: R18/018 / Site Ref: R18/P2/055); Warrington Road (SHLAA Ref: 1528 /Site Ref: R18/162 and SHLAA Ref: 1622); and Massey Brook Lane (SHLAA Ref: 3124 / Site Ref: R18/036 and SHLAA Ref: 3316 / Site Ref: R18/P2/029) the development of the whole site in this location would have a greater impact on the character of the settlement and the early deliverability of housing. In addition, the eastern portion of the site is in separate ownership and there is no evidence that there is any agreement with the owners of the western portion of the site to allow access from their site. Consequently, there is concern about the deliverability of the eastern portion of the site.

As such the sites towards the eastern end of Rushgreen Road (Site Ref: R18/P2/085 and SHLAA Ref: 1504 / Site Ref: R18/018 / Site Ref: R18/P2/055) and those off Warrington Road (SHLAA Refs: 1528 and 1622) and Massey Brook Lane (SHLAA Ref: 3124/3316) are considered more appropriate sites to accommodate Lymm’s housing requirement.

CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Ref / Site	Number of Homes
Lymm	Site Ref: R18/132 / Site Ref: R18/P2/096D Land at Rushgreen Road, Lymm	400

Overall Site Conclusions based on Suitability, Availability, Achievability

The site is considered to be suitable – unlikely to have a major impact on trends. There are suitability issues as the site contains more than 20 hectares of Class 1-2 agricultural land; there is an area of potentially contaminated land in the middle of

the site; and GP services in Lymm have no available capacity. The site appears to be available, considering that it was promoted by the owner and there is a planning application for residential development under appeal on part of the site (Ref: 2017/31816). The site may be achievable in that it is in an area of high viability however there are known abnormal development costs due to a section of potentially contaminated land which could be overcome.

Workshop Comments

The site is adjacent to the settlement of Lymm, located to the east of the settlement close to Rush Green Road. The site is considered to be in a sustainable location and is available having been promoted by the site owner and with a planning application currently on appeal on part of the site. The site may be achievable as there is developer interest and known demand however there are known abnormal development costs due to a large area of potentially contaminated land in the centre of the site. The site has been judged to be suitable - unlikely to have a major impact on trends. As such, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.

Taking into account the Council's highways officer's comments, the site potential has been reduced down to 300 dwellings due to the limitations on the number of access points.

However, when compared to the other contender sites off Rushgreen Road (Site Ref: R18/P2/085 and SHLAA Ref: 1504 / Site Ref: R18/018 / Site Ref: R18/P2/055); Warrington Road (SHLAA Ref: 1528 /Site Ref: R18/162 and SHLAA Ref: 1622); and Massey Brook Lane (SHLAA Ref: 3124 / Site Ref: R18/036 and SHLAA Ref: 3316 / Site Ref: R18/P2/029) the development of the whole site in this location would have a greater impact on the character of the settlement and the early deliverability of housing. In addition, the eastern portion of the site is in separate ownership and there is no evidence that there is any agreement with the owners of the western portion of the site to allow access from their site. Consequently, there is concern about the deliverability of the eastern portion of the site.

As such the sites towards the eastern end of Rushgreen Road (Site Ref: R18/P2/085 and SHLAA Ref: 1504 / Site Ref: R18/018 / Site Ref: R18/P2/055) and those off Warrington Road (SHLAA Refs: 1528 and 1622) and Massey Brook Lane (SHLAA Ref: 3124/3316) are considered more appropriate sites to accommodate Lymm's housing requirement.

CONCLUSION: See above conclusions for SHLAA Ref: 1545 which includes the same extent of Green Belt as this site.

Settlement	Ref / Site	Number of Homes
------------	------------	-----------------

Lymm	Site Ref: R18/117 / Site Ref: R18/P2/053 Land south of Rushgreen Road (East Site)	99
<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>This site is considered to be suitable – unlikely to have a major impact on trends. There are suitability issues due to the entire site being potentially contaminated land and GP services in Lymm have no available capacity. The site appears to be available, considering that it was promoted by the owner and there is a planning application for residential development on the site currently under appeal (Ref: 2017/31816). The site may be achievable in that it is in an area of high viability and there are known abnormal development costs because the site is potentially contaminated land, which could be overcome.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Lymm, located to the east of the settlement close to Rushgreen Road. The site is considered to be in a sustainable location and is available having been promoted by the site owner and with a planning application currently on appeal on the site. The site may be achievable as there is developer interest and known demand however there are known abnormal development costs due to the entire site consisting of potentially contaminated land. The site has been judged to be suitable - unlikely to have a major impact on trends. As such, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.</p> <p>CONCLUSION: SELECTED SITE (99 dwellings) [this forms part of the larger site Ref: R18/P2/085]</p>		

Settlement	Ref / Site	Number of Homes
Lymm	Site Ref: R18/118 / Site Ref: R18/P2/054 / R18/P2/133 Land south of Rushgreen Road (West Site)	100
<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>This site is considered to be suitable – unlikely to have a major impact on trends. The only suitability issues consist of proximity to a train station; proximity to natural greenspace and GP services in Lymm have no available capacity. The site appears to be available, considering that it was promoted by the owner and could be developed now. The site is considered to be achievable in that it is in an area of high viability and there are no known abnormal development costs.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Lymm, located to the east of the settlement close to Rush Green Road. The site is considered to be in a sustainable location and is available having been promoted by the site owner and</p>		

being free from ownership issues. The site may be achievable as there is developer interest and known demand and no known abnormal development costs. The site has been judged to be suitable - unlikely to have a major impact on trends. As such, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.

CONCLUSIONS: SELECTED SITE (100 dwellings and Integrated Medical Centre of 2000sqm) [this forms part of the larger site Ref: R18/P2/085]

Settlement	Ref / Site	Number of Homes
Lymm	SHLAA Ref: 1531 / Site Ref: R18/163 Statham Lodge Hotel	39

Overall Site Conclusions based on Suitability, Availability, Achievability

The site is not considered to be suitable-mitigation likely to be required/unavoidable impacts due to the Grade II listed building (Statham Lodge) occupying the site and the entire site falling within Flood Zone 2. There are also suitability issues with respect to GP services in Lymm which have no available capacity. The site appears to be available, considering that it was promoted by the owner however the site is in active use as a hotel and conference centre. The site is considered to be achievable in that it is in an area of high viability and there is developer interest and known demand. There are also no known abnormal development costs.

