

Warrington Borough Council  
**Green Belt Site Assessments**  
Collated Report

Final for Issue | September 2021

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 259672-00

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**ARUP**

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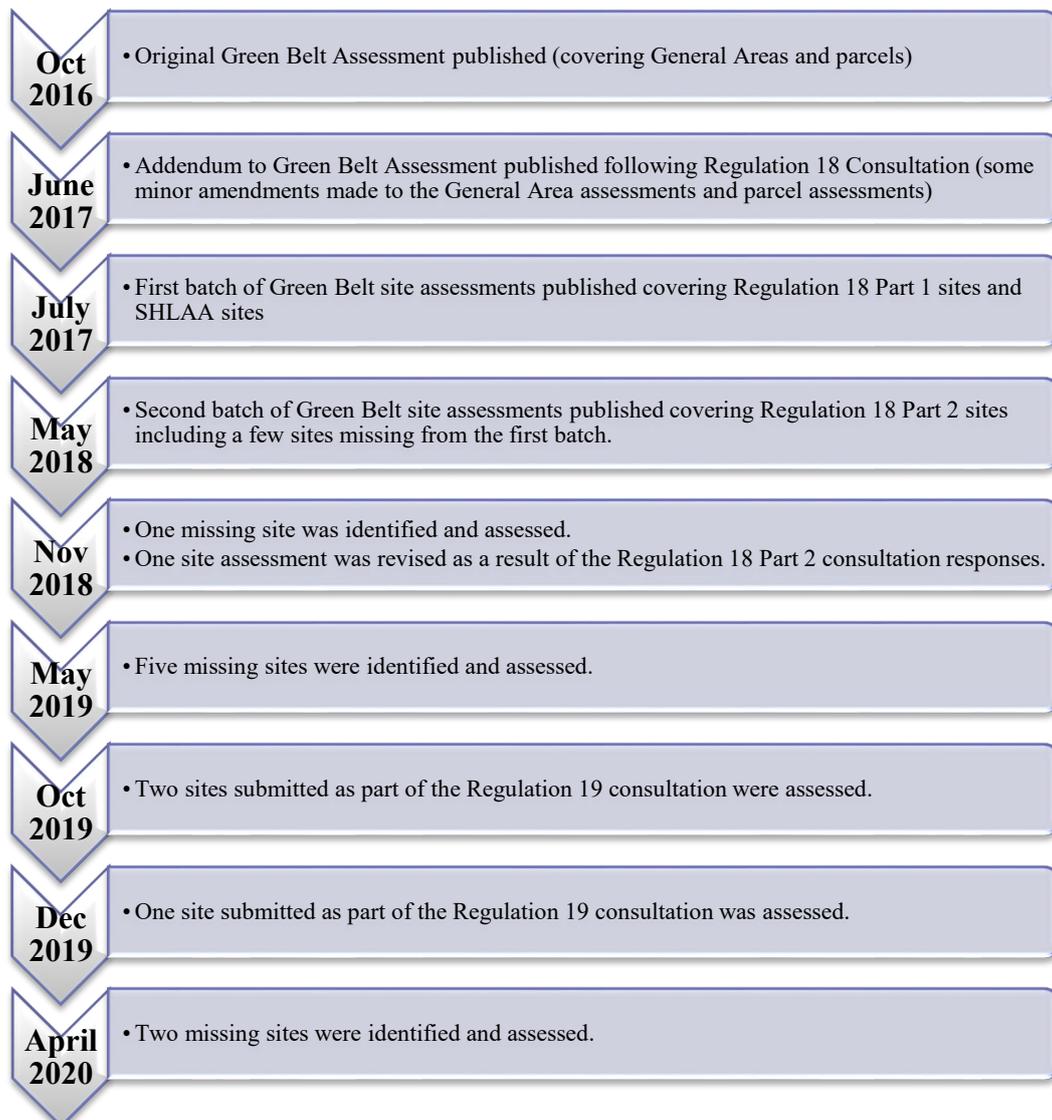
# 1 Introduction

## 1.1 Overview

This report represents a composite report bringing together all of the completed Green Belt assessments relating to the submitted sites (Regulation 18 Part 1 and Part 2, and Regulation 19) and SHLAA sites which were completed at the various stages after the publication of the original Green Belt Assessment in October 2016. All of the Green Belt site assessments were undertaken using the same method as per the original Green Belt Assessment. A site visit of each site was undertaken.

There were various stages at which the sites were assessed, and these are set out on the timeline below. These stages are important as the site assessment represents an assessment at a point in time.

Figure 1. Green Belt Assessment Timeline



Some sites have multiple reference numbers due to them having been resubmitted at different ‘Call for Site’ stages. This report identifies the site’s multiple references, the site name, the Green Belt assessment outcome and the assessment stage based on the above timeline. Appendix B includes site plans which show all of the sites which have been assessed. All site references have been included on these plans. Given that a number of sites overlap, there are quite a large number of references in places. Appendix C of this report includes the full detailed site assessment table.

## 1.2 Structure of Report

This report is structured as follows:

- Section 2 reiterates the method applied in assessing the Green Belt sites. An extract of the assessment framework is included at Appendix A of this report.
- Section 3 provides a table listing all of the sites that have been assessed. It includes the site references, the site name, the ward, the Green Belt assessment outcome and the Green Belt assessment stage.

## 2 Green Belt Site Assessment Method

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### 2.1 Overview

Since the publication of the original Green Belt Assessment in October 2016, the revised National Planning Policy Framework (NPPF) was published in February 2019 and more recently updated in July 2021. The overall aims and purpose of Green Belt designation remains the same in the revised NPPF. As such the original methodology used for the Green Belt Assessment (October 2016) is still applicable and relevant and ensures a consistent approach in the assessment of Green Belt sites.

The Green Belt Assessment framework set out at Section 4.4.3 (p.25) of the Green Belt Assessment report (2016) will therefore be applied. This is replicated in Appendix A. No changes have been made to the method except for reference to ‘parcels’ has been replaced with ‘sites’ and footnotes have been included to note the new paragraph reference from the revised NPPF (July 2021). The ‘Justification for the Approach’ sections included in the original report have not been included. Within the assessments themselves, references to paragraph 79 of the NPPF 2012 in the ‘Justification for Assessment’ column have not been changed to the new reference of paragraph 137 of the NPPF 2021 given that the assessments were written at a point in time.

For each purpose a number of criteria were developed requiring quantitative and qualitative responses and an element of professional judgement. Methods of data collection (e.g. desk based analysis or site based analysis) have been documented against each purpose. A site visit was undertaken of each site. Prior to undertaking any site assessments, all assessors were fully briefed on the methodology in order to ensure comprehensive understanding of the approach and consistency in assessments.

As each of the five purposes set out in the NPPF is considered to be equally important, no weighting or aggregation of scores across the purposes was undertaken. An element of professional judgement was utilised in applying the scoring system however the ‘Key Questions to Consider’ for each purpose was intended to break down the purpose in the interests of ensuring a transparent and consistent approach. This is set out in detail in the ‘Assessment Framework’ including definitions applying to the purpose and to the approach. Furthermore the rationale for the score applied and the justification against the criteria were recorded as part of the assessment.

A number of sites had exactly the same or very similar boundaries to parcels and these sites were not reassessed. The parcel assessment outcome remains applicable to these sites – these are identified in Section 3 below.

### 2.2 Implications of High Speed Rail 2 (HS2)

The Department for Transport issued a safeguarding direction for the preferred HS2 Phase 2b route (West Midlands to Leeds and Manchester) which passes through Warrington in November 2016. An Addendum to the Green Belt

Assessment was published in June 2017 which considered the implications resulting from HS2. The HS2 route was not used as a General Area or parcel boundary in the Green Belt Assessment (October 2016) as paragraph 76 of the assessment explains that ‘only existing boundaries were used. Boundaries relating to proposed development or infrastructure were not used.’ The exception to this approach would be where the development in question is a committed scheme either in receipt of funding or with an identified safeguarded route. At the time of writing the Green Belt Assessment (January – October 2016), the HS2 Phase 2b route had not been safeguarded by the Department for Transport and therefore the route was not used to define parcel or General Area boundaries. The safeguarding direction meant that the preferred route was protected from conflicting development and the Addendum Report therefore considered it appropriate to use the proposed HS2 route in defining Green Belt boundaries.

The Addendum Report (June 2017) reviewed the General Area and parcel boundaries against the safeguarded HS2 Phase 2b route and reassessed a number of these incorporating the safeguarded route as a boundary.

More recently, on 6 June 2019 the Department for Transport issued a revised safeguarding direction for Phase 2b which replaces the previous version in order to reflect route changes. Whilst the route which passes Lymm, Hollins Green, East Warrington and Culcheth does not appear to have changed, the revised safeguarding direction extends the areas proposed for safeguarding. It also shows the surface and sub-surface areas proposed for safeguarding. No changes have been made to the Green Belt site assessments in light of the revised safeguarding direction. It is not considered appropriate to undertake a speculative assessment of how HS2 Phase 2b would impact upon the openness of a site. There is insufficient information available to make such assessments and the Green Belt site assessments were undertaken at a particular point in time. It should be noted that the Site Assessment Proformas which were undertaken as part of the options assessment do acknowledge the HS2 safeguarding area (based on the 2016 safeguarding direction).

### 3 Green Belt Site List

The table below lists all of the Green Belt sites provided to Arup by the Council. The sites are listed in numerical order and Appendix C follows the same order as the 'Site Reference' column. Some sites have multiple references as they were submitted numerous times. The Green Belt Assessment stage corresponds to the timeline set out in Figure 1. Some sites were removed by the Council due to them being withdrawn or due to numbering errors - these sites were not assessed.

Site Reference (Appendix C follows this order)	Site Name	Ward	Alternative SHLAA Reference	Alternative Reg 18 Reference	Alternative Reg 18 Part 2 Reference	Green Belt Assessment Overall Contribution	Green Belt Assessment Stage
1058	Former Sewage Works	Lymm North & Thelwall				Strong	July 2017
1229	Land at Jtn of Pool Lane / Warrington Rd, Statham	Lymm North & Thelwall				Weak	July 2017
1504	Land off Thirlmere Drive	Lymm North & Thelwall		R18/018	R18/P2/055	Weak	July 2017
1505	Land at jtn of Warrington Rd/Jennet's Lane, Glazebury	Culcheth, Glazebury & Croft				Moderate	July 2017
1511	Land West of Orchard House, Weaste Lane	Lymm North & Thelwall				Strong	July 2017
1513	Hollingreave Farm, Dam Lane, Rixton	Rixton & Woolston				Strong	July 2017
1514	Land off A57 Manchester Rd, Hollins Green	Rixton & Woolston				Moderate	July 2017
1515	Land north of 67 Mill Lane, Lymm	Lymm North & Thelwall				Weak	July 2017
1519	Howards Transport Limited	Culcheth, Glazebury & Croft				Moderate	July 2017

Site Reference (Appendix C follows this order)	Site Name	Ward	Alternative SHLAA Reference	Alternative Reg 18 Reference	Alternative Reg 18 Part 2 Reference	Green Belt Assessment Overall Contribution	Green Belt Assessment Stage
1522	Land R/O 39 - 49 Brookfield Rd/Kirknall Fm	Culcheth, Glazebury & Croft		R18/041	R18/P2/020	Moderate	July 2017
1527	Land fronting Pool Lane (north - adjacent pumping station)	Lymm North & Thelwall				Weak	July 2017
1528	Land adjacent to Statham Community Primary School	Lymm North & Thelwall		R18/162		Moderate	July 2017
1531	Statham Lodge Hotel	Lymm North & Thelwall		R18/163		Weak	July 2017
1532	Land SW of Arley Road	Grappenhall		R18/114		Moderate	July 2017
1534	Land to the south of Lumber Lane	Burtonwood & Winwick				Moderate	May 2019
1542	Land to the North of Culcheth Hall Drive, east of Withington Avenue and Doeford Close	Culcheth, Glazebury & Croft		R18/128	R18/P2/096E	Strong	July 2017
1545	Rushgreen Rd, Lymm	Lymm North & Thelwall		R18/132	R18/P2/096D	Weak	June 2017 - Site is same as parcel LY16 so not reassessed. LY16 was originally completed in October 2016 but was revised in June 2017 (Addendum following Regulation 18 Consultation Report)
1554	Land at Glazebury WwTW	Culcheth, Glazebury & Croft				Strong	July 2017

Site Reference (Appendix C follows this order)	Site Name	Ward	Alternative SHLAA Reference	Alternative Reg 18 Reference	Alternative Reg 18 Part 2 Reference	Green Belt Assessment Overall Contribution	Green Belt Assessment Stage
1560	Greenscene	Lymm South				Weak	July 2017
1563	Arpley Meadows (southern former landing stage)	Bewsey & Whitecross				Moderate	July 2017
1565	Land west of Reddish Crescent, Lymm	Lymm North & Thelwall		R18/014	R18/P2/118	Moderate	July 2017
1567	Land at Warrington Road / Hawthorne Avenue, Culcheth	Culcheth, Glazebury & Croft				Weak	July 2017
1568	Land at Warrington Road, Glazebury (rear of Nos 134 - 182)	Culcheth, Glazebury & Croft				Strong	July 2017
1588	Heath House, Kenyon Lane, Croft	Culcheth, Glazebury & Croft				Weak	July 2017
1611	Land at Walton Lea Road	Appleton		R18/108	R18/P2/104C	Moderate	October 2016 - Site is same as parcel WR63 so not reassessed
1612	Northern Farms Ltd - Cherry Lane / Booths Lane, Lymm	Lymm South		R18/081	R18/P2/032 R18/P2/101	Strong	July 2017
1613	Barondale Grange	Lymm North & Thelwall				Weak	July 2017
1618	Land south east of Deans Lane, Thelwall	Lymm North & Thelwall		R18/172		Weak	July 2017
1620	Recycling premises	Lymm North & Thelwall		R18/100		Weak	July 2017
1621	Land immediately surrounding Pool Farm	Lymm North & Thelwall		R18/004 R18/173		Weak	July 2017

Site Reference (Appendix C follows this order)	Site Name	Ward	Alternative SHLAA Reference	Alternative Reg 18 Reference	Alternative Reg 18 Part 2 Reference	Green Belt Assessment Overall Contribution	Green Belt Assessment Stage
1622	Land between Oldfield Road and Warrington Road	Lymm North & Thelwall				Weak	July 2017
1623	Land West of Highfields Stables	Lymm North & Thelwall		R18/175		Strong	July 2017
1624	Land South of Highfield Stables	Lymm North & Thelwall		R18/176		Strong	July 2017
1625	Land North of Highfield Stables	Lymm North & Thelwall		R18/177		Strong	July 2017
1626	Land south of 128, Weaste Lane	Lymm North & Thelwall		R18/178		Strong	July 2017
1627	Land North of Weaste Lane	Lymm North & Thelwall		R18/179	R18/P2/094	Strong	May 2018
1628	Land to the rear of 27 - 47 Weaste Lane	Lymm North & Thelwall		R18/180		Strong	July 2017
1629	Land at Penketh Hall Farm, Penketh	Penketh & Cuedley		R18/067 R18/044		Moderate	October 2016 - Site is same as parcel WR77 so not reassessed
1630	Penketh Hall Farm Site C	Penketh & Cuedley				Moderate	July 2017
1634	Former planting site, West of Spring Lane, Croft	Culcheth, Glazebury & Croft				Moderate	July 2017
1635	Former planting site	Culcheth, Glazebury & Croft				Moderate	July 2017
1638	Broomedge Nurseries (formerly Hampson Nursery)	Lymm South				Strong	July 2017
1654	Land bounded by Green Lane / Lumber Lane / Phipps Lane / Winsford Drive	Burtonwood & Winwick		R18/083	R18/P2/075 R18/P2/128	Moderate	July 2017

Site Reference (Appendix C follows this order)	Site Name	Ward	Alternative SHLAA Reference	Alternative Reg 18 Reference	Alternative Reg 18 Part 2 Reference	Green Belt Assessment Overall Contribution	Green Belt Assessment Stage
1655	Land West of Phipps Lane	Burtonwood & Winwick		R18/084		Moderate	July 2017
1656	Lumbers Lane / Forshaw's Lane / Phipps Lane	Burtonwood & Winwick		R18/085		Moderate	July 2017
1738	Fosters Croft, Warrington Rd, Hatton	Appleton				Weak	July 2017
1800	Land Adjacent to Rose Villa	Burtonwood & Winwick				Weak	July 2017
1806	Land adj to 220 Stone Pitt Lane	Culcheth, Glazebury & Croft				Strong	July 2017
1810	Greenlea House, Delph Lane	Burtonwood & Winwick				Weak	July 2017
1828	Curtilage of Lower Farm Lodge, Hermitage Green Lane	Burtonwood & Winwick				Moderate	July 2017
1865	Thelwall Heys	Lymm North & Thelwall		R18/017	R18/P2/019	Weak	July 2017
1866	Greater Shepcroft Farm	Appleton		R18/245	R18/P2/017	Strong	July 2017
1885	Dingle Farm, Dingle Lane, Appleton	Grappenhall		R18/035	R18/P2/086	Weak	July 2017
1886	Land NW of Cherry Lane	Lymm South		R18/113	R18/P2/104G	Strong	July 2017
1888	Land at Sutch Lane	Lymm South		R18/119	R18/P2/134	Strong	October 2016 - Site is same as parcel LY17 so not reassessed
1891	Land fronting Pool Lane	Lymm North & Thelwall				Moderate	July 2017

Site Reference (Appendix C follows this order)	Site Name	Ward	Alternative SHLAA Reference	Alternative Reg 18 Reference	Alternative Reg 18 Part 2 Reference	Green Belt Assessment Overall Contribution	Green Belt Assessment Stage
2105	Warehouse, Agden Wharf, Burford Lane	Lymm South				Weak	July 2017
2119	Wet Gate Lane Farm, Wet Gate Lane, Lymm	Lymm North & Thelwall				Weak	July 2017
2146	Land off Lumber Lane, Burtonwood	Burtonwood & Winwick		R18/058		Moderate	July 2017
2155	Land to the North and East of Croft Primary School	Culcheth, Glazebury & Croft				Moderate	July 2017
2156	Land to the West of Heath Lane, Croft	Culcheth, Glazebury & Croft				Strong	July 2017
2157	Land between Glaziers Lane and Warrington Road, Culcheth	Culcheth, Glazebury & Croft				Weak	July 2017
2161	Land to the west of Oughtrington Lane, South of the Bridgewater Canal	Lymm South				Strong	July 2017
2170	Chapel Ln/Man Rd , Rixton	Rixton & Woolston				Moderate	July 2017
2171	Land south of Hollins Green	Rixton & Woolston		R18/126	R18/P2/096B	Weak	July 2017
2177	Grappenhall Hall Residential School	Grappenhall				Weak	July 2017
2180	Land to the east of Oughtrington Community Primary School	Lymm North & Thelwall				Not in Green Belt	
2208	New House Fm Cottages, Hatton Lane	Appleton				Weak	July 2017
2210	Harwolde, Lakeside Road, Lymm	Lymm South				Moderate	July 2017

