

Options and Site Assessment Technical Report

Addendum to Appendix 3: Contender Sites in Settlements – Site Assessment Conclusions

Settlement	Ref / Site	Number of Homes
Lymm	R19/001- Land south of Massey Brook Lane	109
<p>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 and no known abnormal costs. However, there is no known developer interest and the narrow width of Massey Brook Lane and constrained arrangement of the adjacent junction at the A56 would limited the number of dwellings to well below the site capacity.</p> <p><u>Workshop Comments</u> The site is close 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. However, now that the adjoining parcel of land to the east (Site Ref: 3124/R18/036) has been withdrawn from the Local Plan process and is no longer available, the site would be isolated from the existing settlement and would not provide a sustainable location for future development. In addition, the narrow width of Massey Brook Lane and constrained arrangement of the adjacent junction at the A56 would limit the capacity of the site. 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
Lymm	R19/002 - Land east of Dam Lane	13
<p>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, formal play space, AQMAS, bus services, and flood risk. However the site has good accessibility to primary and secondary schools. The site is considered to be achievable and is in an area of moderate viability and there is known demand.</p>		

Settlement	Ref / Site	Number of Homes
<p>The site may require additional development cost to bridge over Cockshot Brook. The site is considered to be available as it was promoted by the owner but there is no known developer interest.</p> <p><u>Workshop Comments</u></p> <p>Whilst, the site is close to the settlement of Croft being located on Dam Lane it is detached from the settlement itself. The site was promoted by the owner. It is in an area of moderate viability but may require some additional abnormal development costs. The site has good accessibility to primary and secondary schools, however it has suitability issues relate to proximity to a train station; AQMA; formal play space, bus services; and because the majority of the site is within Flood Zone 2. The site is wooded and development of the site would impact on the character of Croft as it would alter the generally wooded character of Dam Lane on the approach to Croft from the south. Development of the site would not be in accordance with objectives W1 of the draft Warrington Local Plan to strengthen existing neighbourhoods; W2 to facilitate the sensitive release of Green Belt; W4 to promote sustainable modes of transport; W5 to secure high quality design which reinforces character and local distinctiveness 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	R19/004 - Land East of 1 The Paddock, Stage Lane, Heatley, Lymm	15
<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 bus services and a train station and the site is in close proximity to Grantham’s Bridge, which is Grade II listed. 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. The site is considered to be available as it was promoted by the owner but there is no known developer interest.</p> <p><u>Workshop Comments</u></p> <p>The site 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 adjacent to the eastern edge of the settlement of Lymm off Stage Lane. The site has good accessibility to primary and secondary schools, however it has suitability issues relate to proximity to bus services and a train station and the lack of developer interest. As such, the site would not be easily accessible to many services other than by motor vehicle and would not provide a sustainable location for future development and there are concerns about its deliverability. 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.</p>		

Settlement	Ref / Site	Number of Homes
CONCLUSION: EXCLUDE SITE FROM PROCESS		

Settlement	Ref / Site	Number of Homes
Glazebury	R19/005 - Land adj to 363 Warrington Road	59
<p>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 suitability issues in respect of proximity to train station, primary schools and natural greenspace. However the site has good accessibility to secondary schools. The site is considered to be achievable and is in an area of moderate viability and there is known demand. The site is considered to be available as it has been promoted by the owner but there is no known developer interest.</p> <p><u>Workshop Comments</u> The site 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 has good accessibility to secondary schools and bus services, however it has suitability issues relate to proximity to a train station; primary schools and natural greenspace. The site is located in between the settlements of Glazebury and Culcheth but it is not adjacent to either settlement. As such, the site would feel isolated from any 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.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>		