Workshop Comments

The site is not directly adjacent to the settlement of Lymm however it is located within a cluster of sites to the west of the settlement off of Warrington Road. The site would be considered to be in a sustainable location only if the adjacent sites to the east are proposed to be developed. The site is not considered to be suitable for development as it contains a Grade II listed building (Statham Lodge). There are further suitability issues surrounding the site as the entire site is within Flood Zone 2, it contains a listed building and it contains a locally important site not suitable for biodiversity offsetting. In addition, it has been judged to be suitable - unlikely to have a major impact on trends. Development of the site would therefore not be in accordance with the objectives of the draft Warrington Local Plan, particularly objectives W5 which seeks to reinforce character and local distinctiveness whilst protecting, enhancing and embracing the borough's built and natural assets (including heritage assets).

SITE CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Ref / Site	Number of Homes
Lymm	Site Ref: R18/P2/001 Land at Statham	720

Overall Site Conclusions based on Suitability, Availability, Achievability

This site may be suitable however mitigation may be required / there are unavoidable impacts. There are some suitability issues as the site contains the Grade II listed Statham Lodge Hotel; it also contains a locally important site not suitable for biodiversity offsetting (however this is not a Local Wildlife Site); it is adjacent to an area of potentially contaminated land to the north east and GP services in Lymm have no available capacity. However it does not contain any potentially contaminated land. The site has good accessibility to formal play space, primary and secondary schools and bus services. The site appears to be available, considering that it was promoted by the owner however part of the site is in active use as a hotel. The site is considered to be achievable as it is in an area of high viability and there are no known abnormal development costs.

Workshop Comments

The site is adjacent to the settlement of Lymm, located to the west of the settlement off of Warrington Road and Camsley Lane. The site is considered to be in a sustainable location and is available being free from ownership issues and having been promoted by the site owner however part of the site is in active use as a hotel. The site is considered to be achievable as there are no known abnormal development costs and the site is in a location of high viability. There are some suitability constraints with the site due to the Grade II listed Statham Lodge Hotel being located to the north of the site but given the scale of the site, development could avoid impacting on the Grade II listed building. However given the site size, development of the whole site would impact upon the character of the settlement. As such, development would not be in accordance with objective W5 of the draft Warrington Local Plan which seeks to reinforce character and local distinctiveness. It is considered that some of the smaller sites which form part of this larger site represent more appropriate sites for development (SHLAA Ref: 1528 / R18/162 and SHLAA Ref: 1622).

CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Ref / Site	Number of Homes
Lymm	SHLAA Ref: 1891 / Site Ref: R18/154 / R18/190 Land fronting Pool Lane	36

Overall Site Conclusions based on Suitability, Availability, Achievability

This site is considered to be suitable – unlikely to have a major impact on trends. There are suitability issues as the site is within Flood Zone 2/3; half of the site is within a historic landfill site 250m buffer zone; the site is adjacent to a Local Wildlife (Statham Ox-Bow) located to the north east and GP services in Lymm have no available capacity. The site has good accessibility to primary and

secondary schools, formal play space and bus services. The site is considered to be available as it was promoted by the owner however part of the site is in office use as a marketing agency and therefore could not be developed now. The site may be achievable in that it is in an area of high viability, there is developer interest/demand however there are known abnormal development costs due to the section within the historic landfill buffer zone.

Workshop Comments

The site is adjacent to the settlement of Lymm being located to the north east of the settlement on Pool Lane. The site is considered to be in a sustainable location and is available having been promoted by the site owner however it is partially developed. The site may be achievable as there is developer interest and known demand however part of the site is within a historic landfill site 250m buffer zone. The site has been judged to be suitable - unlikely to have a major impact on trends. However the Council's highways officer states that Pool Lane would be unsuitable for an increase in vehicle movement without improvements along its length which would require third party land. As such, development of the site would not be in accordance with draft Warrington Local Plan objective W4, to provide new infrastructure to support Warrington's growth, reduce congestion and promote sustainable transport options.

CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Ref / Site	Number of Homes
Lymm	SHLAA Ref: 1621 / Site Ref: R18/004 / Site Ref: R18/173 Land immediately surrounding Pool Farm	9

Overall Site Conclusions based on Suitability, Availability, Achievability

This site is considered to be suitable – unlikely to have a major impact on trends. There are some suitability issues as the site is within Flood Zones 2 and 3 and GP services in Lymm have no available capacity. The site is located adjacent to Statham Lodge which hosts a number of conferences / weddings, The site is considered to be available as it was promoted by the owner. The site is considered to be achievable in that it is in an area of high viability and there is developer interest and known demand. There are also no known abnormal development costs

Workshop Comments

The site is not directly adjacent to the settlement of Lymm however it is located within a cluster of sites to the west of the settlement off of Warrington Road. The site would be considered to be in a sustainable location only if the adjacent sites are proposed to be developed. The site is considered to be available having been promoted by the site owner. The site is considered to be achievable as there is developer interest and known demand and no known abnormal development costs. The site has been judged to be suitable - unlikely to have a major impact on trends. However the Council's highways officer states that Pool Lane would be

unsuitable for an increase in vehicle movement without improvements along its length which would require third party land. As such, development of the site would not be in accordance with draft Warrington Local Plan objective W4, to provide new infrastructure to support Warrington's growth, reduce congestion and promote sustainable transport options.

CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Ref / Site	Number of Homes
Lymm	SHLAA Ref: 1565 / Site Ref: R18/014 / Site Ref: R18/P2/118 Land west of Reddish Crescent	57

Overall Site Conclusions based on Suitability, Availability, Achievability

This site is considered to be suitable – unlikely to have a major impact on trends. There are some suitability issues given the proximity to a Grade II listed building (Tanyard Farmhouse); the adjacent areas of potentially contaminated land to the north and south east and the GP services in Lymm have no available capacity. However the site has good accessibility to formal play space, primary schools and bus services. The site appears to be available, considering that it was promoted by the owner. The site is considered to be achievable as it is in an area of high viability, there is developer interest and known demand and there are no known abnormal development costs.

Workshop Comments

The site is adjacent to the settlement of Lymm, located to the north east of the settlement off of Rush Green Road. The site is considered to be in a sustainable location and is available having been promoted by the site owner. The site is considered to be achievable as there is developer interest and known demand and no known abnormal development costs. The site has been judged to be suitable - unlikely to have a major impact on trends. However the Council's highways officer states that due to visibility constraints, third party land is required to provide junction improvements. In addition the highways officer states that the site would need to be developed in tandem with Site Ref: 3178 / R18/082 / R18/P2/072 and Site Ref: 3109 / R18/016 / R18/P2/027. Site Ref: 3178 was assessed as strong contribution for Green Belt and therefore it has not been considered for site selection at this stage. The site would not be appropriate in highways terms if brought forward on its own. Development of the site would therefore not be in accordance with draft Warrington Local Plan objective W4, to provide new infrastructure to support Warrington's growth, reduce congestion and promote sustainable transport options.

CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Ref / Site	Number of Homes
Lymm	SHLAA Ref: 3109 / Site Ref: R18/016 / Site Ref: R18/P2/027 Holly House	24
<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>This site is considered to be suitable – unlikely to have a major impact on trends. There are some suitability issues given the nearest GP service has no available capacity. The site appears to be available, considering that it was promoted by the owner and could be developed now. The site is considered to be achievable in that it is in an area of high viability and there are also no known abnormal development costs.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Lymm, located to the north east of the settlement off of Rush Green Road. The site is considered to be in a sustainable location and is available having been promoted by the site owner. The site is considered to be achievable as there is developer interest and known demand and no known abnormal development costs. The site has been judged to be suitable - unlikely to have a major impact on trends. However the Council's highways officer states that the site would need to be developed in tandem with Site Ref: 3178 / R18/082 / R18/P2/072 in order to achieve appropriate pedestrian connectivity, however Site Ref: 3178 / R18/082 / R18/P2/072 was assessed as strong contribution for Green Belt and therefore it has not been considered for site selection at this stage. As such appropriate pedestrian connectivity could not be achieved if the site was brought forward on its own. Development of the site would therefore not be in accordance with draft Warrington Local Plan objective W4, to provide new infrastructure to support Warrington's growth, reduce congestion and promote sustainable transport options.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>		

Settlement	Ref / Site	Number of Homes
Lymm	SHLAA Ref: 1560 Greenscene	5
<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered available as it was promoted by the owner and is free from ownership/tenancy issues. There is no active use on the site. The site is achievable as it is in an area of high viability with developer interest and demand. The site is considered to be suitable for development – unlikely to have a major impact on trends. There are some suitability issues in terms of accessibility to primary schools and capacity of GP services. There are also TPOs on site, however there is potential to avoid this through the location of development on the site.</p>		

Workshop Comments

The site is not adjacent to the settlement of Lymm, being situated within the washed over village of Broomedge to the south east of Lymm. As such, the site would feel isolated from Lymm and would not provide a sustainable location for future development. Therefore, it would not be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport and W6 to minimise the impact of development on the environment.

CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Ref / Site	Number of Homes
Lymm	SHLAA Ref: 2408 Oak Lawn	9

Overall Site Conclusions based on Suitability, Availability, Achievability

The site is considered to be suitable for development – unlikely to have a major impact on trends. There are some suitability issues in terms of accessibility to primary schools, GP services, bus services, a train station and natural greenspace. The site is considered available as it was promoted by the owner although there is an existing residential property on site. The site is considered to be achievable as it is in an area of high viability, there is developer interest and demand and no known abnormal development costs.

Workshop Comments

The site is not adjacent to the settlement of Lymm, being situated off Crouchley Lane to the south of Lymm. As such, the site would feel isolated from the settlement and would not provide a sustainable location for future development. Therefore, it would not be in accordance with several objectives from the draft Warrington Local Plan including W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport and W6 to minimise the impact of development on the environment.

CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Ref / Site	Number of Homes
Lymm	SHLAA Ref: 2704 Land at Boarded Barn Farm	27

Overall Site Conclusions based on Suitability, Availability, Achievability

This site is considered to be suitable – unlikely to have a major impact on trends. There are some suitability issues given the GP services in Lymm have no available capacity. The site does not appear to be available, considering that

ownership is unknown and the site is in active use and could not be developed now. The site may be achievable as the site is in a location of high viability however the entire site consists of potentially contaminated land and the site is entirely within a historic landfill site 250m buffer zone.

Workshop Comments

The site is located on the edge of settlement of Lymm being situated within the hamlet of Heatley to the north east of Lymm. adjacent to the settlement of Lymm being located to the north east of the settlement close to Birch Brook Road. As such, the site would feel isolated from the settlement and would not provide a sustainable location for future development. The site is not available as the ownership is unknown and the site is in active use as a motorbike repair shop and could therefore not be developed now. Therefore, it would not be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, and W4 to promote sustainable modes of transport.

CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Ref / Site	Number of Homes
Lymm	SHLAA Ref: 3316 / Site Ref: R18/P2/029 Land of Massey Brook Lane	50

Overall Site Conclusions based on Suitability, Availability, Achievability

The site is considered to be suitable – unlikely to have a major impact on trends. There are some suitability issues in terms of proximity to a train station and the GP services in Lymm have no available capacity. The site has good accessibility to bus services, primary and secondary schools, however the schools have limited capacity. The site is available as it was promoted by the owner with no active uses or ownership issues. The site is achievable, as it is in an area of high viability with active developer interest and no known abnormal costs.

Workshop Comments

The site is adjacent to the settlement of Lymm, located to the east of the settlement off Massey Brook Lane. The site is considered to be in a sustainable location and is available being free from ownership issues and having been promoted by the site owner. The site is considered to be achievable as there are no known abnormal development costs and the site is in a location of high viability. In addition, it has been judged to be suitable - unlikely to have a major impact on trends. As such, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment. It is recommended that the site is brought forward in conjunction with Site Ref: 3124 / R18/036 which will extend the site boundary slightly to the east.

CONCLUSION: SELECTED SITE – To be brought forward in conjunction with Site Ref: 3124 / R18/036 for 65 dwellings

Settlement	Ref / Site	Number of Homes
Lymm	SHLAA Ref: 3139 / Site Ref: R18/065 / Site Ref: R18/P2/043 / Site Ref: R18/P2/136 Land adjacent to Lymm Rugby Club	187

Overall Site Conclusions based on Suitability, Availability, Achievability

The site may be considered to be suitable however mitigation may be required/there are unavoidable impacts. The site has good accessibility to employment sites, formal play space and bus services however the site has some suitability constraints; as it contains the Beechwood Hall Estate TPOs; is adjacent to and includes a very small section of the Lymm Dam Complex Local Wildlife Site; is adjacent to Lymm Conservation Area and the GP services in Lymm have no available capacity. There is potential to mitigate against these constraints or avoid the constraints through the location of development on the site. The site is considered to be available as it was promoted by the owner with no active uses or ownership issues. The site is considered to be achievable as it is in an area of high viability with active developer interest and no known abnormal development costs.