Site Reference (Appendix C follows this order)	Site Name	Ward	Alternative SHLAA Reference	Alternative Reg 18 Reference	Alternative Reg 18 Part 2 Reference	Green Belt Assessment Overall Contribution	Green Belt Assessment Stage
2262	Lock up gargages off Bower Crescent, Stretton	Appleton				Weak	July 2017
2269	Choughey Farmhouse/barns, Bents Garden Centre	Culcheth, Glazebury & Croft				Strong	July 2017
2270	Barn Farmhouse/barns, Bents Garden Centre	Culcheth, Glazebury & Croft				Strong	July 2017
2335	47 Mill Lane, Heatley	Lymm North & Thelwall				Weak	July 2017
2408	Oak Lawn	Lymm South				Weak	July 2017
2452	Land bounded by Birch Brook Road/Mill Lane, Heatley	Lymm North & Thelwall		R18/094	R18/P2/057	Weak	July 2017
2457	Land at Ashton's Farm, Burtonwood	Burtonwood & Winwick		R18/060	R18/P2/084	Strong	October 2016 - Site is same as parcel BW8 so not reassessed
2462	Land at junction of Bell Lane / Stockport Road, Thelwall	Lymm North & Thelwall		R18/037		Strong	July 2017
2470	The Old Rectory Nursing Home	Grappenhall		R18/206		Weak	July 2017
2488	Land at Glazebrook Station House, Glazebrook Lane	Rixton & Woolston				Weak	July 2017
2507	Land r/o 608 Warrington Road, Risley	Culcheth, Glazebury & Croft				Moderate	July 2017
2514	Red Barn Farm, Cliff Lane, Grappenhall	Lymm North & Thelwall				Weak	July 2017
2515	Glaziers Lane Farm, Glaziers Lane	Culcheth, Glazebury & Croft				Weak	July 2017

Site Reference (Appendix C follows this order)	Site Name	Ward	Alternative SHLAA Reference	Alternative Reg 18 Reference	Alternative Reg 18 Part 2 Reference	Green Belt Assessment Overall Contribution	Green Belt Assessment Stage
2519	Causeway Bridges Farm, Alder Lane	Burtonwood & Winwick				Weak	July 2017
2525	Agden Bridge Farm, Spring Lane	Lymm North & Thelwall				Weak	July 2017
2550	Factory Cottage, Warrington Rd, Harron	Appleton				Weak	July 2017
2564	Dennow Farm, Firs Lane	Appleton				Weak	July 2017
2580	Rhinewood Hotel, Glazebrook Lane	Rixton & Woolston				Weak	July 2017
2581	Former Willowpool Nurseries site	Lymm South				Strong	July 2017
2588	Taylor Business Park	Culcheth, Glazebury & Croft			R18/P2/045	Weak	July 2017
2589	Land north of Arbury Court	Burtonwood & Winwick		R18/140		Moderate	July 2017
2590	Land west of Delph Fm/Hollins Park Hospital	Burtonwood & Winwick		R18/217		Weak	July 2017
2593	Land south of Newhall Lane (Plot 1)	Culcheth, Glazebury & Croft				Moderate	July 2017
2594	Land south of Taylor Business Park (Plot 2)	Culcheth, Glazebury & Croft				Strong	July 2017
2595	Land at jtn Warrington Rd and Glaziers Lane (Plot 3)	Culcheth, Glazebury & Croft				Weak	July 2017
2596	Land east of Warrington Rd (Plot 4)	Culcheth, Glazebury & Croft				Moderate	July 2017
2597	Land south of disused railway line (Plot 5)	Culcheth, Glazebury & Croft				Moderate	July 2017

Site Reference (Appendix C follows this order)	Site Name	Ward	Alternative SHLAA Reference	Alternative Reg 18 Reference	Alternative Reg 18 Part 2 Reference	Green Belt Assessment Overall Contribution	Green Belt Assessment Stage
2598	Land at NW corner of Taylor Business Park (Plot 6)	Culcheth, Glazebury & Croft				Moderate	July 2017
2612	238 Higher Lane, Lymm	Lymm South				Weak	July 2017
2615	Barn at 57 Cherry Lane, Lymm	Lymm South				Weak	July 2017
2620	Dorothy Cottages, Stretton Road	Appleton				Weak	July 2017
2629	Dennow Cottage, Firs Lane	Appleton				Weak	July 2017
2639	Hatton Hall, Warrington Road, Hatton	Appleton				East site - Strong West site - Strong	July 2017
2642	The Railway Hotel, Mill Lane, Lymm	Lymm North & Thelwall				Weak	July 2017
2656	Land adj Petersfield Gardens, Culcheth, WA3 4BQ	Culcheth, Glazebury & Croft				Moderate	July 2017
2668	Land adjacent South View, Hatton Lane	Appleton		R18/229		Strong	July 2017
2669	Duckinfield Fm, Land south of Hurst Mill Bridge, Warr Rd, Glazebury	Culcheth, Glazebury & Croft		R18/039	R18/P2/114	Strong	July 2017
2670	Highfield Farm, Waterworks Lane	Burtonwood & Winwick		R18/040		Moderate	July 2017

Site Reference (Appendix C follows this order)	Site Name	Ward	Alternative SHLAA Reference	Alternative Reg 18 Reference	Alternative Reg 18 Part 2 Reference	Green Belt Assessment Overall Contribution	Green Belt Assessment Stage
2671	Stonecroft, Chester Road, Walton	Appleton		R18/059	R18/P2/041 R18/P2/067	Moderate	July 2017
2683	Land off Cherry Lane and Booths Lane	Lymm South		R18/008	R18/P2/016	Strong	July 2017
2704	Land at Boarded Barn Fm, Birchbrook Rd	Lymm North & Thelwall				Weak	July 2017
2705	Land East of Cherry Lane	Lymm South		R18/051 R18/101	R18/P2/024	Strong	July 2017
2706	Kenyon Lane Nurseries	Culcheth, Glazebury & Croft		R18/143	R18/P2/082	Strong	July 2017
2708	Barrow Farm, Kenyon Lane, Kenyon	Culcheth, Glazebury & Croft				Weak	July 2017
2709	Land North West of Croft	Culcheth, Glazebury & Croft		R18/129	R18/P2/096C (this is slightly smaller)	Strong	July 2017
2710	Land at Higher Walton	Appleton		R18/125		Moderate	November 2018 (Originally completed in July 2017 but revised following Reg 18 Part 2 consultation response to take into account Western Link Road)
2722	Land at Hillside Farm	Appleton		R18/233		Strong	October 2016 - Site is same as parcel WR52 so not reassessed
2822	Top Farm, Higher Lane	Lymm South				Moderate	July 2017
2831	Holcroft Hall Farm, Holcroft Lane, Culcheth	Culcheth, Glazebury & Croft				Strong	July 2017

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2844	The Vicarage, Stretton Road	Appleton				Weak	July 2017
2850	2, Gerosa Avenue, Winwick	Burtonwood & Winwick				Weak	July 2017
2859	Cop Holt Farm, Newton Road	Burtonwood & Winwick				Strong	July 2017
2863	Sandycroft, Brook Lane	Rixton & Woolston				Strong	July 2017
2864	Jennets Farm, Warrington Rd, Glazebury	Culcheth, Glazebury & Croft				Weak	July 2017
2878	Cuerdon Cottage, Cuerdon Lane, Grappenhall	Lymm North & Thelwall				Weak	July 2017
2901	Land east of Crouchley Lane	Lymm South		R18/076		Strong	July 2017
2902	Land adjacent to M56, Sretton	Appleton		R18/088 East and West	R18/P2/013	East site - Moderate West site - Weak	July 2017
2903	Land north of Grappenhall Lane	Grappenhall		R18/110		Moderate	July 2017
2904	Land between Weaste Lane and Knutsford Road	Lymm North and Thelwall		R18/112		Moderate	July 2017
3034	Old Barn, Agden Lane Farm, Agden Lane, Lymm, Warrington, WA13 0UQ	Lymm South				Site has planning permission - not assessed	
3043	12 Dam Lane, Croft, WA3 7HF	Culcheth, Glazebury & Croft				Site has planning permission - not assessed	

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3100	Stocks Ln/Laburnum Ln, Gt Sankey	Penketh & Cuerdley		R18/001	R18/P2/025 R18/P2/066 R18/P2/144	North site - Moderate South site - Strong	July 2017
3103	Land off Dam Lane	Rixton & Woolston		R18/006		Strong	July 2017
3104	Land at Newton Road	Burtonwood & Winwick		R18/007		Moderate	October 2016 - Site is same as parcel WI5 so not reassessed
3105	Field off Stage Lane	Lymm North & Thelwall		R18/011	R18/P2/018 R18/P2/042	Weak	July 2017
3106	Land at Warrington Sports Club	Appleton		R18/012		Moderate	July 2017
3109	Holly House	Lymm North & Thelwall		R18/016	R18/P2/027	Weak	July 2017
3122	Land north of Smithy Brow	Culcheth, Glazebury & Croft		R18/032		Strong	July 2017
3123	Land south of Stockport Road, Thelwall	Lymm North & Thelwall		R18/034		Weak	July 2017
3124	Land off Massey Brook Lane	Lymm South		R18/036		Moderate	July 2017
3125	Land SE of Stretton Road, Appleton	Grappenhall		R18/038	North and South	North site - Weak South site - Strong	July 2017
3127	Land N of Townsfield Lane	Burtonwood & Winwick		R18/045		Weak	July 2017

Site Reference (Appendix C follows this order)	Site Name	Ward	Alternative SHLAA Reference	Alternative Reg 18 Reference	Alternative Reg 18 Part 2 Reference	Green Belt Assessment Overall Contribution	Green Belt Assessment Stage
3128	Land S of Townsfield Lane	Burtonwood & Winwick		R18/046		Weak	July 2017
3129	Land at Carr House Farm, Grappenhall	Grappenhall		R18/047	R18/P2/113	North site - Moderate South site - Moderate	July 2017
3130	Land at Arley Road, Stretton	Grappenhall		R18/048		Moderate	July 2017
3131	Land to N and S of Hurst Lane	Culcheth, Glazebury & Croft		R18/049		Strong	July 2017
3132	Land to rear of Smithy Brow	Culcheth, Glazebury & Croft		R18/052		Moderate	July 2017
3133	Land south off School Lane	Rixton & Woolston		R18/055	R18/P2/146B	Strong	July 2017
3137	306 Warrington Road	Culcheth, Glazebury & Croft		R18/063	R18/P2/131C	Strong	July 2017
3138	Land off Hollins Lane	Burtonwood & Winwick		R18/064	P18/P2/112	Strong	October 2016 - Site is same as parcel WI3 so not reassessed
3139	Land adjacent to Lymm Rugby Club	Lymm South		R18/065	R18/P2/043 R18/P2/136	Moderate	July 2017
3140	Land off Burtonwood Rd/Joy Ln/Wrights Ln	Burtonwood & Winwick		R18/066	R18/P2/081	Moderate	July 2017
3141	Land N of Longbutt Lane	Lymm South		R18/068	R18/P2/011	Strong	July 2017
3143	Land east of Burford Lane	Lymm South		R18/070		Strong	July 2017

Site Reference (Appendix C follows this order)	Site Name	Ward	Alternative SHLAA Reference	Alternative Reg 18 Reference	Alternative Reg 18 Part 2 Reference	Green Belt Assessment Overall Contribution	Green Belt Assessment Stage
3144	Land at Bradshaw Lane	Lymm South		R18/071		North site - Strong South site - Moderate	July 2017
3145	Cherry Hall Farm	Lymm South		R18/072		Strong	July 2017
3147	Land south of Hatton Lane, Hatton	Appleton		R18/078		Moderate	July 2017
3151	Glazebury Depot	Culcheth, Glazebury & Croft		R18/089	R18/P2/060A R18/P2/130A	Moderate	July 2017
3152	Wider land north of Culcheth	Culcheth, Glazebury & Croft		R18/090	R18/P2/060B R18/P2/130B	Strong	July 2017
3153	The Tannery, Cherry Lane	Lymm South				Strong	May 2018
3154	Land east of Heath Lane, Croft	Culcheth, Glazebury & Croft		R18/093		Strong	July 2017
3155	Land at Heathcroft Stud	Culcheth, Glazebury & Croft		R18/095	R18/P2/056	Weak	July 2017
3156	Land at Jtn Lady Lane/Mustard Lane, Croft	Culcheth, Glazebury & Croft		R18/096	R18/P2/131D	Weak	July 2017
3157	Land at Warrington Road, Culcheth	Culcheth, Glazebury & Croft		R18/097	R18/P2/069	Weak	July 2017
3158	Land north of Stone Pit Lane	Culcheth, Glazebury & Croft		R18/099		Strong	July 2017
3159	Land south of Smithy Brow	Culcheth, Glazebury & Croft		R18/098	R18/P2/014	Moderate	July 2017
3160	Land east of Houghs Lane	Appleton		R18/102	R18/P2/104D	Moderate	July 2017

Site Reference (Appendix C follows this order)	Site Name	Ward	Alternative SHLAA Reference	Alternative Reg 18 Reference	Alternative Reg 18 Part 2 Reference	Green Belt Assessment Overall Contribution	Green Belt Assessment Stage
3161	Land south of Westbourne Road and west of Red Lane	Appleton		R18/105	R18/P2/104E	Weak	July 2017
3162	Land at Mill Lane/Stage Lane	Lymm North & Thelwall		R18/107	R18/P2/088 R18/P2/089 R18/P2/090	Moderate	July 2017
3163	Land adj to Glazebrook Lane, Glazebrook	Rixton & Woolston		R18/109		Moderate	July 2017
3164	Land north of Higher Lane (A56)	Lymm South		R18/111		Strong	July 2017
3165	Land south of Lymm Road	Lymm North & Thelwall		R18/116	R18/P2/104B	Moderate	July 2017
3168	HCA land in south Warrington	Grappenhall		R18/139A-Q	R18/P2/107	See R18/139A-Q	July 2017
3169	Land at Reddish Hall Farm, Grappenhall	Grappenhall		R18/142		Moderate	July 2017
3170	Land off High Legh Road	Lymm South		R18/144	R18/P2/023	Moderate	July 2017
3171	Cotebrook Nursing Home	Lymm South		R18/145		Weak	July 2017
3173	Land off Hatton Lane, Stretton (Site 2)	Appleton		R18/010		Strong	July 2017
3175	Land west of Delph Farm, Winwick	Burtonwood & Winwick		R18/141		Moderate	July 2017
3176	Land N and S of Bank St/Glazebrook Ln, Glazebrook	Culcheth, Glazebury & Croft	3313	R18/042	R18/P2/021 R18/P2/022	Moderate	July 2017
3177	57 Camsley Lane, Lymm	Lymm North & Thelwall		R18/062		Weak	July 2017

Site Reference (Appendix C follows this order)	Site Name	Ward	Alternative SHLAA Reference	Alternative Reg 18 Reference	Alternative Reg 18 Part 2 Reference	Green Belt Assessment Overall Contribution	Green Belt Assessment Stage
3178	Reddish Lane, Lymm	Lymm North & Thelwall		R18/082	R18/P2/072 R18/P2/073	Strong	July 2017
3179	Land south of Grappenhall Heys	Grappenhall		R18/146	R18/P2/110	Moderate	July 2017
3313	Land N and S of Bank St/Glazebrook Ln, Glazebrook	Culcheth, Glazebury & Croft	3176	R18/042	R18/P2/021 R18/P2/022	Moderate	July 2017
3316	Land off Massey Brook Lane, Lymm	Lymm South			R18/P2/029	Moderate	May 2018
3334	Land East of Waterworks Lane, Winwick	Burtonwood & Winwick			R18/P2/061 R18/P2/092	Moderate	May 2018
3337	Land at Lion's Den, Holcroft Lane	Culcheth, Glazebury & Croft			R18/P2/064	Moderate	May 2018
3350	Land off Barleycastle Lane (Plot 2), Appleton Thorn	Grappenhall		R18/151	R18/P2/097	Weak	July 2017
3351	Land off Barleycastle Lane (Plot 1), Appleton Thorn	Grappenhall		R18/150	R18/P2/098	Strong	July 2017
3352	Land N of Barleycastle Lane, Appleton Thorn	Grappenhall		R18/148	R18/P2/099	Strong	July 2017
3353	Land N of Barleycastle Lane, Appleton Thorn	Grappenhall		R18/061	R18/P2/100	Strong	July 2017
3359	Land east of Ravenbank PS, Lymm				R18/P2/111	Strong	November 2018
3369	Land at Bradley Hall Farm, Cliff Lane	Grappenhall		R18/106	R18/P2/145	Moderate	July 2017
15231	Land off Lady Lane	Culcheth, Glazebury & Croft		R18/127	R18/P2/96A	Moderate	July 2017

Site Reference (Appendix C follows this order)	Site Name	Ward	Alternative SHLAA Reference	Alternative Reg 18 Reference	Alternative Reg 18 Part 2 Reference	Green Belt Assessment Overall Contribution	Green Belt Assessment Stage
R18/001	Stocks Ln/Laburnum Ln, Gt Sankey	Penketh & Cuerdley	3100		R18/P2/025 R18/P2/066 R18/P2/144	North site - Moderate South site - Strong	July 2017
R18/002	Land at Fir Tree Close/M56	Appleton			R18/P2/126	Weak	July 2017
R18/003	Birch Tree Fm, Red Lane	Appleton				Weak	July 2017
R18/004	Land immediately surrounding Pool Farm	Lymm North & Thelwall	1621	R18/173		Weak	July 2017
R18/005	Land South of Runcorn Rd, Moore	Appleton				Moderate	July 2017
R18/006	Land off Dam Lane	Rixton & Woolston	3103			Strong	July 2017
R18/007	Land at Newton Road, Winwick	Burtonwood & Winwick	3104			Moderate	October 2016 - Site is same as parcel WI5 so not reassessed
R18/008	Land off Cherry Lane, Lymm	Lymm South	2683		R18/P2/016	Strong	July 2017
R18/009	Land off Shepcroft Lane/Hatton Lane, Stretton	Appleton				Strong	July 2017
R18/010	Land off Shepcroft Lane/Hatton Lane, Stretton (Site 2)	Appleton	3173			Strong	July 2017
R18/011	Field off Stage Lane	Lymm North & Thelwall	3105		R18/P2/018 R18/P2/042	Weak	July 2017

Site Reference (Appendix C follows this order)	Site Name	Ward	Alternative SHLAA Reference	Alternative Reg 18 Reference	Alternative Reg 18 Part 2 Reference	Green Belt Assessment Overall Contribution	Green Belt Assessment Stage
R18/012	Land at Warrington Sports Club	Appleton	3106			Moderate	July 2017
R18/013	Bridge Field, Friends Lane, Penketh	Penketh & Cuerdley			R18/P2/123	Moderate	July 2017
R18/014	Land west of Reddish Crescent, Lymm	Lymm North & Thelwall	1565		R18/P2/118	Moderate	July 2017
R18/015	Ramswood Nursery, Mncchester Rd, Rixton	Rixton & Woolston				Strong	July 2017
R18/016	Holly House, Rushgreen Rd, Lymm	Lymm North & Thelwall	3109		R18/P2/027	Weak	July 2017
R18/017	Land at Thelwall Heys	Lymm North & Thelwall	1865		R18/P2/019	Weak	July 2017
R18/018	Land off Thirlmere Drive, Lymm	Lymm North & Thelwall	1504		R18/P2/055	Weak	July 2017
R18/019	Number of sites east of J21 of the M6 (Off Manchester Rd)	Rixton & Woolston				Strong	July 2017
R18/020	Number of sites east of J21 of the M6 (Off Manchester Rd)	Rixton & Woolston				Strong	July 2017
R18/021A	Number of sites east of J21 of the M6 (Off Manchester Rd)	Rixton & Woolston				Strong	July 2017

Site Reference (Appendix C follows this order)	Site Name	Ward	Alternative SHLAA Reference	Alternative Reg 18 Reference	Alternative Reg 18 Part 2 Reference	Green Belt Assessment Overall Contribution	Green Belt Assessment Stage
R18/021B	Number of sites east of J21 of the M6 (Off Manchester Rd)	Rixton & Woolston				Strong	July 2017
R18/022	Number of sites east of J21 of the M6 (Off Manchester Rd)	Rixton & Woolston				Strong	July 2017
R18/023	Number of sites east of J21 of the M6 (Off Manchester Rd)	Rixton & Woolston				Strong	July 2017
R18/024	Number of sites east of J21 of the M6 (Off Manchester Rd)	Rixton & Woolston				Strong	July 2017
R18/025	Number of sites east of J21 of the M6 (Off Manchester Rd)	Rixton & Woolston				Strong	July 2017
R18/026	Number of sites east of J21 of the M6 (Off Manchester Rd)	Rixton & Woolston				Strong	July 2017
R18/027	Number of sites east of J21 of the M6 (Off Manchester Rd)	Rixton & Woolston				Strong	July 2017
R18/028	Number of sites east of J21 of the M6 (Off Manchester Rd)	Rixton & Woolston				Strong	July 2017
R18/029	Removed from process by WBC - numbering error					Removed from process by WBC - numbering error	

