



Warrington Local Plan

Sustainability Appraisal

SA Report Addendum

September 2021

Delivering a better world

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Quality information

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Revision History

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1. Background

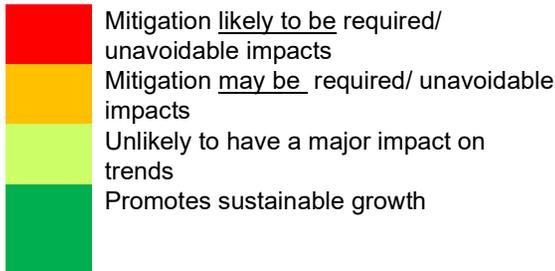
1.1 A small number of site options (for housing) were submitted late in the Local Plan preparation process (after the Regulation 19 Consultation), and therefore were not included in the SA Report. For completeness, the Council has prepared proformas for these additional five sites, and this addendum has been prepared to present a summary of the appraisal findings.

Figure 1: Location of the additional site options



2. Additional site options

Site summary tables



Site ID	Site Name	Location	EC1. Loss of employment land	EC2. Distance to Principal Road Network	EC3. How close to key employment sites	HW1. Supported by community facilities	HW2. Access to local natural greenspace	HW3. Access to formal play space	ACC1. Access to nearest primary school	ACC2. Access to nearest secondary school	ACC3. How well served is the site by a bus	ACC4. How accessible is site to train Station	ACC5. Distance to GP service/ health centre	HO1. Will development meet housing need	NR1. Potential impacts on air quality	NR2. Remediation of contaminated land	NR3. Loss of High Quality Agricultural Land	NR4. Groundwater Source Protection Zone	NR5. Site within identified flood zone	RU3. Potential to safeguard/ sterilise minerals	BNH1. Proximity to designated heritage assets	BNH2. Effect upon heritage assets	BNH3. Capacity for landscape to accommodate	BG1. Impact on European Site/ SPA/ SAC	BG2. Potential impact on a SSSI	BG3. Potential impact on Local Wildlife Site	BG4. Potential impact on TPOs	RU1. Use of previously developed land	RU2. Access to HWRC		
R19/001	Land south of Massey Brook Lane	Lymm	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
R19/002	Land east of Dam Lane, Croft	Croft	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
R10/003	Land south of Pepper Street, Appleton Thorn	Appleton Thorn	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
R19/004	Land East of 1 The Paddock	Lymm	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
R19/005	Land adj to 363 Warrington Road	Glazebury	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green

Decision making

- 2.1 The sites located in the outer settlements (R19/001, R19/002, R19/004, R19/004) were not selected for allocation in the Local Plan. The reasons for this are set out in the conclusions of the site assessment proformas which are appended to the Council's Development Options and Site Assessment Technical Report (2021). The full proformas, together with all other sites proformas, will be published ahead of the start of consultation on the Updated Proposed Submission Version Local Plan.
- 2.2 With regards to site R19/003, the Council did not include this or other sites to the south of Appleton Thorn as part of the strategic options for the South East Warrington Urban Extension. This was due to their physical separation from the four options, their potential impact on Appleton Thorn, the proximity to the existing industrial state and the size of these sites being insufficient to provide the required level of supporting infrastructure.
- 2.3 The Council did consider smaller options which could be built out in their entirety within the Plan Period. However, the Council did not consider that these would be reasonable options given the level of infrastructure required to support a sustainable urban extension in this location.

Implications

- 2.4 It is important to note that the site proformas were compiled as part of the Council's evidence base, and helped to determine the strategy with regards to site allocations (despite being received after the formal Regulation 19 consultation period).
- 2.5 The absence of the site options from the summary table in the SA Report is a procedural matter and does not change the appraisal findings with regards to the draft Plan (including reasonable alternatives).