Workshop Comments

The site is adjacent to the settlement of Lymm, being located to the south off Crouchley Lane. The site is considered to be in a sustainable location and is free from ownership issues, having been promoted by the site owner. The site is considered to be available as it was promoted by the owner and is not in active use. The site is considered to be achievable as it is in an area of high viability and there are no known abnormal development costs. The site has some suitability constraints as it contains 12 TPOs (the Beechwood Hall Estate), it is adjacent to Lymm Conservation Area and it is adjacent to the Lymm Dam Complex Local Wildlife Site with a very small section of this being within the site. Given the scale of the site these constraints can be avoided through the location of development on the site (although this will be dependent upon achieving appropriate access points) and therefore the site can be considered to be suitable. As such, development of the site would be in accordance with the objectives set out in the draft Warrington Local Plan including W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.

Following further consideration of all of the suitable, available, achievable sites in Lymm, this site has been excluded from the process given the suitability constraints of the TPOs and the proximity to the Conservation Area and the Local Wildlife Site.

CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Ref / Site	Number of Homes
Lymm	SHLAA Ref: 3170 / Site Ref: R18/144 / Site Ref: R18/P2/023 Land off 35 High Legh Road, Broomedge	19
<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered to be suitable – unlikely to have a major impact on trends. There are some suitability constraints surrounding the capacity of the nearest primary school, the distance to the train station, and capacity of GPs in Lymm. The site is considered to be available as it was promoted by the owner and is not in active use. The site is considered to be achievable as it is in an area of high viability and demand with no known abnormal development costs.</p> <p><u>Workshop Comments</u></p> <p>The site is not adjacent to the settlement of Lymm, being situated within the washed over village of Broomedge to the south east of Lymm. As such, the site would feel isolated from the settlement and would not provide a sustainable location for future development. Therefore, it would not be in accordance with several objectives from the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>		

Settlement	Ref / Site	Number of Homes
Lymm	SHLAA Ref: 3171 / Site Ref: R18/145 Cotebrook Nursing Home	12
<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered to be suitable - unlikely to have a major impact on trends. There are suitability issues surrounding the distance to train stations, capacity of the nearest primary school and capacity of GP services within Lymm. There are also 19 TPOs (Cotebrook House TPO) scattered throughout the site however development could be located to avoid these. The site is considered available as it was promoted by the owner and there is an extant planning permission for 6 residential dwellings which is currently under construction on the site. The site is achievable as it is in an area of high viability and has developer interest, with no known abnormal development costs.</p> <p><u>Workshop Comments</u></p> <p>The site is already being brought forwards for housing development with an extant planning permission for 6 dwellings and construction visible on site. The site is adjacent to the settlement of Lymm, being located to the south off Crouchley Lane.</p>		

The site is considered to be in a sustainable location and is free from ownership issues, having been promoted by the site owner. The site is considered to be available as it was promoted by the owner and is not in active use. The site is considered to be achievable as it is in an area of high viability and there are no known abnormal development costs. The site has some suitability constraints as it contains 12 TPOs (the Beechwood Hall Estate), it is adjacent to the Grade II listed building Grammar School and it is adjacent to the Lymm Dam Complex Local Wildlife Site with a very small section of this being within the site. Given the scale of the site these constraints can be avoided through the location of development on the site and therefore the site can be considered to be suitable. As such, development of the site would be in accordance with the objectives set out in the draft Warrington Local Plan including W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise

CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Ref / Site	Number of Homes
Lymm	SHLAA Ref: 3105 / Site Ref: R18/011 / Site Ref: R18/P2/018 Field off Stage Lane	15

Overall Site Conclusions based on Suitability, Availability, Achievability

This site is considered to be suitable – unlikely to have a major impact on trends. There are suitability issues due to proximity to bus services and a train station and the site is adjacent to Burford Lane Aquaduct which is Grade II listed. The site appears to be available considering that it was promoted by the owner. The site is considered to be achievable in that it is in an area of high viability, there is developer interest/demand and there are no known abnormal development costs.

Workshop Comments

The site is not adjacent to the settlement of Lymm being located to the east of Lymm off Stage Lane. As such, the site would feel isolated from Lymm and would not provide a sustainable location for future development. Therefore, it would not be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, and W4 to promote sustainable modes of transport and W6 to minimise the impact of development on the environment.

CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Ref / Site	Number of Homes
------------	------------	-----------------

Lymm	SHLAA Ref: 3162 / Site Ref: R18/107 / Site Ref: R18/P2/088 Land at Mill Lane / Stage Lane	471
<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>This site may be suitable however mitigation may be required/there are unavoidable impacts. There are suitability issues given that there is a small area of potentially contaminated land in the north of the site; the site contains more than 20 hectares of agricultural land Class 1-2; the site is within a mineral safeguarding area and the GP services in Lymm has no available capacity.</p> <p>The site appears to be available, considering that it was promoted by the owner and could be developed now. The site may be achievable in that it is in an area of high viability however there are known abnormal development costs due to a small area of potentially contaminated land in the north of the site which could be overcome.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Lymm, being situation to the east of Lymm off Stage Lane and Mill Lane. However, a third of the site is within the mineral safeguarding area and the remaining section of the site is within the mineral safeguarding buffer. There is a small area of potentially contaminated land in the north of the site and the site contains more than 20 hectares of class 1-2 agricultural land. As such, development of the site would not be in accordance with objective W6 from the draft Warrington Local Plan which aims to minimise the impact of development on the environment.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>		

Settlement	Ref / Site	Number of Homes
Lymm	Site Ref: R18/P2/050 Land off Birchbrook Road (No.19)	10
<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>This site is considered to be suitable – unlikely to have a major impact on trends. There are suitability issues due to proximity to a train station; formal play space and greenspace; the entire site falls within a historic landfill site 250m buffer zone and the capacity of GP services in Lymm. The site does not appear to be available as it is unknown if it was promoted by the owner and the site is in active use and could not be developed now. The site may be achievable as it is in an area of high viability however there are abnormal development costs which could be overcome.</p> <p><u>Workshop Comments</u></p> <p>The site is not adjacent to the settlement of Lymm being located within the hamlet of Heatley to the north east of Lymm. As such, the site would feel isolated from Lymm and would not provide a sustainable location for future development. Therefore, it would not be in accordance with the objectives set out in the draft</p>		

Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, and W4 to promote sustainable modes of transport and W6 to minimise the impact of development on the environment.

CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Ref / Site	Number of Homes
Lymm	Site Ref: R18/P2/048 Top Farm, Broomedge	412

Overall Site Conclusions based on Suitability, Availability, Achievability

The site is considered to be suitable for development – unlikely to have a major impact on trends. There are some suitability issues surrounding the distance to the closest primary school, the proximity to the Local Wildlife Site to the north west and the capacity of GP services in Lymm. The site is considered available as it was promoted by the owner and is free from ownership/tenancy issues. The site is achievable as it is in an area of high viability with developer interest and demand.