Site Reference (Appendix C follows this order)	Site Name	Ward	Alternative SHLAA Reference	Alternative Reg 18 Reference	Alternative Reg 18 Part 2 Reference	Green Belt Assessment Overall Contribution	Green Belt Assessment Stage
R18/030	Number of sites east of J21 of the M6 (Off Manchester Rd)	Rixton & Woolston				Strong	July 2017
R18/031	Land west of Heath Lane, Croft	Culcheth, Glazebury & Croft			R18/P2/131H	Strong	July 2017
R18/032	Land North of Smithy Brow, Croft	Culcheth, Glazebury & Croft				Strong	July 2017
R18/033	West of Warrington Road, Glazebury	Culcheth, Glazebury & Croft			R18/P2/131B	Strong	July 2017
R18/034	Land south of Stockport Road, Thelwall	Lymm North & Thelwall	3123			Weak	July 2017
R18/035	Dingle Farm, Dingle Lane, Appleton	Grappenhall	1885		R18/P2/086	Weak	July 2017
R18/036	Land off Massey Brook Lane, Lymm	Lymm South	3124			Moderate	July 2017
R18/037	Land NE of Bell Lane, Thelwall	Lymm North & Thelwall	2462			Moderate	July 2017
R18/038	Land SE of Stretton Road, Appleton	Appleton	3125			North site - Weak South site - Strong	July 2017
R18/039	Dukinfield Fm, Hurst Lane, Glazebury	Culcheth, Glazebury & Croft	2669		R18/P2/114	Strong	July 2017
R18/040	Highfield Farm, Waterworks Lane, Winwick	Burtonwood & Winwick	2670			Moderate	July 2017

Site Reference (Appendix C follows this order)	Site Name	Ward	Alternative SHLAA Reference	Alternative Reg 18 Reference	Alternative Reg 18 Part 2 Reference	Green Belt Assessment Overall Contribution	Green Belt Assessment Stage
R18/041	Land at Kirknall Farm, Culcheth	Culcheth, Glazebury & Croft	1522			Moderate	July 2017
R18/042	Land N and S of Bank St/Glazebrook Ln, Glazebrook	Rixton & Woolston	3176 3313		R18/P2/021 R18/P2/022	Moderate	July 2017
R18/043	Land at Barleycastle Lane, Appleton	Grappenhall				Moderate	July 2017
R18/044	Land at Penketh Hall Farm, Penketh	Penketh & Cuedley	1629	R18/067		Moderate	October 2016 - Site is same as parcel WR77 so not reassessed
R18/045	Land North of Townsfield Lane, Winwick	Burtonwood & Winwick				Weak	July 2017
R18/046	Land south of Townsfield Lane, Winwick	Burtonwood & Winwick				Weak	July 2017
R18/047	Land at Carr House Farm, Broad Lane	Grappenhall	3129		R18/P2/113	North site - Moderate South site - Moderate	July 2017
R18/048	Land at Arley Road, Stretton	Grappenhall	3130			Moderate	July 2017
R18/049	Land N and S of Hurst Lane, Glazebury	Culcheth, Glazebury & Croft	3131			Strong	July 2017
R18/050	Land at Pewterspear Green	Appleton				Not in Green Belt	
R18/051	Land at Cherry Lane Farm, Lymm	Lymm South	2705	R18/101	R18/P2/024	Strong	July 2017

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R18/052	Land to the rear of Smithy Brow, Croft	Culcheth, Glazebury & Croft	3132			Moderate	July 2017
R18/053	Duplicate of R18/P2/146A	Rixton & Woolston				Strong	July 2017
R18/054	Land south of Lumber Lane, Burtonwood	Burtonwood & Winwick			R18/P2/028	Moderate	July 2017
R18/055	Duplicate of 3133 and R18/P2/146B	Rixton and Woolston				Strong	July 2017
R18/056	Land off Marsh Brook Close, Rixton	Rixton and Woolston			R18/P2/146C	Weak	July 2017
R18/057	Long Meadow, Adj 22 Chapel Rd, Penketh	Penketh & Cuedley				Not in Green Belt	
R18/058	Land south of Lumber Lane, Burtonwood	Burtonwood & Winwick	2146			Moderate	July 2017
R18/059	Stonecroft, Chester Road, Walton	Appleton	2671		R18/P2/041 R18/P2/067	Moderate	July 2017
R18/060	Land east of Clay Lane, Burtonwood	Burtonwood & Winwick	2457		R18/P2/084	Strong	October 2016 - site is same as parcel BW8 so not reassessed
R18/061	Land N of Barleycastle Lane, Appleton	Grappenhall	3353		R18/P2/100	Strong	July 2017
R18/062	57 Camsley Lane, Lymm	Lymm North & Thelwall	3177		R18/P2/129	Weak	July 2017

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R18/063	306 Warrington Road, Glazebury	Culcheth, Glazebury & Croft	3137		R18/P2/131C	Strong	July 2017
R18/064	Land at Hollins Lane/Newton Rd, Winwick	Burtonwood & Winwick	3138		R18/P2/112	Strong	October 2016 - Site is same as parcel WI3 so not reassessed
R18/065	Land adjacent to Lymm Rugby Club	Lymm South	3139		R18/P2/043 R18/P2/136	Moderate	July 2017
R18/066	Land off Burtonwood Rd/Joy Ln/Wrights Ln	Burtonwood & Winwick	3140		R18/P2/081	Moderate	July 2017
R18/067	Land off Hall Nook/Station Rd, Penketh	Penketh & Cuedley	1629	R18/044		Moderate	October 2016 - Site is same as parcel WR77 so not reassessed
R18/068	Land north of Longbutt Lane, Lymm	Lymm South	3141		R18/P2/011	Strong	July 2017
R18/069	Land at Gullivers World, Shackleton Close, Old Hall	Westbrook			R18/P2/026	Not in Green Belt	
R18/070	Land east of Burford Lane, Broomedge	Lymm South	3143			Strong	July 2017
R18/071	North of Bradshaw Lane, Lymm	Lymm North & Thelwall	3144			North site - Strong South site - Moderate	July 2017
R18/072	Cherry Hall Farm, Cherry Lane	Lymm South	3145			Strong	July 2017
R18/073	Land RO Alcan Factory, Off Thelwall Ln	Latchford East			R18/P2/108	Not in Green Belt	

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R18/074	Chapel House Farm, Glazebury	Culcheth, Glazebury & Croft				Strong	July 2017
R18/075	Land to the North of Hall Lane, Lower Stretton	Appleton			R18/P2/030	Weak	July 2017
R18/076	Land East of Crouchley Lane, Lymm	Lymm South	2901			Strong	July 2017
R18/077	Land to South of Birchwood Train Station	Rixton & Woolston				Strong	July 2017
R18/078	Land south of Hatton Lane, Hatton	Appleton	3147			Strong	July 2017
R18/079	Land adjacent to Cherry Lane Farm, Lymm	Lymm South				Weak	July 2017
R18/080	Burtonwood Brewery and White House Farm	Burtonwood & Winwick				Weak	July 2017
R18/081	Land at Cherry Lane and Booths Lane, Lymm	Lymm South	1612		R18/P2/032 R18/P2/101	Strong	July 2017
R18/082	Reddish Lane, Lymm	Lymm North & Thelwall	3178		R18/P2/072 R18/P2/073	Strong	July 2017
R18/083	Land bounded by Green Lane / Lumber Lane / Phipps Lane / Winsford Drive	Burtonwood & Winwick	1654		R18/P2/075 R18/P2/128	Moderate	July 2017
R18/084	Land West of Phipps Lane, Burtonwood	Burtonwood & Winwick	1655			Moderate	July 2017
R18/085	Lumbers Lane / Forshaw's Lane / Phipps Lane	Burtonwood & Winwick	1656			Moderate	July 2017

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R18/086	Land Between 42 and 48 Culcheth Hall Drive	Culcheth, Glazebury & Croft				Not in Green Belt	
R18/087	Land off Stanley Street, north of Wilson Patten Street	Bewsey & Whitecross				Not in Green Belt	
R18/088	Land adjacent to M56 (Jtn 10), Sretton	Appleton	2902		R18/P2/013	East site - Moderate West site - Weak	July 2017
R18/089	Land at Glazebury Depot, Wilton Lane	Culcheth, Glazebury & Croft	3151		R18/P2/130A R18/P2/060A	Moderate	July 2017
R18/090	Wider Land to the North of Culcheth	Culcheth, Glazebury & Croft	3152		R18/P2/060B R18/P2/130B	Strong	July 2017
R18/091	Land at Stretton Road, Appleton Thorn	Appleton				Not in Green Belt	
R18/092	The Tannery, off Cherry Lane	Lymm South				Weak	July 2017
R18/093	Land east of Heath Lane, Croft	Culcheth, Glazebury & Croft	3154			Strong	July 2017
R18/094	Land at Birch Brook Rd/Mill Lane, Heatley	Lymm North & Thelwall	2452		R18/P2/057	Weak	July 2017
R18/095	Land at Heathercroft Stud	Culcheth, Glazebury & Croft	3155		R18/P2/056	Weak	July 2017
R18/096	Land at Jtn Lady Lane/Mustard Lane, Croft	Culcheth, Glazebury & Croft	3156		R18/P2/131D	Weak	July 2017
R18/097	Land at Warrington Road, Culcheth	Culcheth, Glazebury & Croft	3157		R18/P2/069	Weak	July 2017

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R18/098	Land south of Smithy Brow, Croft	Culcheth, Glazebury & Croft	3159		R18/P2/014	Moderate	July 2017
R18/099	Land north of Stone Pit Lane, Croft	Culcheth, Glazebury & Croft	3158			Strong	July 2017
R18/100	ADS Recycling, Camsley Lane	Lymm North & Thelwall	1620		R18/P2/104F	Weak	July 2017
R18/101	Land East of Cherry Lane Farm, Lymm	Lymm South	2705	R18/051	R18/P2/024	Strong	July 2017
R18/102	Land east of Houghs Lane	Appleton	3160		R18/P2/104D	Moderate	July 2017
R18/103	Land at Spectra Park, Slutchers Lane	Bewsey & Whitecross				Not in Green Belt	
R18/104	Disused Railway Line, North of Station Rd, Latchford	Latchford East			R18/P2/104A	Not in Green Belt	
R18/105	Land south of Westbourne Road and west of Red Lane	Appleton	3161		R18/P2/104E	Weak	July 2017
R18/106	Land at Bradley Hall Farm, Cliff Lane	Grappenhall	3369		R18/P2/145	Moderate	July 2017
R18/107	Land at Mill Lane/Stage Lane	Lymm North & Thelwall	3162		R18/P2/088 R18/P2/089 R18/P2/090	Moderate	July 2017
R18/108	Land at Walton Lea Road	Appleton	1611		R18/P2/104C	Moderate	October 2016 - site is same as parcel WR63 so not reassessed
R18/109	Land adj to Glazebrook Lane, Glazebrook	Rixton & Woolston	3163			Moderate	July 2017

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R18/110	Land north of Grappenhall Lane	Grappenhall	2903			Moderate	July 2017
R18/111	Land north of Higher Lane and east of Oughtrington Ln	Lymm South	3164			Strong	July 2017
R18/112	Land north of Knutsford Road	Lymm North & Thelwall	2904			Strong	July 2017
R18/113	Land NW of Cherry Lane, Lymm	Lymm South	1886		R18/P2/104G	Strong	July 2017
R18/114	Land SW of Arley Road	Grappenhall	1532			Moderate	July 2017
R18/115	Land North of Eaves Brow Road	Culcheth, Glazebury & Croft			R18/P2/091	Moderate	July 2017
R18/116	Land south of Lymm Road (East of Bell Lane), Thelwall	Lymm North & Thelwall	3165		R18/P2/104B	Moderate	July 2017
R18/117	Land south of Rushgreen Road (East Site)	Lymm North & Thelwall			R18/P2/053	Weak	July 2017
R18/118	Land south of Rushgreen Road (West Site)	Lymm North & Thelwall			R18/P2/054 R18/P2/133	Weak	July 2017
R18/119	Land off Pepper Street and Sutch Lane, Lymm	Lymm South	1888		R18/P2/134	Strong	October 2016 - Site is same as parcel LY17 so not reassessed
R18/120	Land south of Sutch Lane, Lymm	Lymm South			R18/P2/135	Strong	July 2017
R18/121	Land at Arpley Meadows (off Eastford Road)	Bewsey & Whitecross				Moderate	July 2017
R18/122	Land at Black Bear Bridge (off Knutsford Road)	Latchford East				Not in Green Belt	

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R18/123	Cliff Lane Aqueduct	Lymm North & Thelwall				Weak	July 2017
R18/124	Land at Common Lane (Warrington Town FC)	Latchford West				Not in Green Belt	
R18/125	Land at Higher Walton	Appleton	2710			Moderate	November 2018 (Originally completed in July 2017 but revised following Reg 18 Part 2 consultation response to take into account Western Link Road)
R18/126	Land south of Hollins Green	Rixton and Woolston	2171		R18/P2/096B	Weak	July 2017
R18/127	Land off Lady Lane	Croft	15231		R18/P2/096A	Moderate	July 2017
R18/128	Land North of Culcheth	Culcheth, Glazebury & Croft	R18/P2/096E		1542	Strong	July 2017
R18/129	Land North West of Croft	Culcheth, Glazebury & Croft	R18/P2/096C (this is slightly smaller)		2709	Strong	July 2017
R18/130	Land east of Glaxebrook Lane	Rixton & Woolston				Moderate	July 2017
R18/131	Land off London Road, Stockton Heath	Stockton Heath				Not in Green Belt	Not in Green Belt
R18/132	Land at Rushgreen Road, Lymm	Lymm North & Thelwall	1545		R18/P2/096D	Weak	June 2017 - Site is same as parcel LY16 so not reassessed. LY16 was originally completed in

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							October 2016 but was revised in June 2017 (Addendum following Regulation 18 Consultation Report)
R18/133	Port Warrington	Penketh & Cuerdley				Moderate	July 2017
R18/134	Land at Rixton New Hall, Rixton	Rixton & Woolston				Strong	July 2017
R18/135	Land at Statham Meadows (Jtn 21, M6), Woolston	Rixton & Woolston				Moderate	July 2017
R18/136	Land at Thelwall Lane East, Westy	Latchford East				Not in Green Belt	Not in Green Belt
R18/137	Land at Thelwall Lane West, Westy	Latchford East				Not in Green Belt	Not in Green Belt
R18/138	Land west of Stocks Lane, Penketh	Penketh & Cuerdley			R18/P2/124	Strong	July 2017
R18/139A	Land to SE of Warrington	Grappenhall	3168		R18/P2/107	Moderate	July 2017
R18/139B	Land to SE of Warrington	Grappenhall	3168		R18/P2/107	Weak	July 2017
R18/139C	Land to SE of Warrington	Grappenhall	3168		R18/P2/107	Weak	July 2017
R18/139D	Land to SE of Warrington	Grappenhall	3168		R18/P2/107	Weak	October 2016 - Site is same as parcel GH8 so not reassessed
R18/139E	Land to SE of Warrington	Grappenhall	3168		R18/P2/107	Weak	July 2017
R18/139F	Land to SE of Warrington	Grappenhall	3168		R18/P2/107	Weak	July 2017

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R18/139G	Land to SE of Warrington	Grappenhall	3168		R18/P2/107	Weak	July 2017
R18/139H	Land to SE of Warrington	Grappenhall				Not in Green Belt	Not in Green Belt
R18/139I	Land to SE of Warrington	Grappenhall	3168		R18/P2/107	Moderate	July 2017
R18/139J	Land to SE of Warrington	Grappenhall	3168		R18/P2/107	Weak	July 2017
R18/139K	Land to SE of Warrington	Grappenhall	3168		R18/P2/107	Moderate	July 2017
R18/139L	Land to SE of Warrington	Grappenhall	3168		R18/P2/107	Moderate	October 2016 - Site is same as parcel AT16 so not reassessed
R18/139M	Land to SE of Warrington	Grappenhall	3168		R18/P2/107	Moderate	October 2016 - Site is same as parcel WR44 so not reassessed
R18/139N	Land to SE of Warrington	Grappenhall				Not in Green Belt	
R18/139O	Land to SE of Warrington	Grappenhall	3168		R18/P2/107	Moderate	October 2016 - Site is same as parcel WR45 so not reassessed
R18/139P	Land to SE of Warrington	Grappenhall				Not in Green Belt	
R18/139Q	Land to SE of Warrington	Grappenhall	3168		R18/P2/107	Strong	July 2017
R18/140	Land north of Arbury Court, Winwick	Burtonwood & Winwick	3175			Moderate	July 2017
R18/141	Land west of Delph Farm, Winwick	Burtonwood & Winwick				Moderate	July 2017

Site Reference (Appendix C follows this order)	Site Name	Ward	Alternative SHLAA Reference	Alternative Reg 18 Reference	Alternative Reg 18 Part 2 Reference	Green Belt Assessment Overall Contribution	Green Belt Assessment Stage
R18/142	Land at Reddish Hall Farm, Grappenhall	Grappenhall	3169			Moderate	July 2017
R18/143	Kenyon Lane Nurseries, Croft	Culcheth, Glazebury & Croft	2706		R18/P2/082	Strong	July 2017
R18/144	Land off 35 High Legh Road, Broomedge	Lymm South	3170		R18/P2/023	Moderate	July 2017
R18/145	Cotebrook Nursing Home	Lymm South	3171			Weak	July 2017
R18/146	Land south of Grappenhall Heys	Grappenhall	3179		R18/P2/110	Moderate	July 2017
R18/147	Land South of Barleycastle Lane/North of M56	Grappenhall				Weak	October 2016 - Site is same as parcel AT10 so not reassessed
R18/148	Land N of Barleycastle Lane, Appleton Thorn	Grappenhall	3352		R18/P2/099	Strong	July 2017
R18/149	Land adjacent to 131 & 133 Broad Lane, Burtonwood	Burtonwood & Winwick				Weak	July 2017
R18/150	Land off Barleycastle Lane (Plot 1), Appleton Thorn	Grappenhall	3351		R18/P2/098	Strong	July 2017
R18/151	Land off Barleycastle Lane (Plot 2), Appleton Thorn	Grappenhall	3350		R18/P2/097	Weak	July 2017
R18/152	North side of Cartridge Lane, Grappenhall	Grappenhall			R18/P2/087	Moderate	July 2017
R18/153	Land north of Hatton Lane, Stretton	Appleton				Strong	May 2019
R18/154	Land north of Booths Lane, Lymm	Lymm South				Strong	May 2017
R18/155	The Meadows, Abbey Close, Croft	Culcheth, Glazebury & Croft				Strong	May 2017