Workshop Comments

The site is not adjacent to the settlement of Lymm, being situated within the washed over village of Broomedge to the south east of Lymm. As such, the site would feel isolated from Lymm and would not provide a sustainable location for future development. Therefore, it would not be in accordance with several objectives from the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt and W4 to promote sustainable modes of transport.

CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Site	Number of Homes
Winwick	SHLAA Ref: 2670 / Site Ref: R18/040 Land to the north of Winwick between Golborne Road (A573) and Waterworks Lane	130

Overall Site Conclusions based on Suitability, Availability, Achievability

This site is considered to be suitable – unlikely to have a major impact on trends. There are some suitability issues due to the distance to GP services and local natural greenspace however the site has good accessibility to formal play space, and primary and secondary schools. The site also falls within zone 1 (inner protection zone) of the Environment Agency's Groundwater Source Protection Zone, it contains a small area of potentially contaminated land and is within a historic landfill site 250m buffer zone. The site appears to be available, as it is not in active use and it was promoted by the owner. The site may be achievable as it

is in an area of moderate viability and there is developer interest and known demand. However, there is a small section of potentially contaminated land in the north eastern corner and a section of historic landfill site buffer zone in the south western corner, and therefore, there are known abnormal development costs.

Workshop Comments

The site adjacent to the settlement of Winwick, located to the immediate north of the settlement. The site is considered to be in a sustainable location and it is available being free from ownership issues, having been promoted by the site owner. The site may be achievable although there are known abnormal development costs with a small area of potentially contaminated land in the north-eastern corner and a section of historic landfill site 250m buffer zone in the south-western corner of the site, however it is possible that these areas could be avoided. There are also pylons running across the site however these could be avoided given that the site exceeds the housing requirement for Winwick. In addition, it has been judged to be unlikely to have a major impact on trends and be a suitable site. As such, development of the site would be in accordance with the objectives as set out in the draft Warrington Local Plan, particularly W1 to strengthen existing neighbourhoods, W2 which seeks to facilitate the sensitive release of Green Belt land, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment. There is potential that the site could accommodate some employment development and although the existing boundary is less durable, a more durable Green Belt boundary could be established.

CONCLUSION: SELECTED SITE (132 dwellings) – the site capacity would be lower than this given that development will need to avoid the pylons running across the site however the site capacity currently exceeds the housing requirement for Winwick anyway.

Settlement	Ref / Site	Number of Homes
Winwick	SHLAA Ref: 3334 / Site Ref: R18/P2/061 / Site Ref: R18/P2/128 Waterworks Lane	198

Overall Site Conclusions based on Suitability, Availability, Achievability

This site is considered to be suitable – unlikely to have a major impact on trends. There are some suitability issues due to the distance to GP services and local natural greenspace however the site has good accessibility to formal play space, primary and secondary schools and bus services. The site also falls within zone 1 (inner protection zone) of the Environment Agency’s Groundwater Source Protection Zone and the edge of the historic landfill site 250m buffer zone falls just within the western-most corner of the site. The site appears to be available, as it was promoted by the owner. The site is considered to be achievable as it is in an area of moderate viability and there is developer interest and known demand and no known abnormal development costs, with the exception of the edge of the historic landfill site buffer zone.

Workshop Comments

The site is adjacent to the settlement of Winwick being located to the immediate north east of the settlement. The site is considered to be in a sustainable location and it is available being free from ownership issues, having been promoted by the site owner. The site is considered to be achievable as it is an area of moderate viability with no known abnormal development costs (with the exception of the edge of the historic landfill site 250m buffer zone). Overall the site is considered to be suitable – unlikely to have a major impact on trends. As such, development of the site would be in accordance with the objectives as set out in the draft Warrington Local Plan, particularly W1 to strengthen existing neighbourhoods, W2 which seeks to facilitate the sensitive release of Green Belt land, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.

After further consideration of the Council’s highways officer’s comments it is considered that the lack of a secondary access point would not be an issue given that the site capacity far exceeds the housing requirement for Winwick. However there are no potential boundaries which could be used to divide the site into a smaller site which would better accommodate the requirement. As such SHLAA Ref: 2670 / Site Ref: R18/040 is considered a more appropriate site to accommodate Winwick’s housing requirement.

CONCLUSION: EXCLUDE SITE FROM PROCESS

Settlement	Ref / Site	Number of Homes
Winwick	SHLAA Ref: 3104 / Site Ref: R18/007	35

Overall Site Conclusions based on Suitability, Availability, Achievability

The site is not considered to be suitable-mitigation likely to be required/unavoidable impacts due to the historic battlefield designation which the site falls within. The site is considered to be available as it has been promoted by the owner and is not in active use. The site may be achievable as it is in an area of moderate viability with known demand and interest. There are known abnormal development costs due to half of the site being within a historic landfill site 250m buffer zone.

Workshop Comments

The site is adjacent to the settlement of Winwick being located to the immediate north west of the settlement. The site was promoted by the landowner and is considered to be available. The site may be achievable as it is in an area of moderate viability although half of the site falls within a historic landfill site 250m buffer zone. The site is not considered to be suitable for development as it falls within a historic battlefield designation (Battle of Winwick). Development of the site would therefore not be in accordance with the objectives of the draft Warrington Local Plan, particularly objectives W5 which seeks to reinforce

character and local distinctiveness whilst protecting, enhancing and embracing the borough's built and natural assets (including heritage assets).

CONCLUSION: EXCLUDE SITE FROM PROCESS

Appendix 5 Site Assessment Conclusions for Category 'A' Employment Sites

Garden Suburb Employment Area (116ha)

Overall Site Conclusions based on Suitability, Availability, Achievability

The overall site is graded 'A' in the context of the EDNA and therefore performs strongly in terms of its contribution to meeting Warrington's strategic employment land needs. The site benefits from its location at the junction of the M6 and M56 and provides the potential to meet a large proportion of the Borough's identified B8 requirement.

There are a number of issues which would need to be mitigated to ensure that the overall site could be considered 'Suitable', in particular:

- The development of the overall site could not be supported by current highways access arrangements. Development is therefore dependent on infrastructure improvements to the local and strategic road networks.
- There is a Scheduled Ancient Monument within the site. Development will need to ensure that the setting of the heritage asset is preserved and enhanced.

Development will result in the loss of Grade 3 Agricultural Land and strongly performing Green Belt parcels.

The overall site is available and is being actively promoted by site owners through the Local Plan process.

Development of the site is considered achievable given the EDNA 'A' category and the Local Plan viability assessment. Development can only come forward however with infrastructure improvements to the local and strategic highways networks.

The site performs strongly against Local Plan Objectives and the proposed Local Plan Spatial Strategy. It provides the potential to form part of the wider Garden Suburb allocation, benefiting from proximity to the Garden Suburb's neighbourhood centre, residential population and providing the opportunity to ensure a comprehensive approach to the required improvements to road infrastructure and public transport improvements.

SITE CONCLUSION: SELECTED SITE (116ha) – subject to ensuring appropriate infrastructure improvements to the local and strategic road networks.

Port Warrington (75ha)

Overall Site Conclusions based on Suitability, Availability, Achievability

The site is graded 'A' in the context of the EDNA and therefore performs strongly in terms of its contribution to meeting Warrington's strategic employment land needs. The site benefits from a unique location, providing an existing port facility on the Manchester Ship Canal and having the potential to provide a connection to the strategic rail network. The site promoter has provided evidence to demonstrate

the specific need for port related development and how the site forms a key component of the wider plans for the Atlantic Gateway.

There are a number of issues which would need to be mitigated to ensure that the site could be considered 'Suitable':

- Development of the site would result in the loss of part of a Local Wildlife Site. The site promoter has submitted information to demonstrate how appropriate mitigation could be provided.
- The development of the site could not be supported by current highways access arrangements. Development is therefore dependent on the proposed Western Link, a new access road to connect the site to the Western Link and associated public transport improvements.
- The site is located with Flood zones 2 & 3. It has been assessed through the Council's Level 1 and Level 2 Strategic Flood Risk Assessment (SFRA) and will require mitigation measures as part of the development process.
- The residential amenity of residents to the south of the Manchester Ship Canal at Promenade Park will need to be protected.

The site is available and is being promoted by the owner through the Local Plan Process.

Development of the site is considered achievable given the EDNA 'A' category and viability information submitted by the site promoter. Development can only come forward however with the proposed Western Link and subject to appropriate mitigation to address the other suitability issues identified above.

The site performs strongly against Local Plan objectives. It forms part of the Wider Warrington Waterfront area which is a key regeneration priority for the Council. This has been established in previous Local Plans and remains a priority in the emerging Local Plan. The site itself is currently identified as CS11-Strategic Opportunity (Port Warrington) in the adopted Warrington Local Plan Core Strategy (2014). It is identified as a multi modal Port facility utilising the Ship Canal with an opportunity for rail freight.

SITE CONCLUSION: SELECTED SITE (75ha) – subject to ensuring appropriate mitigation measures to address identified suitability issues and the delivery of the proposed Western Link.

Arpley Meadows, Waterfront (25.47 ha)

Overall Site Conclusions based on Suitability, Availability, Achievability

The site is graded 'A' in the context of the EDNA and therefore performs strongly in terms of its contribution to meeting Warrington's strategic employment land needs. The site is part of the Wider Warrington Waterfront area and is proposed as a Business Hub to support Port related activities. It is also close to Warrington Town Centre and Bank Quay Station and so would be able to fulfil a broader role in meeting Warrington's business needs.

There are a number of issues which would need to be mitigated to ensure that the site could be considered 'Suitable':

- The development of the site could not be supported by current highways access arrangements. Development is therefore dependent on the proposed Western Link, a new access road to connect the site to the Western Link and associated public transport improvements.
- The site is located with Flood zones 2 & 3. It has been assessed through the Council's Level 1 and Level 2 Strategic Flood Risk Assessment (SFRA) and will require mitigation measures as part of the development process.

The site is available and is being promoted by the owner through the Local Plan Process.

Development of the site is considered achievable given the EDNA 'A' category and viability information submitted by the site promoter. Development can only come forward however with the proposed Western Link and subject to appropriate mitigation to address flood risk.

The site performs strongly against Local Plan objectives. It forms part of the Wider Warrington Waterfront area which is a key regeneration priority for the Council. This has been established in previous Local Plans and remains a priority in the emerging Local Plan. The site will complement the proposed Port Warrington development and given its location in relative proximity to Bank Quay station and the town centre, it provides the opportunity to meet broader employment needs.

SITE CONCLUSION: SELECTED SITE (25.47 ha) – subject to ensuring appropriate mitigation measures to address flood risk and the delivery of the proposed Western Link.

Omega North Extension – Joy Lane (13.61 ha)

Overall Site Conclusions based on Suitability, Availability, Achievability

The site is graded 'A' in the context of the EDNA and therefore performs strongly in terms of its contribution to meeting Warrington's strategic employment land needs. The site benefits from its location adjacent to the established and successful Omega employment location at J8 of the M62.

The main concern regarding suitability relates to highways access. There are highways safety and accessibility issues relating to the proposed access to the local road network serving the site and wider cumulative issues in respect of the capacity of J8 M62. Highways Officers consider that any further expansion of Omega beyond the western extension proposed in St Helens will require major new connections to the M62.

The overall site is available and is being actively promoted by site owners through the Local Plan process.

Development of the site is considered achievable in the context of the EDNA 'A' category but third party land will be required to provide safe access to the Local Highways network and the site is not considered to be of sufficient scale to mitigate the impacts on J8 M62.

The site performs moderately against Local Plan Objectives and the proposed Local Plan Spatial Strategy. It provides the potential to form an extension of the existing Omega Employment Location. There are concerns however with the ability of the site to deliver the required infrastructure improvements to the local and strategic road networks.

SITE CONCLUSION: EXCLUDE SITE FROM PROCESS

Examples of Multiple Developer Activity

February 2019

Multiple Developer Activity

The Warrington Garden Suburb has the potential to attract and support simultaneous active development from multiple house builders.