Site Reference (Appendix C follows this order)	Site Name	Ward	Alternative SHLAA Reference	Alternative Reg 18 Reference	Alternative Reg 18 Part 2 Reference	Green Belt Assessment Overall Contribution	Green Belt Assessment Stage
R18/162	Land adjacent to Statham Community Primary School	Lymm North & Thelwall	1528			Moderate	July 2017
R18/163	Statham Lodge Hotel	Lymm North & Thelwall	1531			Weak	July 2017
R18/172	Land south east of Deans Lane, Thelwall	Lymm North & Thelwall	1618			Weak	July 2017
R18/173	Land immediately surrounding Pool Farm	Lymm North & Thelwall	1621	R18/004		Weak	July 2017
R18/175	Land West of Highfields Stables	Lymm North & Thelwall	1623			Strong	July 2017
R18/176	Land South of Highfields Stables	Lymm North & Thelwall	1624			Strong	July 2017
R18/177	Land North of Highfields Stables	Lymm North & Thelwall	1625			Strong	July 2017
R18/178	Land south of 128, Weaste Lane	Lymm North & Thelwall	1626			Strong	July 2017
R18/179	Land North of Weaste Lane	Lymm North & Thelwall	1627		R18/P2/094	Strong	May 2018
R18/180	Land to the rear of 27 - 47 Weaste Lane	Lymm North & Thelwall	1628			Strong	July 2017
R18/197	Grappenhall Hall Residential School	Grappenhall	2177			Weak	July 2017
R18/206	The Old Rectory Nursing Home	Grappenhall	2470			Weak	July 2017
R18/217	Land west of Delph Farm/Hollins Park Hospital	Burtonwood & Winwick	2590 3366			Moderate	July 2017
R18/229	Land adjacent South View, Hatton Lane	Appleton	2668			Strong	July 2017

Site Reference (Appendix C follows this order)	Site Name	Ward	Alternative SHLAA Reference	Alternative Reg 18 Reference	Alternative Reg 18 Part 2 Reference	Green Belt Assessment Overall Contribution	Green Belt Assessment Stage
R18/233	Land at Hillside Farm	Appleton	2722			Strong	October 2016 - Site is same as parcel WR52 so not reassessed
R18/245	Greater Shepcroft Farm	Appleton	1866		R18/P2/017	Strong	July 2017
R18/P2/001	Land at Statham, Lymm	Lymm North & Thelwall				Moderate	May 2018
R18/P2/002	Land East of Heath Lane/North of Sandy Lane, Croft	Culcheth, Glazebury and Croft				Strong	May 2018
R18/P2/003	Heath Lane, Croft	Culcheth, Glazebury and Croft			R18/P2/122	Strong	May 2018
R18/P2/004	Land at 57A Cherry Lane, Lymm	Lymm South				Strong	May 2018
R18/P2/005	Land at Grange Mill House, Mill Lane	Appleton				Strong	May 2018
R18/P2/006	Land at 21 Heath Lane, Croft	Culcheth, Glazebury & Croft			R18/P2/121	Weak	May 2018
R18/P2/007	Orford Fields, Padgate	Poulton South				Not in Green Belt	
R18/P2/008	Riverside Industrial	Penketh & Cuerdley				Weak	May 2018
R18/P2/009	Land at Massey Brook Farm, Lymm	Lymm South				Strong	May 2018
R18/P2/010	Land RO The Plough PH, Mill Lane, Houghton Green	Poplars & Hulme				Not in Green Belt	
R18/P2/011	Land North of Longbutt Lane, Lymm	Lymm South	3141	R18/068		Strong	July 2017

Site Reference (Appendix C follows this order)	Site Name	Ward	Alternative SHLAA Reference	Alternative Reg 18 Reference	Alternative Reg 18 Part 2 Reference	Green Belt Assessment Overall Contribution	Green Belt Assessment Stage
R18/P2/012	Land west of Haresfield, Stockton Lane	Grappenhall				Moderate	May 2018
R18/P2/013	Land adjacent to M56 (Jtn 10), Sretton	Appleton	2902	R18/088 East and West		East site - Moderate West site - Weak	July 2017
R18/P2/014	Land south of Smithy Brow, Croft	Culcheth, Glazebury & Croft	3159	R18/098		Moderate	July 2017
R18/P2/015	Land south of Hatton Lane, Streetton	Appleton				Moderate	May 2018
R18/P2/016	Land East of Cherry Lane, Lymm	Lymm South	2683	R18/008		Strong	July 2017
R18/P2/017	Land north of Hatton Lane (Gt Shepcroft Fm), Sretton	Appleton	1866			Strong	July 2017
R18/P2/018	Field off Stage Lane	Lymm North & Thelwall	3105	R18/011	R18/P2/042	Weak	July 2017
R18/P2/019	Land at Thelwall Heyes	Lymm North & Thelwall	1865	R18/017		Weak	July 2017
R18/P2/020	Land at Kirknall Farm, Culcheth	Culcheth, Glazebury & Croft	1522	R18/041		Moderate	July 2017
R18/P2/021	Land N and S of Bank St/Glazebrook Ln, Glazebrook	Culcheth, Glazebury & Croft	3176 3313	R18/042	R18/P2/022	Moderate	July 2017
R18/P2/022	Land N and S of Bank St/Glazebrook Ln, Glazebrook	Culcheth, Glazebury & Croft	3176 3313	R18/042	R18/P2/021	Moderate	July 2017

Site Reference (Appendix C follows this order)	Site Name	Ward	Alternative SHLAA Reference	Alternative Reg 18 Reference	Alternative Reg 18 Part 2 Reference	Green Belt Assessment Overall Contribution	Green Belt Assessment Stage
R18/P2/023	Land off High Legh Road, Broomedge	Lymm South	3170	R18/144		Moderate	July 2017
R18/P2/024	Land East of Cherry Lane Farm, Lymm	Lymm South	2705	R18/051 R18/101		Strong	July 2017
R18/P2/025	Stocks Ln/Laburnum Ln, Gt Sankey	Penketh & Cuerdley	3100	R18/001	R18/P2/144 R18/P2/066	North site - Moderate South site - Strong	July 2017
R18/P2/026	Land at Gullivers World (Shackleton Close), Old Hall	Westbrook		R18/069		Not in Green Belt	
R18/P2/027	Holly House	Lymm North & Thelwall	3109	R18/016		Weak	July 2017
R18/P2/028	Land south of Lumber Lane, Burtonwood	Burtonwood & Winwick		R18/054		Moderate	July 2017
R18/P2/029	Land off Massey Brook Lane, Lymm	Lymm South	3316			Moderate	May 2018
R18/P2/030	Land north of Halls Lane, Lower Stretton	Appleton			R18/P2/030	Weak	July 2017
R18/P2/031	Land north of Chester Road, Walton	Appleton			R18/P2/115	Moderate	July 2017
R18/P2/032	Land at Cherry Lane and Booths Lane, Lymm	Lymm South	1612	R18/081	R18/P2/101	Strong	July 2017
R18/P2/033	Kenyon Railway Junction, Wilton Lane	Culcheth, Glazebury & Croft				Weak	May 2018
R18/P2/034	Rixton Quarry, Chapel Lane	Rixton and Woolston				Strong	May 2018
R18/P2/035	Land at Dukinfield Farm, Glazebury	Culcheth, Glazebury & Croft			R18/P2/046	Strong	May 2018

Site Reference (Appendix C follows this order)	Site Name	Ward	Alternative SHLAA Reference	Alternative Reg 18 Reference	Alternative Reg 18 Part 2 Reference	Green Belt Assessment Overall Contribution	Green Belt Assessment Stage
R18/P2/036	Land at White House Farm, Broad Lane	Grappenhall			R18/P2/059 R18/P2/119	Strong	May 2018
R18/P2/037	Land at Higher Lane, Lymm	Lymm				Strong	May 2018
R18/P2/038	Site adjacent Fiddle i'th Bag, Alder Lane	Burtonwood & Winwick				Strong	May 2018
R18/P2/039	Field behind Hunters Moon, Barleycastle Lane					Strong	May 2018
R18/P2/040	Land at Lady Lane, Croft	Culcheth, Glazebury & Croft			R18/P2/143	Strong	May 2018
R18/P2/041	Stonecroft, Chester Road, Walton	Appleton	2671	R18/059	R18/P2/067	Moderate	July 2017
R18/P2/042	Land at Stage Lane, Lymm	Lymm North & Thelwall	3105	R18/011	R18/P2/018	Weak	July 2017
R18/P2/043	Land adjacent to Lymm Rugby Club	Lymm South	3139	R18/065	R18/P2/136	Moderate	July 2017
R18/P2/045	Taylor Business Park	Culcheth, Glazebury & Croft	2588			Weak	July 2017
R18/P2/046	Land at Dukinfield Farm, Glazebury	Culcheth, Glazebury & Croft			R18/P2/035	Strong	May 2018
R18/P2/047	Removed from process by WBC					Removed from process by WBC	
R18/P2/048	Land at Top Farm, Broomedge	Lymm South				Weak	May 2018 (correction made to overall assessment in September 2019)
R18/P2/049	Mosswood Hall, Stretton Rd, Stretton	Grappenhall				Strong	May 2019

Site Reference (Appendix C follows this order)	Site Name	Ward	Alternative SHLAA Reference	Alternative Reg 18 Reference	Alternative Reg 18 Part 2 Reference	Green Belt Assessment Overall Contribution	Green Belt Assessment Stage
R18/P2/050	Land off Birchbrook Road (No.19), Lymm	Lymm North & Thelwall				Weak	May 2018
R18/P2/051	Land at Nook Farm, Arley Road	Grappenhall				Strong	May 2018
R18/P2/052	Land at Barondale Grange, Stockport Road	Lymm North & Thelwall			R18/P2/140	Weak	May 2018
R18/P2/053	Land south of Rushgreen Road (East Site)	Lymm North & Thelwall		R18/117		Weak	July 2017
R18/P2/054	Land south of Rushgreen Road (West Site)	Lymm North & Thelwall		R18/118	R18/P2/133	Weak	July 2017
R18/P2/055	Land off Thirlmere Drive, Lymm	Lymm North & Thelwall	1504	R18/018		Weak	July 2017
R18/P2/056	Land at Heathcroft Stud	Culcheth, Glazebury & Croft	3155	R18/095		Weak	July 2017
R18/P2/057	Land at Birch Brook Road, Lymm	Lymm North and Thelwall	2452	R18/094		Weak	July 2017
R18/P2/058	Land at Pinners Brow, Warrington	Bewsey & Whitecross				Not in Green Belt	
R18/P2/059	Land at White House Farm, Broad Lane	Grappenhall			R18/P2/036 R18/P2/119	Strong	May 2018
R18/P2/060A	Glazebury Depot	Culcheth, Glazebury & Croft	3151	R18/089		Moderate	July 2017
R18/P2/060B	Wider land north of Culcheth	Culcheth, Glazebury & Croft	3152	R18/090	R18/P2/130B	Strong	July 2017
R18/P2/061	Waterworks Lane, Winwick	Burtonwood & Winwick	3334		R18/P2/092	Moderate	May 2018

Site Reference (Appendix C follows this order)	Site Name	Ward	Alternative SHLAA Reference	Alternative Reg 18 Reference	Alternative Reg 18 Part 2 Reference	Green Belt Assessment Overall Contribution	Green Belt Assessment Stage
R18/P2/062	Diggle Green Farm, Wilton Lane	Culcheth, Glazebury & Croft				Strong	May 2018
R18/P2/063	Cherry Hall Farm, Lymm	Lymm South			R18/P2/093	Strong	May 2019
R18/P2/064	Land at Lions Den, Holcroft Lane	Culcheth, Glazebury & Croft	3337			Moderate	May 2018
R18/P2/065	Removed from process by WBC					Removed from process by WBC	
R18/P2/066	Land at Liverpool Road, Stocks Lane & Friends Lane	Penketh & Cuerdley	3100	R18/001	R18/P2/025 R18/P2/144	North site - Moderate South site - Strong	July 2017
R18/P2/067	Land south of Chester Road, Walton	Appleton	2671	R18/059	R18/P2/041	Moderate	July 2017
R18/P2/068	Runcorn Road, Higher Walton	Appleton				North site - Moderate East site - Weak West site - Moderate	May 2019
R18/P2/069	Land at Warrington Road, Culcheth	Culcheth, Glazebury & Croft	3157	R18/097		Weak	July 2017
R18/P2/070	Land east and west of Holcroft Lane, Culcheth	Culcheth, Glazebury & Croft				Strong	May 2018
R18/P2/071	Land at Warrington Road, Culcheth (Parcel 2)	Culcheth, Glazebury & Croft				Moderate	May 2018
R18/P2/072	Land at Reddish Lane, Lymm	Lymm North & Thelwall	3178	R18/082	R18/P2/073	Strong	July 2017

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R18/P2/073	Land at Reddish Lane, Lymm	Lymm North & Thelwall	3178	R18/082	R18/P2/072	Strong	July 2017
R18/P2/074	Land off Hurst Lane, Glazebury	Culcheth, Glazebury & Croft				Strong	May 2018
R18/P2/075	Land bounded by Green Lane / Lumber Lane / Phipps Lane / Winsford Drive	Burtonwood & Winwick	1654	R18/083	R18/P2/128	Moderate	July 2017
R18/P2/076	Land at Elms Cottage, Hobb Lane, Moore	Appleton				Strong	May 2018
R18/P2/077	Land NE of Knutsford Road	Grappenhall			R18/P2/120	Strong	May 2018
R18/P2/078	Removed from process by WBC					Removed from process by WBC	
R18/P2/079	Removed from process by WBC					Removed from process by WBC	
R18/P2/080	Removed from process by WBC					Removed from process by WBC	
R18/P2/081	Land at Joy Lane, Burtonwood	Burtonwood & Winwick		R18/066		Moderate	July 2017
R18/P2/082	Kenyon Lane Nurseries, Kenyon Lane, Croft	Culcheth, Glazebury & Croft	2706	R18/143		Strong	July 2017
R18/P2/083	Peel Hall, Warrington	Orford				Not in Green Belt	
R18/P2/084	Land at Ashton's Farm, Clay Lane, Burtonwood	Burtonwood & Winwick	2457	R18/060		Strong	October 2016 - Site is same as parcel BW8 so not reassessed
R18/P2/085	Land at Tanyard Farm, Lymm	Lymm North & Thelwall			R18/P2/132	Weak	May 2018

Site Reference (Appendix C follows this order)	Site Name	Ward	Alternative SHLAA Reference	Alternative Reg 18 Reference	Alternative Reg 18 Part 2 Reference	Green Belt Assessment Overall Contribution	Green Belt Assessment Stage
R18/P2/086	Land at Dingle Farm, Grappenhall	Grappenhall	1885	R18/035		Weak	July 2017
R18/P2/087	Land at Cartridge Lane, Grappenhall	Grappenhall		R18/152		Moderate	July 2017
R18/P2/088	Land at Mill Lane/Stage Lane	Lymm North & Thelwall	3162	R18/107	R18/P2/089 R18/P2/090	Moderate	July 2017
R18/P2/089	Land at Mill Lane. Lymm	Lymm North & Thelwall	3162	R18/107	R18/P2/088 R18/P2/090	Moderate	July 2017
R18/P2/090	Land at Mill Lane. Lymm	Lymm North & Thelwall	3162	R18/107	R18/P2/088 R18/P2/089	Moderate	July 2017
R18/P2/091	Land north of Eaves Brow Road, Croft	Culcheth, Glazebury & Croft		R18/115		Moderate	July 2017
R18/P2/092	Land East of Waterworks Lane, Winwick	Burtonwood & Winwick	3334		R18/P2/061	Moderate	May 2018
R18/P2/093	Land at Cherry Hall Farm, Lymm	Lymm South			R18/P2/063	Strong	May 2019
R18/P2/094	Land north and south of Weaste Lane	Lymm North & Thelwall	1627	R18/179		Strong	May 2018
R18/P2/095	Land N & S of Runcorn Road, Moore	Appleton				Strong	May 2018
R18/P2/096A	Land at Lady Lane, Croft	Culcheth, Glazebury & Croft	15231	R18/127		Moderate	July 2017
R18/P2/096B	Land south of Hollins Green	Rixton and Woolston	2171	R18/126		Weak	July 2017
R18/P2/096D	Land at Rushgreen Road, Lymm	Lymm North & Thelwall	1545	R18/132		Weak	June 2017 - Site is same as parcel LY16 so not reassessed. LY16 was originally completed in

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							October 2016 but was revised in June 2017 (Addendum following Regulation 18 Consultation Report)
R18/P2/096C	Land NW of Croft	Culcheth, Glazebury & Croft	2709	R18/129		Strong	July 2017 (this site is very slightly smaller than 2709 and R18/129 however the same assessment applies to all three)
R18/P2/096E	Land NE of Culcheth	Culcheth, Glazebury & Croft	1542	R18/128		Strong	July 2017
R18/P2/097	Land off Barleycastle Lane (Plot 2), Appleton Thorn	Grappenhall	3350	R18/151		Weak	July 2017
R18/P2/098	Land off Barleycastle Lane (Plot 1), Appleton Thorn	Grappenhall	3351	R18/150		Strong	July 2017
R18/P2/099	Land N of Barleycastle Lane, Appleton Thorn	Grappenhall	3352	R18/148		Strong	July 2017
R18/P2/100	Land N of Barleycastle Lane, Appleton Thorn	Grappenhall	3353	R18/061		Strong	July 2017
R18/P2/101	Land at Cherry Lane and Booths Lane, Lymm	Lymm South	1612	R18/081	R18/P2/032	Strong	July 2017
R18/P2/102	Land at Deans Wharf, Thelwall	Lymm North & Thelwall				Weak	May 2018
R18/P2/103	Land at Runcorn Road, Walton	Appleton				Strong	May 2018
R18/P2/104A	Disused Railway Line, Station Road, Latchford	Latchford East		R18/104		Not in Green Belt	

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R18/P2/104B	Land south of Lymm Road (East of Bell Lane), Thelwall	Lymm North & Thelwall	3165	R18/116		Moderate	July 2017
R18/P2/104C	Land at Walton Lea Road	Appleton	1611	R18/108		Moderate	October 2016 - site is same as parcel WR63 so not reassessed
R18/P2/104D	Land east of Houghs Lane	Appleton	3160	R18/102		Moderate	July 2017
R18/P2/104E	Land south of Westbourne Road / West of Red Lane	Appleton	3161	R18/105		Moderate	July 2017
R18/P2/104F	ADS Recycling, Camsley Lane	Lymm North & Thelwall	1620	R18/100	R18/P2/129	Weak	July 2017
R18/P2/104G	Land NW of Cherry Lane, Lymm	Lymm South	1886	R18/113		Strong	July 2017
R18/P2/105	Old Rectory Church Lane Grappenhall	Grappenhall	2470			Weak	July 2017
R18/P2/106	Land north of Higher Lane (A56)	Lymm South				Strong	May 2018
R18/P2/107	HCA land at south Warrington	Grappenhall	3168	R18/139A-Q		See R18/139A-Q	July 2017
R18/P2/108	Alcan Factory, Thelwall Lane, Latchford	Latchford East		R18/073		Not in Green Belt	
R18/P2/109	Land at John Street, Warrington	Bewsey & Whitecross				Not in Green Belt	
R18/P2/110	Land in SE Garden City Suburb (South of Grappenhall Heys)	Grappenhall	3179	R18/146		Moderate	July 2017
R18/P2/111	Land east of Ravenbank Primary School	Lymm South	3359			Strong	November 2018

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R18/P2/112	Land at Hollins Lane, Winwick	Burtonwood & Winwick	3138	R18/064		Strong	October 2016 - Site is same as parcel WI3 so not reassessed
R18/P2/113	Land north & south of Broad Lane, Grappenhall	Grappenhall	3129	R18/047		North site - Moderate South site - Moderate	July 2017
R18/P2/114	Land off Hurst Lane, Glazebury	Culcheth, Glazebury & Croft	2669	R18/039		Strong	July 2017
R18/P2/115	Land north of Chester Road, Walton	Appleton			R18/P2/031	Moderate	May 2018
R18/P2/116	Land adj to Yew Tree Farm, Grappenhall	Grappenhall				Moderate	May 2018
R18/P2/117	Land at Park Lane, Walton	Appleton				Strong	May 2018
R18/P2/118	Land west of Reddish Crescent, Lymm	Lymm North & Thelwall	1565	R18/014		Moderate	July 2017
R18/P2/119	Land at White House Farm, Broad Lane	Grappenhall			R18/P2/036 R18/P2/059	Strong	May 2018
R18/P2/120	Land NE of Knutsford Road	Grappenhall			R18/P2/077	Strong	May 2018
R18/P2/121	21 Heath Lane, Croft	Culcheth, Glazebury & Croft			R18/P2/006	Weak	May 2018
R18/P2/122	Heath Lane, Croft	Culcheth, Glazebury & Croft			R18/P2/003	Strong	May 2018
R18/P2/123	Land at Friends Lane & Stocks Lane, Penketh	Penketh & Cuerdley		R18/013		Moderate	July 2017
R18/P2/124	Stocks Lane, Penketh	Penketh & Cuerdley		R18/138		Strong	July 2017