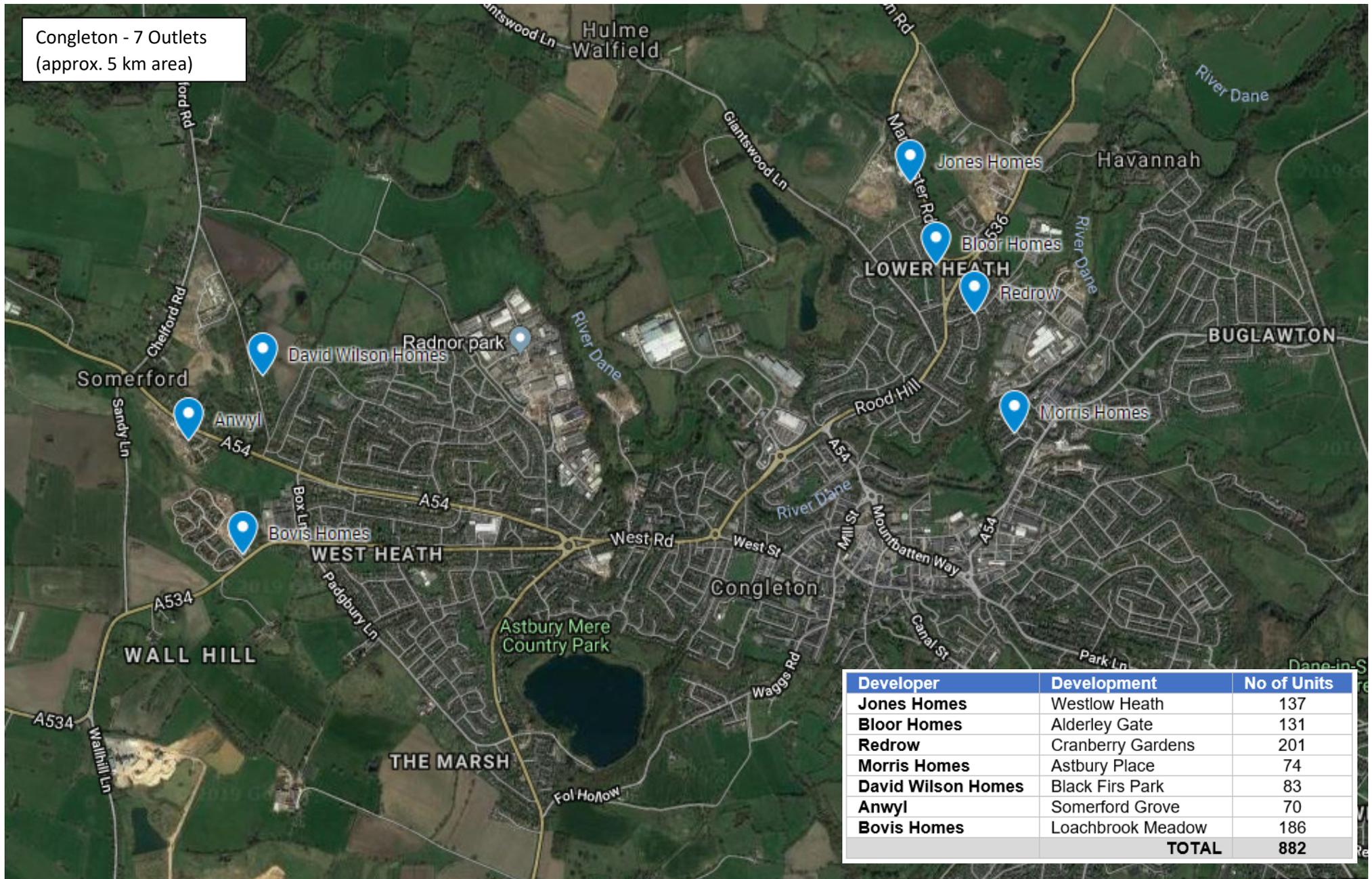
Heightened levels of new homes competition within close proximity can impact house values and pace of sale. As context for the potential levels of activity anticipated in the Garden Suburb area Cushman & Wakefield¹ has identified areas within the North West which are experiencing significant levels of development resulting in concentrations of house builder activity.

The example locations are summarised below. Research demonstrates that up to 13 developers are operating simultaneously in the same area.

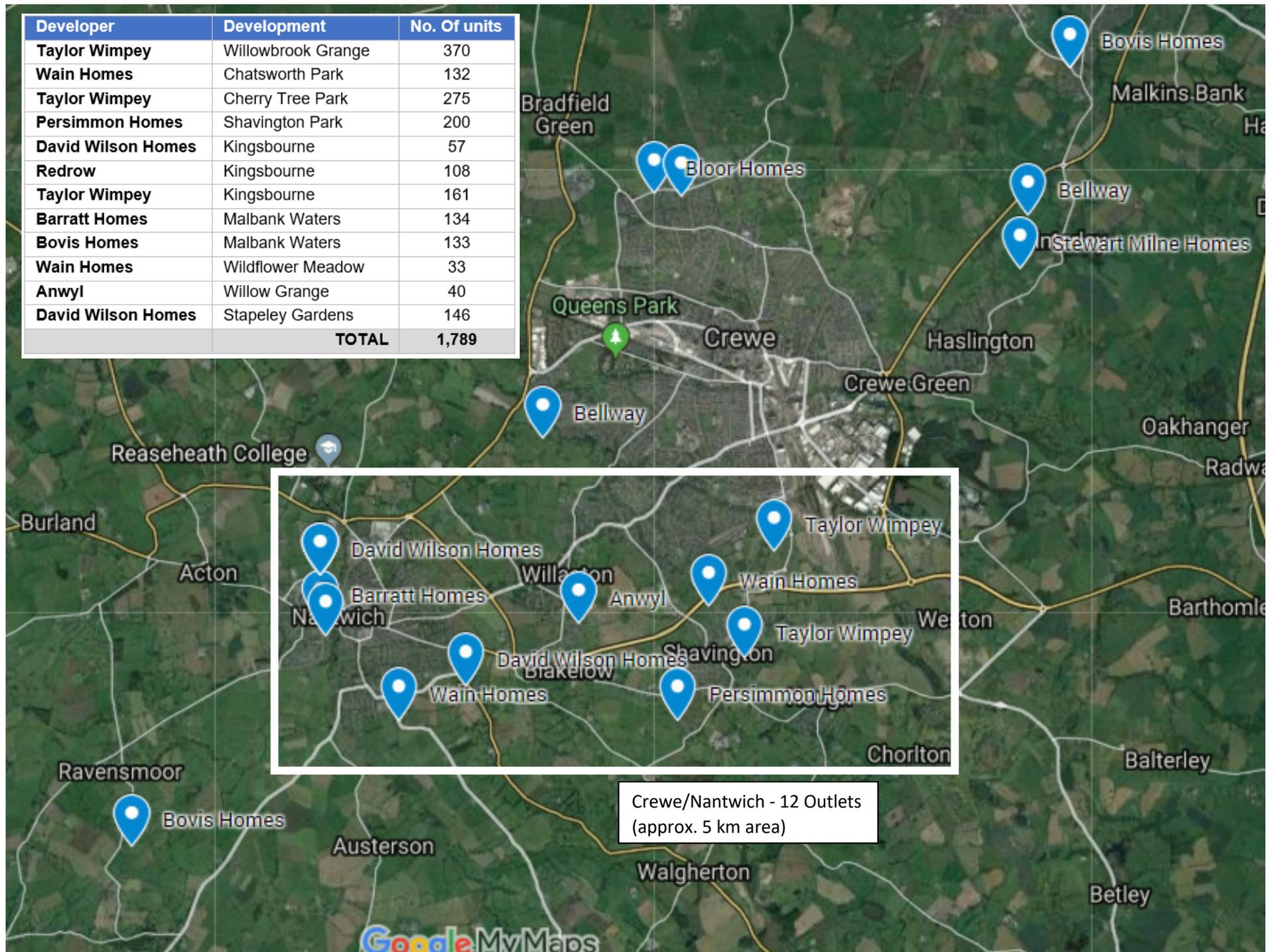
Area	No. of active developers	Total no. of units	Average No. of units per active developer
Congleton	7	882	214
Crewe/Nantwich	12	1,789	153
North West Preston	11	1,681	126
Wigan	13	2,791	149