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R18/P2/125A	Land west of Broad Lane	Grappenhall				Moderate	May 2018
R18/P2/125B	Land east of Broad Lane	Grappenhall				Strong	May 2018
R18/P2/125C	Land north of Cliff Lane	Lymm North & Thelwall				Moderate	May 2018
R18/P2/126	Land at Fir Tree Close, Appleton	Appleton		R18/002		Weak	July 2017
R18/P2/127A	Land off Delph Lane	Burtonwood & Winwick				Weak	May 2018
R18/P2/127B	Land off Newton Road, Winwick	Burtonwood & Winwick				Moderate	May-18
R18/P2/128	Land bounded by Green Lane / Lumber Lane / Phipps Lane	Burtonwood & Winwick	1654	R18/083	R18/P2/075	Moderate	July 2017
R18/P2/129	Land at 57 Camsley Lane, Grappenhall	Lymm North & Thelwall	3177	R18/062		Weak	July 2017
R18/P2/130A	Land at Glazebury Depot, Wilton Lane	Culcheth, Glazebury & Croft	3151	R18/089	R18/P2/060A	Moderate	July 2017
R18/P2/130B	Wider Land to the North of Culcheth	Culcheth, Glazebury & Croft	3152	R18/090	R18/P2/060B	Strong	July 2017
R18/P2/131A	Land east of M62, Woolston	Rixton and Woolston				Strong	May 2018
R18/P2/131B	West of Warrington Road, Glazebury	Culcheth, Glazebury & Croft		R18/033		Strong	July 2017
R18/P2/131C	306 Warrington Road	Culcheth, Glazebury & Croft	3137	R18/063		Strong	July 2017
R18/P2/131D	Land at Lady Lane, Croft	Culcheth, Glazebury & Croft	3156	R18/096		Weak	July 2017

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R18/P2/131H	Land west of Heath Lane, Croft	Culcheth, Glazebury & Croft		R18/031		Strong	July 2017
R18/P2/132	Land at Tanyard Farm, Lymm	Lymm North & Thelwall			R18/P2/085	Weak	May 2018
R18/P2/133	Land between Mardale Crescent / Tanyard Farm	Lymm North & Thelwall		R18/118	R18/P2/054	Weak	July 2017
R18/P2/134	Land off Pepper Street & Sutch Lane, Lymm	Lymm South	1888	R18/119		Strong	October 2016 - Site is same as parcel LY17 so not reassessed
R18/P2/135	Land south of Sutch Lane, Lymm	Lymm South		R18/120		Strong	July 2017
R18/P2/136	Land adjacent to Lymm Rugby Club	Lymm South	3139	R18/065	R18/P2/043	Moderate	July 2017
R18/P2/140	Land at Barondale Grange, Stockport Road	Lymm North & Thelwall			R18/P2/052	Weak	May 2018
R18/P2/141	Removed from process by WBC					Removed from process by WBC	
R18/P2/143	Land at Lady Lane, Croft	Culcheth, Glazebury & Croft			R18/P2/040	Strong	May 2018
R18/P2/144	Stocks Ln/Laburnum Ln, Gt Sankey	Penketh & Cuerdley	3100	R18/001	R18/P2/025 R18/P2/066	North site - Moderate South site - Strong	July 2017
R18/P2/145	Land at Bradley Hall Farm, Cliff Lane	Grappenhall	3369	R18/106		Moderate	July 2017
R18/P2/146A	Land off Marsh Brook Close, Rixton	Rixton and Woolston		R18/053		Strong	July 2017

Site Reference (Appendix C follows this order)	Site Name	Ward	Alternative SHLAA Reference	Alternative Reg 18 Reference	Alternative Reg 18 Part 2 Reference	Green Belt Assessment Overall Contribution	Green Belt Assessment Stage
R18/P2/146B	Land off Marsh Brook Close, Rixton	Rixton and Woolston	3133	R18/055		Strong	July 2017
R18/P2/146C	Land off Marsh Brook Close, Rixton	Rixton and Woolston		R18/056		Weak	July 2017
R18/P2/147	The Clough, Halfacre Lane	Lymm North & Thelwall				Weak	May 2018
R18/P2/148	Removed from process by WBC					Removed from process by WBC	
R18/P2/149	Phipps Lane	Burtonwood & Winwick				Weak	May 2018
R18/P2/150	Three Acres Farm, Glazebury	Culcheth, Glazebury & Croft				Weak	May 2018
R18/P2/151	Land north of A57, Hollins Green	Rixton and Woolston				Moderate	May 2018
R18/P2/152	Land at Cherry Lane, Lymm	Lymm South				Strong	May 2018
R18/P2/153	Tan House Lane, Land at Brook Head Fm, Burtonwood	Burtonwood				Strong	May 2018
R19/001	Land south of Massey Brook Lane, Lymm	Lymm South				Moderate	October 2019
R19/002	Land east of Dam Lane, Croft	Culcheth, Glazebury & Croft				Moderate	October 2019
R19/003	Land south of Pepper Street	Grappenhall				Moderate	December 2019
R19/004	Land adjacent to The Paddock, Stage Lane, Lymm	Lymm North & Thelwall				Weak	April 2020

<b>Site Reference (Appendix C follows this order)</b>	<b>Site Name</b>	<b>Ward</b>	<b>Alternative SHLAA Reference</b>	<b>Alternative Reg 18 Reference</b>	<b>Alternative Reg 18 Part 2 Reference</b>	<b>Green Belt Assessment Overall Contribution</b>	<b>Green Belt Assessment Stage</b>
R19/005	Land adjacent 363 Warrington Road, Culcheth/Glazebury	Culcheth, Glazebury & Croft				Moderate	April 2020

## **Appendix A**

### **Green Belt Assessment Framework**

## A1 Green Belt Assessment Framework

This Green Belt Assessment Framework has been directly extracted from Section 4.4.3 (p25) of the October 2016 Green Belt Assessment report. No changes have been made to the method except for reference to ‘parcels’ has been replaced with ‘sites’ and footnotes have been included to note the new paragraph reference from the revised NPPF (July 2021). The ‘Justification for the Approach’ sections included in the original report have not been included here.

### A1.1 Overview

In undertaking the site assessment it was necessary to interpret the five purposes of Green Belt as set out in paragraph 80 of the NPPF 2012<sup>1</sup> given that there is no single ‘correct’ method as to how they should be applied.

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

For each purpose a number of criteria were developed requiring quantitative and qualitative responses and an element of professional judgement. Methods of data collection (e.g. desk based analysis or site based analysis) have been documented against each purpose. A qualitative scoring system was developed for each purpose and for the overall assessment, consisting of a scale of the site’s contribution to the Green Belt purpose, these are shown and defined in Table 1 below:

Table 1: Qualitative scoring system to be applied against each purpose and overall

<b>Level of Contribution to Green Belt Purposes</b>
<b>No</b> – the site makes no contribution to Green Belt purpose
<b>Weak</b> – on the whole the site makes a limited contribution to an element of the Green Belt purpose
<b>Moderate</b> – on the whole the site contributes to a few of the Green Belt purpose however does not fulfil all elements

<sup>1</sup> Paragraph 138 of the NPPF 2021 – the five purposes remain unchanged in the revised NPPF.

### Level of Contribution to Green Belt Purposes

**Strong** – on the whole the site contributes to the purpose in a strong and undeniable way, whereby removal of the site from the Green Belt would detrimentally undermine this purpose

As each of the five purposes set out in the NPPF is considered to be equally important, no weighting or aggregation of scores across the purposes was undertaken. An element of professional judgement was utilised in applying the scoring system however the ‘Key Questions to Consider’ for each purpose was intended to break down the purpose in the interests of ensuring a transparent and consistent approach. This is set out in detail below including definitions applying to the purpose and to the approach. Furthermore the rationale for the score applied and the justification against the criteria were recorded as part of the assessment.

Prior to undertaking any site assessments, all assessors were fully briefed on the methodology in order to ensure comprehensive understanding of the approach and consistency in assessments.

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

### Definitions for Purpose 1

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

Large built-up areas – this has been defined as the Warrington urban area and does not include any of WBC’s inset settlement or settlements within other neighbouring authorities

### Definitions for this Approach

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

Open land – land which is lacking of development.

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

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

## Approach to the Assessment

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

As this purpose only applies to the Warrington urban area, if the site was not adjacent to the Warrington urban area it was assessed as ‘no contribution’.

Key Questions to Consider	Recommended Approach
<p>1. Is the site adjacent to the large built up area (defined as the Warrington urban area)?</p>	<p>If yes, proceed to Stage 2...</p> <p>If no, conclude site makes no contribution to purpose 1</p>
<p>2. Existing boundary with built up area: Is there an existing durable boundary between the built up area and the Green Belt site which could prevent sprawl?</p>	<p>a. Describe existing boundary between built up area and site (see Table 2 below).</p> <p>b. If a durable boundary between the site and built up area exists, conclude sites makes a weaker contribution to checking unrestricted sprawl.</p>
<p>3. Connection to built up area:</p> <p>a. Is the site well connected to the built up area along a number of boundaries?</p> <p>b. Would development of the site help 'round off' the built up area, taking into account the historic context of the Green Belt?</p>	<p>a. Describe degree of connection to the built up area. If site is well connected (highly contained), conclude site makes a stronger contribution to checking unrestricted sprawl (unless part (b) applies).</p> <p>b. Identify potential for 'rounding off'. If development of the site would 'round off' the built up area, conclude site makes a weaker contribution to checking unrestricted sprawl.</p>
<p>4. Ribbon development: What role does the site play in preventing ribbon development? (may not be relevant in all circumstances)</p>	<p>Describe whether there is existing ribbon development or potential for ribbon development.</p> <p>If existing ribbon development within site and potential for further ribbon development, conclude site makes a stronger contribution to checking unrestricted sprawl.</p>
<p>Overall assessment: What level of contribution does the site make to purpose 1?</p>	<p>Bring together all conclusions from above to determine overall assessment (taking balanced view)</p> <p>Apply scoring system:</p> <p>No / Weak / Moderate / Strong</p>

Table 2: Boundary Definition

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

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

### Definitions for Purpose 2

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

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

### Definitions for the Approach

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

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

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

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

### Approach to the Assessment

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

Key Questions to Consider	Recommended Approach
<p>a. Would a reduction in the gap between towns compromise the openness of the Green Belt?</p>	<p>Describe existing gap between towns and compare to resultant gap if development of site were to take place.</p> <p>Existing gap should be described using the following terminology:</p> <ul style="list-style-type: none"> <li>a. Essential gap</li> <li>b. Largely essential gap</li> <li>c. Less essential gap</li> </ul> <p>Comparison should consider if a reduction in the gap would lead to the actual or perceived merging of towns. (This is on a case by case basis and not set by distance measurements).</p>
<p>Overall assessment: What level of contribution does the site make to purpose 2?</p>	<p>Bring together above factors to determine overall assessment (taking balanced view)</p> <p>Apply scoring system: No / Weak / Moderate / Strong</p>

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

### Definitions for Purpose 3

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

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

### Definitions for the Approach

Durable boundaries – refer to boundary definition in Table 2 above.

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

Settlement - this refers to the Warrington urban area and settlements which are inset from the Green Belt as set out in Policy CC 1 of the adopted Local Plan Core Strategy<sup>2</sup>. This also includes settlements in adjacent neighbouring authorities consisting of: St Helens, Newton-le-Willows, Runcorn, Cadishead, and Widnes.

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

Openness should be assessed from the edge of the settlement/inset boundary outwards, with reference to the matrix set out in Table 3 below.

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

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

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

No degree of openness – makes no contribution to the openness of the Green Belt.

Beneficial uses – as set out in paragraph 81 of the NPPF 2012<sup>3</sup>, these include: providing access; providing opportunities for outdoor sport and recreation; retaining and enhancing landscapes, visual amenity and biodiversity; and improving damaged and derelict land.

## Approach to the Assessment

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

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

<sup>3</sup> Paragraph 145 of the NPPF 2021 – the beneficial uses remain unchanged in the revised NPPF.

Key Questions to Consider	Recommended Approach
<p>a. Future encroachment: Are there existing durable boundaries which would contain any future development and prevent encroachment in the long term?</p>	<p>Identify any durable boundaries <i>between the site and settlement</i> which would prevent future encroachment <i>into</i> the site. If there are durable boundaries between the site and settlement, conclude that site makes a weaker contribution to safeguarding from encroachment given that development would be contained by the durable boundary and thus the site itself plays a lesser role.</p> <p>Identify any durable boundaries <i>between the site and countryside</i> which would <i>contain encroachment</i> in the long term if the site were developed. If there are durable boundaries between the site and countryside, conclude that site makes a weaker contribution to safeguarding from encroachment.</p>
<p>b. Existing encroachment:</p> <ul style="list-style-type: none"> <li>• What is the existing land use/uses?</li> <li>• Is there any existing built form within or adjacent to the site?</li> </ul>	<ul style="list-style-type: none"> <li>• Describe existing land use/uses (e.g. open countryside, agricultural land, residential, mix of uses).</li> <li>• Describe any existing built form. If considerable amount of built form within the site, conclude that site makes a weaker contribution to safeguarding from encroachment.</li> </ul>
<p>c. Connection to the countryside:</p> <ul style="list-style-type: none"> <li>• Is the site well connected to the countryside?</li> <li>• Does the site protect the openness of the countryside?</li> </ul>	<ul style="list-style-type: none"> <li>• Describe degree of connection to the countryside (e.g. along a number of boundaries). If site is well connected to the countryside, conclude site makes a stronger contribution to safeguarding from encroachment.</li> <li>• Describe degree of openness taking into account built form, vegetation and topography using matrix below in Table 3.</li> </ul>
<p>d. Does the site serve a beneficial use of the Green Belt (NPPF 2012 para 81)<sup>4</sup> which should be safeguarded?</p>	<p>Identify any beneficial Green Belt uses served by site, as per NPPF para 81, on a high level basis. If site serves 2 or more beneficial uses, conclude site makes a stronger contribution to safeguarding from encroachment. Note: if site serves 1 or no beneficial uses this does not weaken its contribution to purpose 3</p>
<p>Overall assessment: What level of contribution does the site make to purpose 3?</p>	<p>Bring together all conclusions from above to determine overall assessment (taking balanced view)</p>

<sup>4</sup> Paragraph 145 of the NPPF 2021

Key Questions to Consider	Recommended Approach
	Apply scoring system:  No / Weak / Moderate / Strong

Table 3: Degree of Openness Matrix

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

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

### Definitions for Purpose 4

Historic Town– for the purposes of this assessment these have been identified with reference to the Cheshire Historic Landscape Characterisation (November 2007) and the Cheshire Historic Towns Survey (2003) and consist of Lymm and Warrington. In relation to the neighbouring authorities the Cheshire Historic Towns Survey (2003), the St Helens Historic Settlement Study (December 2011) and the Trafford Urban Historic Landscape Characterisation Interim Report (July 2008) have been reviewed. The following historic towns within the neighbouring authorities have been identified: Widnes and Runcorn (including Halton Village).

### Definitions for the Approach

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

Important viewpoints of the Parish Church – WBC have mapped the location of these viewpoints and this is provided on the map at Figure 1 below.

Designated heritage assets – a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation (National Planning Policy Framework, Annex 2: Glossary, p66).

Buffer area – for the purposes of this assessment this has been drawn from the historic towns’ relevant Conservation Area boundaries outwards by 250m. This has been mapped for the relevant Conservation Areas in WBC and this is included at Figure 2 below. The buffer for the Conservation Areas in neighbouring authorities’ historic towns have not been formally mapped and the buffer was calculated on a site basis where required.

Built development – buildings of any type or use.

### Approach to the Assessment

A desk based assessment only was applied to this purpose.

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

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

Figure 1. Key Viewpoints Map

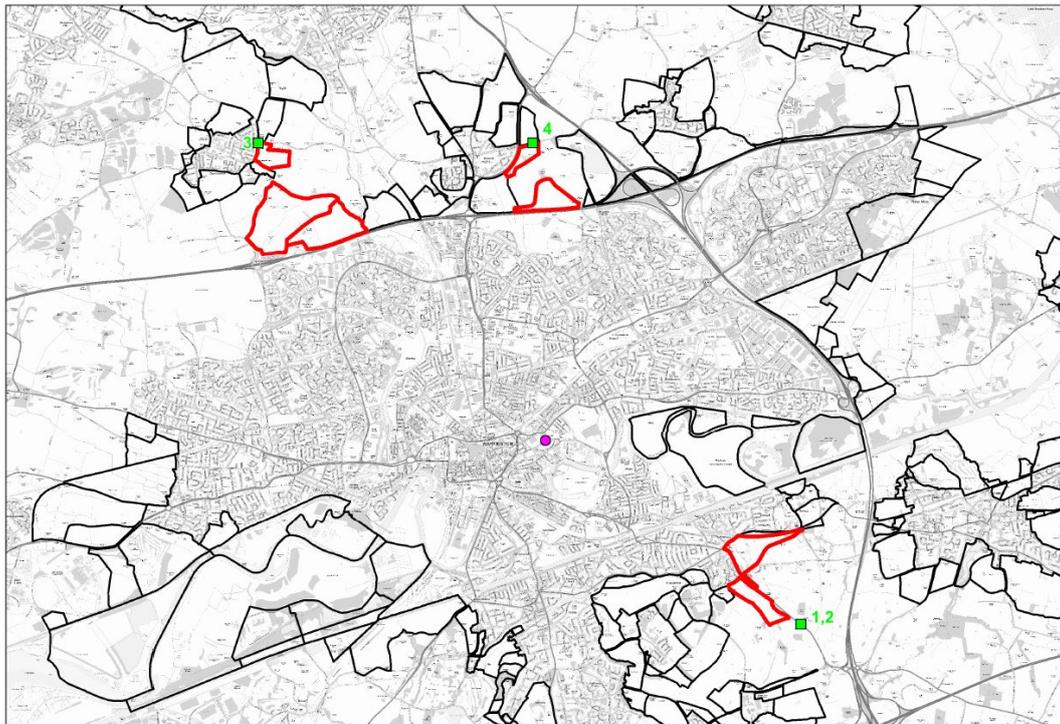
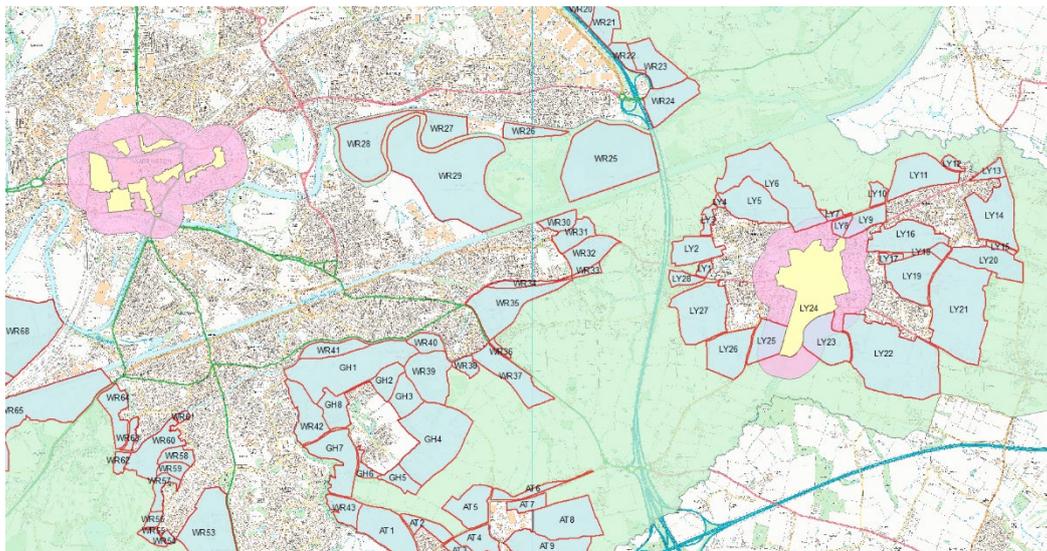


Figure 2. Conservation Area Buffer Map<sup>5</sup>



<sup>5</sup> For the purposes of the assessment of purpose 4 the Conservation Areas within the Warrington urban area and Lymm are identified on the map in yellow. These have been defined within the assessment as the ‘Relevant Conservation Areas’. A 250m buffer zone has been drawn from the Conservation Area outwards.

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

### Definitions for Purpose 5

Urban land - this refers to the Warrington urban area and settlements which are inset from the Green Belt as set out in Policy CC 1 of the adopted Local Plan Core Strategy.<sup>6</sup> This also includes settlements in adjacent neighbouring authorities consisting of: St Helens, Runcorn, Newton-le-Willows, Cadishead, and Widnes. Sites which are isolated from the urban area should be assessed as ‘no contribution’ for this purpose.

### Approach to the Assessment

A desk based assessment only was applied to this purpose.

Key Questions to Consider	Recommended Approach
What is the nearest urban land to the site and what is its brownfield capacity?	See Table 4 below for brownfield capacity information and contribution to purpose. It is noted that given the approach adopted, all sites will perform equally against this purpose  Sites which are not connected to the urban area along any boundaries should be assessed as ‘no contribution’

Table 4: Brownfield capacity

Borough/Settlement	Area (Ha)	Unconstrained PDL SHLAA Sites (only PDL) (Ha)	Unconstrained brownfield land as a % of the area	Purpose 5 Assessment
Warrington Borough	6390.18	298.72	4.67%	-
St Helens Borough	13590	238	1.75%	-
Halton Borough (Excl. Mersey)	7939.91	44.32	0.56%	-
Mid Mersey Housing Market Area	27920.09	581.04	2.08%	Moderate contribution
Irlam and Cadishead 'Settlement' Urban Area <sup>7</sup>	527	17	3.23%	Moderate contribution

Table 5: Purpose 5 Assessment Thresholds

Brownfield Capacity Thresholds	Purpose 5 Level of Contribution
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<sup>6</sup> Appleton Thorn, Burtonwood, Croft, Culcheth, Glazebury, Grappenhall Heys, Hollins Green, Lymm, Oughtrinton, Winwick.

<sup>7</sup> This relates to the Census urban area covering the main residential area within these wards, which ends at Boysnope Golf Club. This is different from the whole urban area within the wards of Irlam and Cadishead.

0%	No contribution
>0 – 1%	Weak contribution
>1 – 5%	Moderate contribution
>5%	Strong contribution

## Overall Assessment

The purpose of the overall assessment is to consider the outcomes of each of the five purposes and then make a judgement on the overall contribution the site makes to the Green Belt.

The same qualitative scoring system as applied to each of the five purposes was also applied to the overall assessment, as set out below:

Table 6: Qualitative scoring system to be applied to overall assessment

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

In order to ensure a consistent and transparent approach, the following guidance was used in determining the overall assessment:

- No sites should be assessed as ‘no contribution’ overall unless each of the five purposes is assessed as a ‘no contribution’.
- Where there was a 4 / 1 split – the majority contribution should always be applied, unless the majority is ‘no contribution’ in which case, the overall should be ‘weak’.

Example:

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

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

Example:

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

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

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

Example:

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

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

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

Example:

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

Exception:

Moderate	Strong	Moderate	No	No	<b>Apply professional judgement</b>
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- Where 2 purposes are the same and the remaining 3 are all different application of professional judgement would be required.

Example:

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

Whilst all five Green Belt purposes should be given equal weighting, the overall assessment is not intended to be a numbers balancing exercise and a certain level of professional judgement must be applied to all of the above rules and particularly where one of the purposes is assessed as ‘strong’. In order to do this, it is necessary to refer back to the overall aim and purpose of Green Belt as set out in paragraph 79 of the NPPF 2012<sup>8</sup>:

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

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

<sup>8</sup> Paragraph 137 of the NPPF 2021 – this remains unchanged in the revised NPPF.

## **Appendix B**

### **Site Plans**

## Appendix C

### Detailed Site Assessment Table

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
1058	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not connected to the settlement. The site is connected to the countryside almost entirely along non-durable boundaries. The boundaries of the main area of the site consist of tree lined field boundaries which are not durable and may not be able to prevent further encroachment beyond the site. The small areas of the site along the Transpennine Trail have more durable boundaries consisting of a major footpath with thick vegetation on either side. The existing land use is relatively open countryside. While the site was formerly in use as a sewage works, there is no visible built form on the site. There are moderate levels of vegetation on the site, mainly consisting of tall trees close to its southern and eastern boundaries. The site is well connected to the countryside on all sides. The site supports a strong degree of openness as it contains no built form, moderate vegetation and supports long line views of the countryside to the north and west. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable boundaries.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a strong overall contribution. While the site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving historic towns, its openness, complete connection with the countryside, and non-durable boundaries mean that it makes a strong contribution to safeguarding the countryside from encroachment. It therefore supports Paragraph 79 of the NPPF by keeping land permanently open. The site also makes a moderate contribution to assisting in urban regeneration.	Strong contribution
1229	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Lymm and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. The M6 ensures that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt albeit there is existing development in the Green Belt to the north and west (Statham Lodge Hotel). The boundaries between the site and the countryside are of mixed durability. The southern boundary is formed by Warrington Road which is durable and could prevent encroachment. Pool Lane is the western boundary and is also durable.. The northern and eastern boundaries are dense tree line which are not considered to be durable boundaries that could prevent encroachment however there is limited potential for encroachment to the north given the existing development and also to the east given that Lymm is less than 100m away. The existing land use is open countryside and the site is covered in trees. The site is only connected to open countryside to the south There is no built form and the site is flat, however there is dense vegetation which restricts long line views and therefore the site supports a moderate degree of openness. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate openness and its predominantly durable boundaries	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site is not connected to the built up area and only performs a weak contribution to preventing towns from merging. The site makes a moderate contribution to safeguarding from encroachment due to its moderate degree of openness and its predominantly durable boundaries.	Weak contribution
1504 R18/018 R18/P2/055	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is connected to the settlement along its northern and western boundaries. These consist of tree lined garden boundaries which are not durable and may not be able to prevent encroachment into the site. The site is connected to the countryside along its eastern and southern boundaries. These consist of tree lined field boundaries which are not durable and may not be able to prevent further encroachment beyond the site if it was developed. The existing land use consists of open countryside. There is no built form and moderate vegetation throughout the site. The site is well connected to the countryside on	No contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. A small section of the western edge of the site is located within the 250m	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site	The site makes a moderate contribution to two purposes and no contribution to three. In line with the methodology, the site has therefore been judged to make a weak overall contribution. While the site makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate openness and non-durable boundaries, it makes no contribution to checking unrestricted sprawl, preventing towns from merging or preserving historic	Weak contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			two sides, however its boundaries with the countryside particularly to the south are short. The site supports a moderate degree of openness as it contains no built form, areas of thick vegetation and does not support long line views of the countryside. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment as, while it has non-durable boundaries, it supports a moderate degree of openness.	buffer area around Lymm Conservation Area however the Conservation Area is separated from the Green Belt and from the site by six rows of modern residential development (Dairy Farm Close, Grasmere Road, and Mardale Crescent). The site makes no contribution to preserving the setting and special character of historic towns.	makes a moderate contribution to this purpose.	towns. The site also makes a moderate contribution to assisting in urban regeneration.	
1055	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The boundary between the site and the settlement is formed by half of the southern boundary, which is dense tree line. This is not considered to be a durable boundary able to prevent encroachment beyond the site if it were developed. The remaining boundaries are between the site and the countryside. The remaining part of the southern boundary is also formed by dense tree line and the eastern boundary is a field boundary and these are not durable boundaries able to prevent encroachment beyond the site if it were developed. The northern boundary is Jennet's Lane and the western boundary is the A574, which are both durable boundaries able to prevent encroachment beyond the site if it were developed. The existing land use is open countryside that is in agricultural use. The site is well connected to the open countryside along three boundaries. The site supports a strong degree of openness as the site is flat and has long-line views, no vegetation and no built form. Overall the site makes a strong contribution to safeguarding from encroachment.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, and no contribution to three purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall degree of openness and the boundaries between the site and the settlement are non-durable, there are durable boundaries between the site and the countryside which could contain development thus preventing it from threatening the openness and permanence of the Green Belt. The site makes no contribution to preventing towns from merging.	Moderate contribution
1511	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. In addition, the gap	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt. The site's boundaries are of mixed durability. The northern boundary consisting of Weaste Lane represents a durable boundary which could prevent encroachment. The eastern and southern boundaries consist of intermittent tree lines and overgrown shrubbery meaning they are not clearly defined and do not represent durable boundaries which could prevent encroachment beyond the site if the site was developed. The western boundary consists of the private road to Highfield Farm and Cottages, this is an unmade road lined by hedges and tree however this would not be durable enough to prevent encroachment beyond the site if the site was developed. The existing land use consists of open countryside which is somewhat overgrown. A rusty metal storage	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness, it is completely connected to the open countryside and it has predominantly non-durable boundaries with the countryside. The site therefore has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	container is located to the south west corner of the site. The site has less than 10% built form, it is flat with no vegetation within it and therefore there are relatively open views. The site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and predominantly non-durable boundaries.			makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging.	
1513	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is well connected to the open countryside along all of its boundaries, and is not connected to the settlement. The northern boundary is formed by Dam Lane, a durable boundary between the site and settlement that is able to prevent encroachment. The eastern boundary is a field boundary and the southern and western boundaries are formed by the limits of existing development. The site is predominately comprised of an existing dwelling associated with the adjacent farm and the farm itself, which is an appropriate use within the Green Belt. The site is well connected to the countryside along all of its boundaries. The site has less than 10% built form, low levels of vegetation and long views and therefore it supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its strong connection with the open countryside and non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose and no contribution to three purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness, it is well connected to the open countryside, and there are non-durable boundaries between the site and the countryside and therefore the site has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
1514	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Cadishead (within the administrative authority of Salford) and the Warrington urban area whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement on the western boundary. Manchester Road (A57) forms a durable boundary and would be able to prevent encroachment into the site. The site is well connected to the countryside on three sides. The eastern boundary is formed by dense tree line, which is adjacent to Glaze Brook and this forms a durable boundary between the site and the countryside. The southern boundary is the Manchester Ship Canal which is durable. Both of these boundaries are durable enough to prevent encroachment beyond the site if the site were developed. The south western boundary is formed by dense tree line and the edge of the water works, which may not be able to prevent encroachment beyond the site in the longer term if it were developed. The existing land use is predominantly open countryside. There are moderate levels of vegetation and no built form. The site supports long line views to the south east and overall supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong openness and non-durable south western boundary.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness, there are durable boundaries between the site and the settlement and the boundaries with the countryside are mostly durable. Thus any development would be contained and would not threaten the openness and permanence of the Green Belt as a whole. The site makes a weak contribution to preventing towns from merging.	Moderate contribution
1515	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is not connected to a settlement. The site is connected to the countryside along a mix of durable and non-durable boundaries. The site's western boundary consists of Mill Lane, which is durable. The site's southern boundary is not durable but is within around 30 metres of Wet Gate Lane, which is durable. Further encroachment to the south would therefore be limited, especially as there is already development between the site and Wet Gate Lane in the form of a residential property within the	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential	The site makes a moderate contribution to two purposes and no contribution to three. In line with the methodology, the site has therefore been judged to make a weak overall contribution. While the site makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate openness and mix of durable and non-durable boundaries, it makes no contribution to checking	Weak contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			Green Belt. To the north of the site is a further residential property within the Green Belt which would limit any encroachment from the site further north. The site's eastern boundary is not durable. The site is currently vacant land between two residential properties, it is mainly covered in vegetation and there is no built form. The site is only connected to the open countryside along its eastern boundary. The remainder of the site is enclosed by residential development within the Green Belt. The site supports a moderate degree of openness as it contains no built form, dense vegetation and does not support long line views of the countryside. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate openness and mix of durable and non-durable boundaries.	viewpoint of the Parish Church.	development, therefore the site makes a moderate contribution to this purpose.	unrestricted sprawl, preventing towns from merging or preserving historic towns. The site also makes a moderate contribution to assisting in urban regeneration.	
1519	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is well connected to the countryside along all of its boundaries although there is existing residential development in the Green Belt to the south of the site. The site's boundaries are of mixed durability. The southern boundary is Robins Lane which is durable and able to prevent encroachment beyond the site if it were developed. The eastern boundary is defined by dense tree line and the western and northern boundaries and field boundaries and the limit of the existing development, these are not considered to be durable boundaries able to prevent encroachment beyond the site if it were developed. The site is connected to open countryside to the north. The existing land use is a farm and the associated farm buildings which represents appropriate development in the Green Belt. The site is flat, with no built form and low levels of vegetation however there are no long line views and therefore the site supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment as it has a strong-moderate degree of openness and the site's boundaries with the open countryside are not durable.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, and no contribution to three. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. The site supports a strong-moderate degree of openness and the northern boundary with the open countryside is not durable. However the safeguarded HS2 Phase 2b route passes close by to the south of the site and represents a durable boundary which could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
1522 R18/041 R18/P2/020	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site links to the settlement along the northern and eastern boundaries. The northern boundary is non-durable and consists of the garden boundaries and the eastern boundary consists of the rear gardens of residential properties with an intermittent tree line. These boundaries could not prevent encroachment into the site in the long term. The boundaries between the site and the countryside are mixed. The southern boundary is Culcheth Linear Park which is a durable boundary. The western boundary consists of a path that is bordered by dense tree line which is not a durable boundary and may not be able to prevent encroachment beyond the site if the site were developed. The safeguarded HS2 Phase 2b route lies less than 50m to the south of the site and represents a durable boundary which would prevent encroachment. The existing land use is open countryside that is in agricultural use. The site is connected to the countryside along two boundaries. The site is flat, with no built form and there is dense	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Although it has a strong-moderate degree of openness, and the boundaries between the site and the settlement, as well as the western boundary with the countryside are non-durable, the remaining boundaries are durable and the safeguarded HS2 Phase 2b route passes close by representing a further durable boundary. These durable boundaries could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			vegetation but open long line views are still present and thus the site supports a strong-moderate degree of openness. Overall, the site makes a strong contribution to safeguarding from encroachment due to its strong-moderate openness and non-durable boundary with the settlement.			moderate contribution to assisting in urban regeneration.	
1527	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Lymm and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. The M6 ensures that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt albeit Lymm is located less than 20m to the south of the site. The boundaries between the site and the countryside are of mixed durability. Pool Lane forms the northern and western boundary which is durable and able to contain encroachment beyond the site. The southern and eastern boundaries are field boundaries and tree line which are not durable however given the proximity of Lymm there is very limited potential for encroachment to the south. The existing land uses consists of open countryside in agricultural use. The site is well connected to the countryside although there is some existing residential development within the Green Belt to the north of the site. The site is flat, has no built form, some areas of dense vegetation and there are no long line views and therefore it supports a strong-moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its strong-moderate openness and its predominantly durable boundaries with the countryside.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site is not connected to the built up area and only performs a weak contribution to preventing towns from merging. The site makes a moderate contribution to safeguarding from encroachment as it has a strong-moderate degree of openness and it has predominantly durable boundaries. The site makes a moderate contribution to checking unrestricted sprawl.	Weak contribution
1528 R18/162	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Lymm and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. The M6 ensures that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: There is a mix of durable and non-durable boundaries between the site and the settlement. The Transpennine Trail is lined with thick vegetation and forms a durable southern boundary which may be able to prevent encroachment into the site although the tree lined boundaries between the site, the settlement and Statham Community Primary School on the site's eastern side are not durable, however there is a short extent of the eastern boundary formed by Barsbank Lane that is durable. The boundaries between the site and the countryside are largely durable. The northern boundary is Warrington Road which is a durable boundary which would be able to prevent further encroachment beyond the site, if the site were developed. The western boundary is dense tree line and part of the southern boundary is connected to the countryside and is formed by the Transpennine Trail. These are also durable boundaries able to prevent encroachment beyond the site if it were developed. The existing land use is open countryside that is predominantly in agricultural use. The site includes allotment gardens to the south east however these are not located in the Green Belt and form part of the urban area. There is a strip of dense tree line and a path that runs through the site. The site is connected to the countryside along two boundaries, and due to the shape of the site, it is well connected to the settlement as it is partially enclosed by it. The site has no built form and dense vegetation through the middle of the site. The site slopes slightly towards the Transpennine Trail however the topography and	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as the site supports a moderate degree of openness and the boundaries with the countryside are mostly durable and could contain any development and prevent it from threatening the overall openness and permanence of the Green Belt.. Furthermore the M6 is located further west and represent a very durable boundary which could prevent encroachment beyond. The site makes a moderate contribution to checking unrestricted sprawl.	Moderate contribution