¹ The information is based on Cushman & Wakefield active housebuilder market research collated in August 2018.

Congleton - 7 Outlets
(approx. 5 km area)

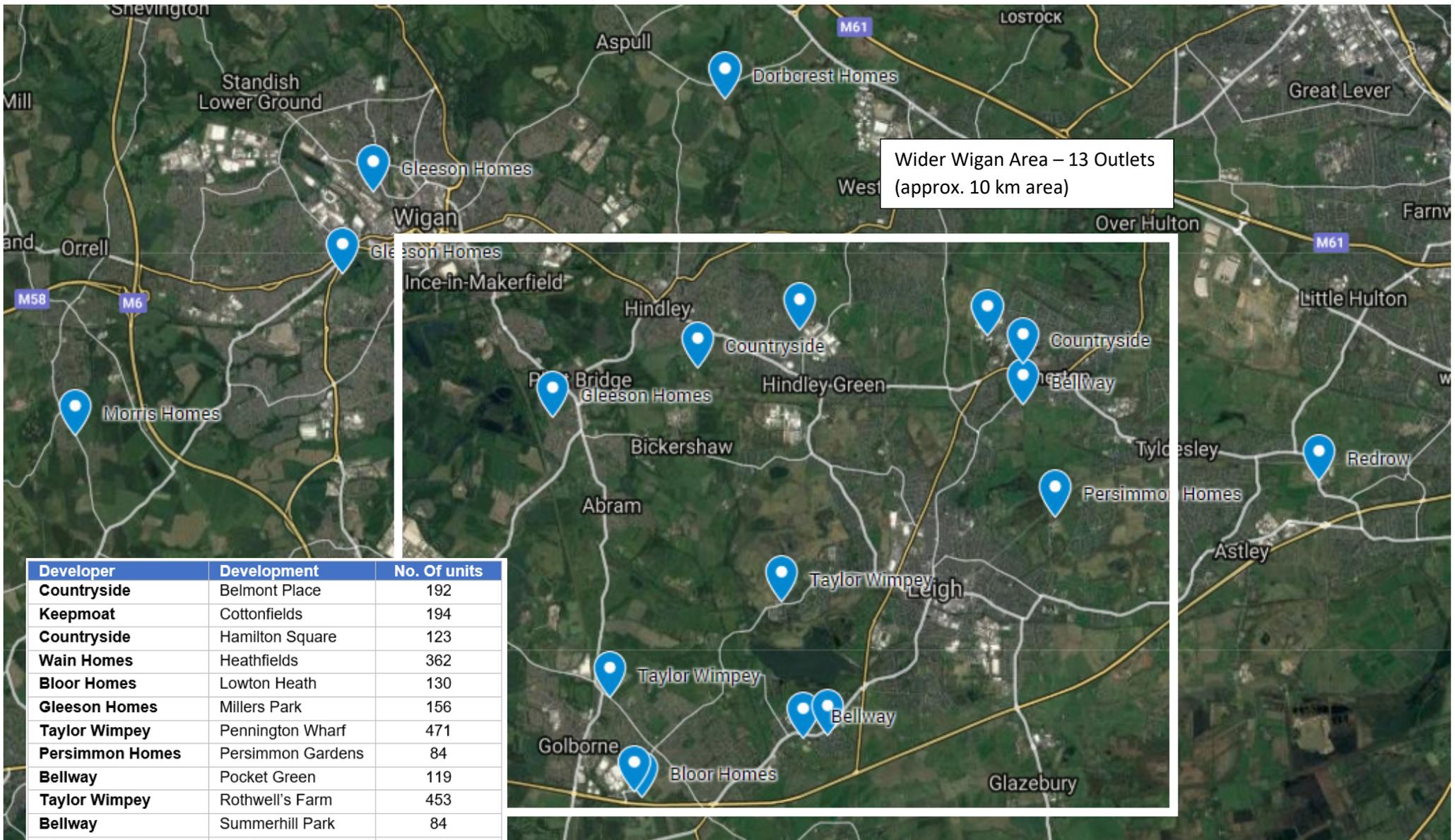


Developer	Development	No. Of units
Taylor Wimpey	Willowbrook Grange	370
Wain Homes	Chatsworth Park	132
Taylor Wimpey	Cherry Tree Park	275
Persimmon Homes	Shavington Park	200
David Wilson Homes	Kingsbourne	57
Redrow	Kingsbourne	108
Taylor Wimpey	Kingsbourne	161
Barratt Homes	Malbank Waters	134
Bovis Homes	Malbank Waters	133
Wain Homes	Wildflower Meadow	33
Anwyl	Willow Grange	40
David Wilson Homes	Stapeley Gardens	146
TOTAL		1,789





North West Preston – 11 Outlets
(approx. 5 km area)



Wider Wigan Area – 13 Outlets
(approx. 10 km area)

Developer	Development	No. Of units
Countryside	Belmont Place	192
Keepmoat	Cottonfields	194
Countryside	Hamilton Square	123
Wain Homes	Heathfields	362
Bloor Homes	Lowton Heath	130
Gleeson Homes	Millers Park	156
Taylor Wimpey	Pennington Wharf	471
Persimmon Homes	Persimmon Gardens	84
Bellway	Pocket Green	119
Taylor Wimpey	Rothwell's Farm	453
Bellway	Summerhill Park	84
Persimmon Homes	The Pastures	150
Persimmon Homes	Walmsley Park	273
TOTAL		2,791