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			vegetation restrict the long line views and therefore the site supports a moderate degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to the varying durability of the boundaries between the site and the settlement.				
1531 R18/163	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Lymm and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. The M6 ensures that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Weak contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt. The boundaries between the site and the countryside are of mixed durability. The southern boundary is formed by Warrington Road, the eastern boundary is Pool Lane and the north and west boundaries are dense tree line. The dense tree line boundaries are not considered to be durable boundaries that are able to prevent encroachment beyond the site if the site were developed. There has already been encroachment within the site as the existing land use of the site is Statham Lodge Hotel and the associated grounds, with a large part of the site in use as a car park. Therefore there is a significant amount of built form on the site, which equates to more than 30%, and some dense vegetation, therefore there are no long line views and the site has no degree of openness. Overall the site makes a weak contribution to safeguarding from encroachment due to the non-durable boundaries between the site and the countryside and the site not supporting a degree of openness.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to two, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site is not connected to the built up area and there is existing encroachment within the site with the hotel. Given the level of development within the site, the site has no degree of openness and makes a weak contribution to safeguarding from encroachment.	Weak contribution
1532 R18/114	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is connected to the settlement along two boundaries. The boundaries between the site and the settlement consist of the rear gardens of residential properties and the grounds of a school to the north which does not represent a durable boundary which could prevent encroachment. To the east, the boundary with the settlement is durable consisting of Arley Road which could prevent further encroachment. The boundary with the countryside to the south consists of the M56 which is a durable boundary which could prevent encroachment beyond the site if the site were developed. The western boundary with the countryside consists of a field boundary which is not durable. The existing land use consists of open countryside in agricultural use. Nook Farm to the north is excluded from the site boundary.. The site has no built form and low levels of vegetation. There are open long line views and the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable western boundary with the countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the western boundary with the countryside is not durable, the M56 represents a very durable southern boundary with the countryside which could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
1534	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and St Helens and Newton-le-Willows whereby development	Strong contribution: The boundary between the site and the settlement is non-durable, consisting of fenced/hedged garden boundaries to the south of the site. The site has a limited connection to the settlement and this non-durable boundary would not be able to prevent encroachment into the site. The boundary between the site and the countryside consists of the durable road boundary of Lumber Lane to the north and east which would be	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		of the site would reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	able to prevent encroachment, and non-durable field boundaries to the west and south. These field boundaries would not be able to prevent encroachment. The existing land use is open countryside in agricultural use. The site is connected to open countryside along the majority of its boundaries. There is no built form and low levels of vegetation in the site, and the site is flat and has open long line views and thus supports a strong degree of openness. Overall, the site makes a strong contribution to protecting the countryside from encroachment due to the non-durable boundaries between the site and the settlement.		potential development, therefore the site makes a moderate contribution to this purpose.	openness and the boundaries between the site and the settlement are non-durable, there are durable boundaries between the site and the countryside to the north and east, and also further west beyond the site. Thus any development would be contained and would therefore not threaten the openness and permanence of the Green Belt. The site makes a moderate contribution in assisting in urban regeneration.	
1542 R18/128 R18/P2/096 E	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and Leigh, which falls within the administrative authority of Wigan. Development of the site would result in the actual and perceived gap being reduced although would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The southern and western boundaries are between the site and the settlement. They are non-durable, consisting of the edge of gardens with intermittent tree line along the settlement boundary, and also the edge of Culcheth High School. Part of the western boundary is also formed by field boundaries to the north west. These boundaries would not prevent encroachment into the site in the long term. The boundaries between the site and the countryside are of mixed durability. The northern boundary is formed by a disused railway line which is surrounded by dense vegetation and would be able to prevent encroachment beyond the site if the site were developed. The eastern boundary is formed by a series of field boundaries which are not considered to be durable boundaries able to prevent encroachment beyond the site if the site were developed. There is Warrington Road to the south east which could prevent encroachment, however the other boundaries are a hedge line to the north and low lying hedges to the east and a tree line to the west which would not prevent encroachment beyond the site if the site were developed. The existing land use is agricultural with one farm building present within the site. The site is connected to the countryside on two boundaries. The site is flat, with no built form,, there are four areas of dense vegetation within the site, however there is predominantly low vegetation due to the large scale of the site and therefore there are open long line views and thus it supports a strong degree of openness. The site has a beneficial use as it provides access to the countryside. Overall, the site makes a strong contribution to safeguarding from encroachment due to its strong openness and some non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it has a strong degree of openness and there are non-durable boundaries between the site and the settlement and the site and the countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging.	Strong contribution
1545 R18/132 R18/P2/096 D	Site is same as parcel LY16 so not reassessed. LY16 was originally completed in October 2016 but was revised in June 2017 (Addendum following Regulation 18 Consultation Report)						Weak contribution
1554	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is connected to the countryside along all of its boundaries however there is existing residential development within the Green Belt to the north of the site and a sewage works to the east of the site. The northern boundary consists of hedge and fence garden boundaries. The southern boundary is a tree lined field boundary and the western boundary is	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it has	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			a field boundary which is in part marked by tree line but this is not continuous. These are not durable boundaries able to prevent encroachment beyond the site if the site were developed. The eastern boundary is a track which runs parallel to dense tree line, this is a durable boundary able to prevent encroachment beyond the site if it were developed. The existing land use is open countryside in agricultural use. The site is connected to open countryside to the south. The site is flat, with no built form and long line views despite the vegetation present along boundaries and therefore it supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and predominantly non-durable boundaries.		capacity for potential development, therefore the site makes a moderate contribution to this purpose.	predominantly non-durable boundaries there are non-durable boundaries, it is connected to open countryside to the south, and the site supports a strong degree of openness. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	
1560	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is not connected to the settlement as Broomedge is a washed over village within the Green Belt. The site is connected to the countryside along a mix of durable and non-durable boundaries. The site's eastern boundary consists of the B5159 Burford Lane and is durable, however the site's other boundaries consist of field and garden boundaries which are not durable and may not contain further encroachment if the site was developed. The existing land use of the site is a mix of greenhouses and open countryside. There is no built form and minimal vegetation except around the edges of the site. Whilst the site is within the countryside it is not well connected to the open countryside as it is surrounded by built development within the Green Belt due to the washed over village of Broomedge. The site supports a strong to moderate degree of openness as there is no built form, low vegetation and it does not support any long line views of the countryside. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to it being enclosed by existing built development within the Green Belt.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes and no contribution to three. In line with the methodology, the site has been judged to make a weak overall contribution. While the site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving historic towns, the site has a strong-moderate degree of openness however it is enclosed by existing built development within the Green Belt and it therefore makes a moderate contribution to safeguarding from encroachment. The site also makes a moderate contribution to assisting in urban regeneration.	Weak contribution
1563	Moderate contribution: The site is connected to the built up area along two boundaries. The River Mersey forms a durable boundary to the east which could prevent sprawl and a tree lined footpath forms a less durable boundary to the north which may not be able to prevent sprawl. Given the shape of the built-up area, development of the site	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn in the neighbouring authority of Halton whereby a reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the site makes a weak contribution to	Strong contribution: The boundary between the site and the built-up area is partially durable, consisting of a tree lined footpath and the River Mersey. The boundaries between the site and the countryside consist of a path which runs adjacent to the Latchford Canal to the south which is a durable boundary and a field boundary to the west. These are of mixed durability and may not be able to prevent encroachment beyond the site if it were developed. The existing use is open countryside and the site is fairly well connected to the countryside along two of the four boundaries. The site is flat and has less than 10% built form however there is dense vegetation along the boundaries which restricts long line views and therefore the site supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to the durability of the boundaries.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to one. In line with the methodology, the site has been judged to make a moderate overall contribution. The site supports a strong-moderate degree of openness and although not all of its boundaries are durable, development of the site could be seen as rounding off the settlement pattern. It would therefore not threaten the overall openness and permanence of the Green Belt. The site performs moderately in terms of preventing sprawl and encouraging urban regeneration. It makes a weak contribution to preventing towns from merging.	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	alongside other areas of land surrounding the site could be seen as rounding of the settlement pattern. Overall the site makes a moderate contribution to checking unrestricted sprawl.	preventing towns from merging.					
1565 R18/014 R18/P2/118	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is connected to the settlement along its eastern and southern boundaries. The southern boundary along the A6144 Rush Green Road is durable. The eastern boundary along Reddish Crescent is currently durable but may not be able to prevent encroachment into the site in the long term. The site is connected to the countryside along its northern and western boundaries. Its northern boundary consists of the Transpennine Trail, which may be durable enough to prevent further encroachment if the site was developed. The site's western boundaries consist of tree and hedge lined field boundaries, which are not durable. The existing land use consists of open countryside. There is a barn structure in the north west of the site used for farming purposes, and there is minimal vegetation. The site is well connected to the countryside on two sides. The site supports a strong degree of openness as it contains no built form, minimal vegetation and supports long line views of the countryside. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and lack of durable long term boundaries.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and there are non-durable boundaries to the west, the northern boundary of the Transpennine Trail could contain any development which would therefore not threaten the overall openness and permanence of the Green Belt. The site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving historic towns. The site also makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
1567	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Moderate contribution: The site is connected to the countryside along all of its boundaries however there is existing residential development within the Green Belt to the south of the site and a pub to the east of the site. The northern boundary is the A574 which is a durable boundary between the site and the countryside. The southern boundary is formed in part by a field boundary with tree line and the end of Hawthorne Road. This is of mixed durability however is predominately not durable. The eastern boundary is formed by the edge of the pub car park which is unmarked and the western boundary is a tree lined field boundary. The boundaries are predominately not durable and could not prevent encroachment beyond the site if the site were developed. The existing land use is open countryside. The site is mostly flat, with a slight slope towards the A574, and there is no built form however there is dense vegetation and no long line views as the site is well contained by the existing development to the south and east which impacts on the openness of the site. The site therefore supports a moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, and no contribution to three. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding from encroachment as it is connected to open countryside to the north, it has a moderate degree of openness and it has some non-durable boundaries. The site makes a moderate contribution to assisting in urban regeneration. It makes no contribution to preventing towns from merging and no contribution to checking unrestricted sprawl and preserving the historic town.	Weak contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			encroachment due to its moderate openness and non-durable boundaries.				
1568	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and Leigh in the neighbouring authority of Wigan. Development of the site would slightly reduce the actual gap between the towns although it would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement along two of its boundaries. The northern boundary is defined by a dense tree line which marks the edge of the cemetery that is adjacent. The eastern boundary consists of garden boundaries marked by fences and hedges that are the limit of the residential development. These are not durable boundaries able to prevent encroachment into the site. The boundaries between the site and the countryside are of mixed durability. The western boundary is formed by an unmarked field boundary which is not durable, and the southern boundary is durable and is marked by dense tree line along the disused Glazebury and Bury railway line which could prevent encroachment beyond the site if the site were developed. The existing land use is agricultural. The site is connected to open countryside to the west. The site is flat, with no built form and low levels of vegetation. There are open long line views and thus the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its predominantly non-durable boundaries and strong openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it has predominately non-durable boundaries, a strong degree of openness and it is connected to open countryside to the west. Therefore the site has a strong role in preventing encroachment. The site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
1588	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Weak contribution: The site is well connected to the countryside along all of its boundaries although the washed over village of New Lane End is located to the south. The site's boundaries are of mixed durability. The northern boundary is an access road with dense tree line, the southern, eastern and western boundaries are dense tree line with Kenyon Lane forming a short section of the western boundary. These are not durable boundaries able to prevent encroachment beyond the site if it were developed. The existing land use is a residential dwelling set within a large garden and an access road. The site has more than 30% built form with the dwelling and paved areas, dense vegetation and no long line views and thus supports no degree of openness. Overall the site makes a weak contribution to safeguarding the countryside from encroachment as although there are non-durable boundaries, there has already been encroachment onto the site.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to three. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports no degree of openness although it has non-durable boundaries with the countryside and therefore makes a weak contribution to safeguarding the countryside from encroachment. The site makes a moderate contribution to encouraging urban regeneration.	Weak contribution
1611 R18/108 R18/P2/104 C	Site is same as Parcel WR63 so not reassessed						Moderate contribution
1612 R18/081 R18/P2/032 R18/P2/101	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Lymm and the Warrington urban area whereby development of the site would reduce the actual gap	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt albeit Lymm is located less than 50m to the north of the site. The boundaries with the countryside are of mixed durability. The northern boundary is Booths Lane and part of the eastern boundary is Cherry Lane (B5185). These are both durable boundaries that would be able to prevent encroachment beyond the site if the site were developed. The southern, western and remainder of the	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong-moderate degree of openness and there are non-durable boundaries	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		but not the perceived gap between the towns and it would not result in them merging. The M6 ensures that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	eastern boundary consist of unmarked field boundaries. Massey Brook also forms part of the western boundary but is not considered to be durable. These boundaries would not prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is predominately in agricultural use. The site is well connected to the countryside along all of its boundaries. The site is generally flat however there is a gentle slope to the west towards Massey Brook. There is no built form and low levels of vegetation within the site, however there is intermittent vegetation along some of the boundaries. Due to this vegetation and the topography, the site does not support open long line views and thus has a strong-moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the non-durable boundaries between the site and the countryside and the degree of openness.	viewpoint of the Parish Church.	development, therefore the site makes a moderate contribution to this purpose.	between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	
1613	Weak contribution: The boundary between the site and the built-up area consists of Stockport Road which represents a durable boundary which could prevent sprawl. The site is connected to the built up area along its northern boundary. Given the pattern of the built up area, development of the site alongside the adjacent areas of land to the east and west which are already mostly developed could be seen as rounding off the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.	No contribution: The site does not play a role in preventing towns from merging.	Weak contribution: The site is only connected to the countryside along the southern boundary. The boundary between the site and the built up area consists of Stockport Road which is a durable boundary however may not be permanently durable given the existing encroachment within the site. The boundary between the site and the countryside consists of the heavily tree lined footpath which is the disused railway which is durable and could prevent encroachment beyond the site if the site was developed. To the east and west the boundaries consist of the limits of existing development which do not have durable boundaries however given the existing development there is limited potential for further encroachment. The existing land use consists of residential properties and their associated driveways and gardens. There is heavy tree lining around the site's boundaries but also within the gardens. There is approximately 20-30% built form and no long line views thus the site supports no degree of openness. Overall the site makes a weak contribution to safeguarding from encroachment due to its lack of openness and limited connection with the open countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to two, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to safeguarding from encroachment as it lacks openness and has a limited connection to the open countryside. There are durable boundaries between the site and the built up area and development of the site alongside other adjacent areas of land could be seen as rounding off the settlement pattern thus it makes a weak contribution to checking unrestricted sprawl. The site makes a moderate contribution to assisting in urban regeneration. It makes no contribution to preventing towns from merging or preserving the historic town.	Weak contribution
1618 R18/172	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the	Moderate contribution: The site is not adjacent to the settlement and is fully surrounded by countryside and the wider Green Belt however there is existing residential and industrial development in the Green Belt to the north and west and the M6 is located to the east. The site is connected to open countryside to the south. The site has boundaries of mixed durability consisting of the M6 to the east which is durable, the Bridgewater Canal to the south which is durable, and Stockport Road to the north which is durable. These durable boundaries could prevent encroachment beyond the site if	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development,	The site makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding from encroachment as it is connected to open countryside to the south, it has a moderate-weak degree of openness and it has some non-durable boundaries. The site makes a moderate contribution to	Weak contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. Overall the site makes a weak contribution to preventing towns from merging.	the site was developed. The western boundary is not durable, the northern half consists of a heavily tree lined access road whilst the remainder of it consists of a drain with some tree and hedge lining which may not be permanently durable enough to prevent encroachment. Part of the northern boundary cuts through the Camsley Grange Farm site and does not represent a durable boundary however Stockport Road is close by to the north. The existing land use consists of areas of open countryside and heavy woodland to the south. The disused railway line cuts through the site and includes a heavily tree lined footpath. To the north, the site includes part of Camsley Grange Farm which is being used for various light industrial uses including a garage. There are also a number of greenhouses to the north east corner of the site. There are also a number of light industrial uses occupying the north western section of the site. The site has less than 20% built form and the topography of the site is varied with the northern section at a lower level. There are areas of dense vegetation which hinder long ling views in some places. Thus the site supports a moderate-weak degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its moderate-weak degree of openness and the presence of non-durable boundaries.		therefore the site makes a moderate contribution to this purpose.	assisting in urban regeneration. It makes a weak contribution to preventing towns from merging and no contribution to checking unrestricted sprawl and preserving the historic town.	
1620 R18/100	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. Overall the site makes a weak contribution to preventing towns from merging.	Weak contribution: The site is not adjacent to the settlement and is fully surrounded by countryside and the wider Green Belt however it is enclosed by existing residential and industrial development in the Green Belt to the north, east and west. The site is connected to open countryside to the south. The site has predominantly durable boundaries consisting of Stockport Road to the north and the former disused railway line which is now a heavily tree lined footpath to the south. These durable boundaries could prevent encroachment beyond the site if the site was developed. To the east and west, the limits of development are demarcated by tall mature trees. These may not be permanently durable boundaries however there is already existing encroachment to the east and west which enclose the site. The existing land use consists of ADS recycling with the site being used for waste disposal, recycling and skip hire. This site is therefore completely developed. It has more than 50% built form, there are no long line views and the boundaries consist of heavy vegetation, thus it supports no degree of openness. Overall the site makes a weak contribution to safeguarding from encroachment due to its lack of openness as it is completely developed and its limited connection to the open countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to two, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to safeguarding from encroachment as it is completely developed and has a limited connection to the open countryside. The site makes a moderate contribution to assisting in urban regeneration. It makes a weak contribution to preventing towns from merging and no contribution to checking unrestricted sprawl and preserving the historic town.	Weak contribution
1621 R18/004 R18/173	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Lymm and the Warrington urban area whereby development	Moderate contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt albeit there is existing development within the Green Belt to the south. The boundaries between the site and the countryside are of mixed durability. The western boundary is formed by Pool Lane and is durable and the southern boundary is formed Oldfield Road	No Contribution: Lymm is a historic town however the site is not within 250m of its	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban	The site makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site is not connected to the built up area and only performs a weak contribution to	Weak contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. The M6 ensures that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	(footpath) and dense tree line which is also durable, however the northern and eastern boundaries are formed by the limits of the existing development, which is predominantly farm buildings. These are not durable boundaries that would be able to prevent encroachment beyond the site if it were developed albeit Lymm is located less than 100m to the east and therefore there is limited potential for encroachment east. There are existing residential properties within the site along Pool Lane. The site is connected to open countryside to the north and west. The site is flat, it has less than 10% built form however there is dense vegetation on the boundaries and the existing properties limit the open views and therefore the site supports a moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate degree of openness and predominantly durable boundaries.	Conservation Area. The site does not cross an important viewpoint of the Parish Church.	capacity for potential development, therefore the site makes a moderate contribution to this purpose.	preventing towns from merging. The site makes a moderate contribution to safeguarding form encroachment due to its moderate degree of openness and predominantly durable boundaries.	
1622	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Lymm and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. The M6 ensures that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The site is connected to the settlement along the eastern boundary which follows garden boundaries with intermittent tall trees and this may not be able to prevent encroachment into the site in the long term. The boundaries between the site and the countryside are predominately durable. Warrington Road forms the southern boundary, Oldfield Road (footpath) and dense tree line are the northern boundary and the western boundary is formed by dense tree line which is not durable however Pool Lane is located immediately beyond this and is a durable boundary. These durable boundaries are able to prevent encroachment beyond the site if the site were developed. The site is only connected to open countryside to the south and partly to the north given the existing development within the Green Belt to the west (Statham Lodge Hotel) and to the north west (residential properties). The existing use is open countryside that is predominately in agricultural use. The south eastern corner of the site is not in the Green Belt and forms part of the Lymm urban area. The site is flat and has no built form, with some areas of dense vegetation along the boundaries which restricts the open long line views. Therefore the site supports a moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate degree of openness and its predominantly durable boundaries with the countryside.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site is not connected to the built up area and only performs a weak contribution to preventing towns from merging. The site makes a moderate contribution to safeguarding from encroachment as it has a moderate degree of openness and it has predominantly durable boundaries with the countryside.	Weak contribution
1623 R18/175	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt although Highfields Manor is located to the north of the site. The site's boundaries with the countryside are of mixed durability. The northern boundary of the limits of development of Highfields Manor which does not represent a durable boundary which could prevent encroachment. The western boundary consists of a wooded area which is durable. The eastern and southern boundaries consist of field boundaries which are not durable and would not be able to	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development,	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness, it is well connected to the countryside and it has predominantly non-durable boundaries with the countryside. The site	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		towns but not the perceived gap. It would not result in the towns merging. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	prevent encroachment beyond the site if the site was developed. The existing land use consists of open countryside. There is no built form, the site is flat with low levels of vegetation. There are long line views with Knutsford Road visible in the distance. The site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and predominantly non-durable boundaries.		therefore the site makes a moderate contribution to this purpose.	therefore has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging.	
1624 R18/176	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt. The site's boundaries with the countryside are not durable and would not be able to prevent encroachment beyond the site if the site was developed. The northern and western boundaries consist of field boundaries which are not durable whilst the eastern and southern boundaries consist of low lying hedges which are not durable. The existing land use consists of open countryside in agricultural use. There is no built form, the site is flat with no vegetation within it. There are long line views with Knutsford Road visible in the distance. The site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and lack of any durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness, it is completely connected to the open countryside and all of its boundaries with the countryside are non-durable. The site therefore has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging.	Strong contribution
1625 R18/177	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. In addition, the gap between the towns is	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt although there is some existing residential ribbon development within the Green Belt to the west of the site. Highfield Manor is located to the south of the site. The site's boundaries with the countryside are of mixed durability. The northern boundary of Weaste Lane is a durable boundary. The western boundary consists of the made access road into Highfield Manor which is heavily tree lined and represents a durable boundary. The eastern boundary consists of a private road to Highfield Farm and Cottages, this is an unmade road lined by hedges and tree however this would not be durable enough to prevent encroachment beyond the site if it was developed. The southern boundary consists of the limits of development of Highfield Manor which does not represent a durable boundary which could prevent encroachment. The existing	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness, it is well connected to the countryside and it has non-durable boundaries with the countryside. The site therefore has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	land use consists of open countryside. There is no built form, the site is very open and flat with no vegetation within it. There are long line views with Knutsford Road visible in the distance. The site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and non-durable boundaries.			assisting in urban regeneration and a weak contribution to preventing towns from merging.	
1626 R18/178	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt although there is some existing residential ribbon development within the Green Belt to the north of the site. The site's boundaries with the countryside are of mixed durability. The southern boundary consists of a wooded area which is durable. The northern boundary consists of the rear gardens of the residential properties on Weaste Lane which is not a durable boundary which could prevent encroachment. The eastern boundary consists of the made access road into Highfield Manor which is heavily tree lined and represents a durable boundary. The western boundary consists of hedge and tree lined field boundaries which are not durable and would not be able to prevent encroachment beyond the site if the site was developed. The existing land use consists of open countryside in agricultural use. The site is flat with no built form and with vegetation only along its boundaries, it therefore supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness, it is well connected to the countryside and it has non-durable boundaries with the countryside. The site therefore has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging.	Strong contribution
1627 R18/179 R18/P2/094	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. In addition, the gap between the towns is already narrower in other places.	Strong contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all of its boundaries. The northern boundary is comprised of field boundaries and the edge of residential development which is less durable and Weaste Lane which is durable. The eastern boundary is comprised of a tree lined drainage ditch, the edge of development, field boundaries and short sections of private road including Cinder Lane which is private, and therefore all the eastern boundaries are less durable. The southern boundaries are comprised of field boundaries and the edge of residential development which are less durable and Weaste Lane which is durable. The western boundary is comprised of a public right of way, field boundary and the edge of residential development which are all less durable boundaries. As such, there is a mix of durable and less durable boundaries across the site, of which the durable boundaries would be able to prevent encroachment and the less durable boundaries would not be able to prevent encroachment. The existing land use consists of open countryside in agricultural use and some scrubland. There are generally low levels of vegetation on the site. The topography of the site appears generally flat. There are long line views around the site. There is no built form on the site. As such, the site supports a	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong degree of openness and there are mainly less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		Overall the site makes a weak contribution to preventing towns from merging.	strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mainly less durable boundaries with the countryside and its strong degree of openness.				
1628 R18/180	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is connected to open countryside along all of its boundaries although the southern boundary is adjacent to existing residential ribbon development within the Green Belt along Weaste Lane. The site's boundaries with the countryside are of mixed durability. The northern boundary consists of the Bridgewater Canal which is a durable boundary which could prevent encroachment beyond the site if it was developed. The eastern boundary consists of intermittent tree line which has fencing in parts but also has gaps and is not durable. The western boundary consists of a tree line and concrete post fence however this has gaps and is not durable. The southern boundary consists of the fenced rear gardens of residential properties which is not a durable boundary. These non-durable boundaries may not be able to prevent encroachment beyond the site if it was developed. The existing land use consists of open countryside in agricultural use. There is no built form. The site is flat and very open with no vegetation and long line views thus it supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and predominately non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, and no contribution to three. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness, it is well connected to the countryside and it has predominantly non-durable boundaries with the countryside. The site therefore has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Strong contribution
1629 R18/044 R18/067	Site is same as parcel WR77 so not reassessed						Moderate contribution
1630	Weak contribution: A small section of the northern boundary of the site connects the site to the built-up area. This boundary is formed by Station Road which is a durable boundary which could prevent sprawl into the site. The site only has a very limited connection to the built-up area. Overall the site makes a weak contribution to checking unrestricted sprawl.	Moderate contribution: The site forms a largely essential gap between the Warrington urban area and Widnes whereby development of the site would reduce the actual and perceived gap between the towns albeit would not result in them merging and the gap is already narrower in other locations. Overall, the site makes a moderate contribution to preventing towns from merging.	Strong contribution: The site has a limited connection to the built up area. The boundary between the site and the built-up area is durable consisting of Station Road which could prevent encroachment into the site. The boundaries between the site and the countryside include Station Road to the east, the railway line to the south and a field boundary to the west which has dense tree line for part of it. These are predominantly durable boundaries that would be able to prevent encroachment beyond the site if it were developed. The existing land use is open countryside that is predominately in agricultural use. The site is well connected to the countryside along three boundaries. The site has less than 10% built form and low levels of vegetation throughout the majority of the site however there is dense vegetation to the south of the site so there are no open views and therefore the site supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to two, a weak contribution to one, and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as it although it supports a strong-moderate degree of openness, there are mostly durable boundaries between the site and the settlement and the site and the countryside and therefore development of the site would not threaten the overall openness and permanence of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and a moderate contribution to assisting in urban regeneration.	Moderate contribution

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1634	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap the Warrington urban area and Lowton whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt albeit the M62 is located less than 50m to the south of the site and Croft is located less than 300m to the north. The boundaries between the site and the countryside consist of Spring Lane to the east which is durable. The shape of the site means the southern boundary is very short but is also formed by Spring Lane. The northern boundary consists of a field boundary with the adjacent farm to the north which is marked by dense tree line and the western boundary is a series of field boundaries adjacent to Springfield House Farm. The northern and western boundaries are not considered to be durable boundaries able to prevent encroachment beyond the site if the site were developed. The existing land use consists of open countryside in agricultural use. The site is flat with no built form and low levels of vegetation, thus there are long line views and the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and has non-durable boundaries, the site is located within the Green Belt between Croft and the M62 and therefore any development would be contained and would not threaten the overall openness and permanence of the Green Belt. The site makes a moderate contribution in assisting in urban regeneration.	Moderate contribution
1635	Weak contribution: The M62 forms a durable boundary between the site and the built up area. This is a permanent boundary that is durable enough to prevent sprawl into the site in the long term. The site is only connected to the urban area along this short southern boundary. Overall the site makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The site forms a less essential gap the Warrington urban area and Lowton whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary with the Warrington urban area to the south is durable consisting of the M62. This boundary could prevent encroachment into the site. The boundaries between the site and the countryside consist of Spring Lane to the west which is durable. The northern and western boundaries are field boundaries with sparse trees along these. These three boundaries are not considered to be durable boundaries able to prevent encroachment beyond the site if the site were developed. The site is well connected to the countryside along three boundaries. The existing land use consists of open countryside in agricultural use. The site is flat with no built form and low levels of vegetation, thus there are long line views and the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two, and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and has non-durable boundaries, the site is located within the Green Belt between Croft and the M62 and therefore any development would be contained and would not threaten the overall openness and permanence of the Green Belt. The site makes a moderate contribution in assisting in urban regeneration.	Moderate contribution
1638	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not connected to the settlement as Broomeedge is a washed over village within the Green Belt. With the exception of the site's western boundary along the B5159 Burford Lane, the site is generally connected to the countryside along non-durable field boundaries which may not contain further encroachment if the site was developed. The majority of the site is in use as a nursery, and therefore there are multiple greenhouses on the site. There is also a single residential property in the south of the site and low levels of vegetation. The site is well connected to countryside on all sides particularly to the open countryside to the east and partly to the north west, however to west and south there is built development which is within the Green Belt. The site supports a strong degree of openness as there is less than 10% built form,	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a strong overall contribution. While the site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving historic towns, its openness and non-durable boundaries mean that it makes a strong contribution to safeguarding the countryside from encroachment. It therefore supports Paragraph 79 of the NPPF by keeping land permanently open. The site	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			low vegetation and it supports long line views of the countryside to the west. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable boundaries.			also makes a moderate contribution to assisting in urban regeneration.	
1654 R18/083 R18/P2/075 R18/P2/128	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and St Helens and Newton-le-Willows whereby development of the site would reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the settlement is non-durable, consisting of fenced/hedged garden boundaries to the south of the site. As the majority of the boundary follows garden lines and field boundaries, these will not be able to prevent encroachment into the site in the long term. The boundary between the site and the countryside is a durable road boundary with Green Lane to the west, and the limits of existing properties on Lumber Lane forms the northern boundary however Lumber Lane is beyond this and is a durable boundary. These boundaries would be able to prevent encroachment beyond the site if the site were developed. However the eastern boundary follows field boundaries and is not a durable boundary able to prevent encroachment into the site. The existing land use is open countryside in agricultural use. The site is connected to open countryside to the north and east as there is existing residential development in the Green Belt to the west. There is no built form and low levels of vegetation in the site, and the site is flat and has open long line views and thus supports a strong degree of openness. Overall, the site makes a strong contribution to protecting the countryside from encroachment due to its openness and non-durable boundaries with the settlement.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the boundaries between the site and the settlement are non-durable, there are durable boundaries between the site and the countryside to the west and north and also further east beyond the site. Thus any development would be contained and would therefore not threaten the openness and permanence of the Green Belt. The site makes a moderate contribution in assisting in urban regeneration.	Moderate contribution
1655 R18/084	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and St. Helens whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement along the southern and eastern boundaries. To the south the boundary is non-durable consisting of dense tree line which may not be able to prevent encroachment into the site in the long term. The eastern boundary consists of Phipps Lane which is a durable boundary that would be able to prevent encroachment into the site in the long term. The boundaries between the site and the countryside are mixed as there is the northern section of Phipps Lane to the east and north which are durable, however most of the northern boundary is formed by a field boundary and the limits of residential development which is not durable albeit Phipps Lane is beyond this. The western boundary is a metalled road with tree lining which is a fairly durable boundary which could prevent encroachment. The existing land use is agricultural. The site is well connected to open countryside to the west given there is existing residential development within the Green Belt to the immediate north of the site. The site is flat, with no built form, low levels of vegetation and open long line views and thus supports a strong degree of openness. Overall, the site makes a strong contribution to protecting the countryside from encroachment due to its strong openness and non-durable southern boundary with the settlement.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the southern boundary with the settlement is not durable, the site's boundaries with the countryside are durable and could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes a weak contribution to preventing towns from merging.	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
1656 R18/085	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and St Helens and Newton-le-Willows whereby development of the site would reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt albeit the site is nearly completely enclosed by existing residential development within the Green Belt. The boundaries between the site and the countryside are of mixed durability. The northern boundary predominantly consists of Lumber Lane which is durable, with a section of the site formed by the rear of a strip of existing development along Lumber Lane. The southern boundary is similar, with the boundary mostly formed by Phipps Lane, with a section of the boundary the limits of Derby Farm. These boundaries are both predominantly durable. The eastern and western boundaries are both formed by field boundaries and the limits of residential development and school along Green Lane and Forshaw's Lane. These are not durable boundaries however Green Lane and Forshaw's Lane are durable boundaries beyond this which could prevent encroachment beyond the site if it were developed. The existing land use is agricultural. The site is connected to open countryside to the north and south west. The site is flat, with no built form, low levels of vegetation and open long line views and thus supports a strong degree of openness. Overall, the site makes a strong contribution to protecting the countryside from encroachment due to its openness and the existing encroachment around the boundaries of the site.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness, it's boundaries with the countryside beyond the existing residential development consist of durable road boundaries which could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a weak contribution to preventing towns from merging and a moderate contribution to assisting in urban regeneration.	Moderate contribution
1738	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Moderate Contribution: The site is not adjacent to any settlements. The boundaries between the site and the countryside consist of Warrington Road to the west and dense tree line and field boundaries to the north, south and east. These are a mix of durable and non-durable boundaries between the site and the countryside which in part would be able to prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is adjacent to a residential dwelling. The site is completely connected to the countryside along all of its boundaries. The site has no built form and is flat, however the dense vegetation and the surrounding built form hinders long line views which results in the site supporting a moderate degree of openness. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports a moderate degree of openness and most of the boundaries between the site and the countryside are durable thus the site makes a moderate contribution to safeguarding from encroachment. The site makes a moderate contribution to assisting in urban regeneration. The site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving the setting and special character of historic towns.	Weak contribution
1800	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Moderate contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt although it is within the washed over village of Collins Green and there is existing development in the Green Belt to the north and south. The boundaries between the site and the countryside are of mixed durability. The eastern boundary is durable as consists of the railway line, however all of the other boundaries are field boundaries that are marked by dense tree line and are not durable boundaries able to prevent encroachment beyond the site if the site were developed. The existing land use is open countryside, with a significant amount of vegetation in the form of trees covering the	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate	The site makes a moderate contribution to two purposes and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding the countryside from encroachment, with a moderate degree of openness and a limited connection to open countryside given its location within the washed over village of Collins Green. The site makes a moderate contribution to assisting with urban regeneration. It does not contribute to preventing towns from merging.	Weak contribution

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			site. The site is only connected to open countryside to the west The site slopes gently towards the railway line, and there is no built form however there is dense vegetation which prevents any long line views and therefore the site supports a moderate degree of openness. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate openness and limited connection to open countryside given the existing development within the washed over village.		contribution to this purpose.		
1806	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is well connected to the countryside along all of its boundaries, which are of mixed durability. The southern boundary is an access road which is durable, however the northern and western boundaries consist of tree and field boundaries marking the edge of the development and the eastern boundary is tree lined. These are not durable boundaries able to prevent encroachment beyond the site if the site were developed. The existing land use is a farm and the associated farm buildings which represents an appropriate use in the Green Belt. The site is flat, with no built form and dense vegetation, thus there are no long line views and the site supports a moderate degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its moderate openness, its strong connection to the countryside and its predominantly non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, no contribution to three. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a moderate degree of openness and is well connected to the countryside with predominantly non-durable boundaries. It therefore has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
1810	Weak contribution: Delph Lane forms a durable boundary between the site and the built up area. This is a permanent boundary that is durable enough to prevent sprawl into the site in the long term. The site is only connected to the urban area along this southern boundary. Overall the site makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The site forms a less essential gap between Newton-le-Willows and the Warrington urban area whereby development of the site would slightly reduce the gap between the towns however would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The boundary between the site and the settlement is Delph Lane which is durable and would prevent encroachment. The boundaries between the site and the countryside consist of field boundaries and the limits of the existing farm development to the north (Delph Farm). Most of these boundaries are tree lined however these are not considered to be durable enough to prevent encroachment beyond the site if the site were developed. The site is well connected to the countryside along three boundaries. The site is flat, it contains a residential property which is associated with Delph Farm. It therefore has less than 10% built form, however there is dense vegetation and no long line views and therefore the site supports a moderate degree of openness. Overall, the site makes a moderate contribution to protecting the countryside from encroachment due to its openness and durable boundaries with the settlement.	No contribution: Warrington is a historic town however the site is not within 250m of the relevant Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to two, and no contribution to one. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding the countryside from encroachment, with a moderate degree of openness and durable boundaries between the site and the settlement. The site makes a weak contribution to preventing towns from merging and from checking unrestricted sprawl. The site does not contribute to preserving the setting of historic towns.	Weak contribution
1828	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt albeit there is an existing residential dwelling in the Green Belt to the immediate west of the site. The site is well connected to the countryside. The boundaries of the site are mainly field boundaries and the limit of existing development which is not marked by durable features on the ground, these are therefore not durable or able to prevent encroachment beyond the site if the site were	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential	The site makes a strong contribution to one purpose, a moderate contribution to one purpose and no contribution to three. In line with the methodology, professional judgement has been used to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site has a strong degree of openness, it is small and forms part of the garden of an existing residential property in the	Moderate contribution

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			developed. The northern boundary is durable and is defined by Hermitage Green Lane, which could prevent encroachment beyond the site if the site were developed. The existing land use appears to be a garden of the house which is to the west of the site. The site contains no built form and low levels of vegetation, and despite the adjacent residential dwelling there are still open long line views and the site has a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the non-durable boundaries and the strong openness.		development, therefore the site makes a moderate contribution to this purpose.	Green Belt thus it is unlikely to threaten the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	
1865 R18/017 R18/P2/109	Weak contribution: The boundary between the site and the built up area consists of Stockport Road to the north west and Knutsford Road to the west, both of which represents durable boundaries which could prevent sprawl into the site. The site is connected to the built up area along these western and north western boundaries. Given the pattern of the built up area, development of the site alongside the adjacent area of land to the north could be seen as rounding off the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The boundaries between the site and the built up area are durable consisting of Stockport Road and Knutsford Road. The boundaries between the site and the countryside consists of the Bridgewater Canal and Cliff Lane to the south and All Saints Drive to the east, these represent durable boundaries which could prevent encroachment beyond the site if the site was developed. A small section of the southern boundary follows a private access road and field boundary which are not durable boundaries, however the Bridgewater Canal is within 100m of this and represents a durable boundary. The existing land uses consists of open countryside in agricultural use. Thelwall Hays manor is located in the middle of the site however it is excluded from the site. The site contains no built form. The topography of the site is slightly undulating and the land is higher to the north of the site. There are areas of dense vegetation which hinder long line views across the site. The site supports a moderate degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its level of openness and predominantly durable boundaries.	Weak contribution: Warrington is a historic town. The site crosses an important viewpoint of the Parish Church although it is separated from the historic centre of Warrington and it is not within 250m of the Warrington Town Centre Conservation Areas. The site therefore makes a weak contribution to this purpose.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to two, and no contribution to one. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to safeguarding from encroachment as it lacks openness and has a limited connection to the open countryside. There are durable boundaries between the site and the built up area and development of the site alongside other adjacent areas of land could be seen as rounding off the settlement pattern thus it makes a weak contribution to checking unrestricted sprawl. The site makes a moderate contribution to assisting in urban regeneration. It makes a weak contribution to preserving the setting and character of historic towns due to it crossing an important viewpoint of the Parish Church. It makes no contribution to preventing towns from merging.	Weak contribution
1866 R18/245 R18/P2/017	Moderate contribution: A section of the eastern boundary links the site with the built-up area. This boundary is defined by the rear of residential dwellings along Acton Avenue. This is not a durable boundary which could prevent sprawl into the site in the long term.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The boundary between the site and the built-up area is not durable, consisting of the rear of residential development which could not prevent encroachment into the site. The boundaries between the site and the countryside consist of Hatton Lane (B5356) to the south which is durable and able to prevent encroachment beyond the site if it were developed, and a series of field boundaries to the north and west which are not durable and would not be able to prevent encroachment beyond the site if the site were developed. The site is open countryside that is predominately in agricultural use, with a farm located within the central section of the site. The site is well connected to the countryside along nearly all of its boundaries. The site has less than	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate	The site makes a strong contribution to one purpose, a moderate contribution to two purposes, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site supports a strong degree of openness and there are non-durable boundaries with both the countryside and the settlement and the site has a strong role in preventing encroachment into the countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	The site is only connected to the built-up area along this short section of boundary. Given the shape of the built-up area, development of the site would not round off the settlement pattern. There is existing ribbon development along Hatton Lane outside of the site and the site has a role in preventing further ribbon development along Hatton Lane. Overall the site makes a moderate contribution to checking unrestricted sprawl.		10% built form, low levels of vegetation and open, long line views and therefore supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment.	viewpoint of the Parish Church.	contribution to this purpose.	of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to checking unrestricted sprawl.	
1885 R18/035 R18/P2/086	Weak contribution: The boundary between the site and the built up area consists of Dingle Wood. Due to the thickness of the vegetation, this forms a durable boundary and could prevent sprawl into the site. The site is connected to the built up area along this western boundary. Overall the site makes a weak contribution to checking unrestricted sprawl.	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is connected to the Warrington urban area along its western and southern boundary of Dingle Wood which represents a durable boundary which could prevent encroachment. The boundaries between the site and the countryside consist of Dingle Lane to the north which is durable and could prevent encroachment beyond the site if the site were developed, and a field boundary to the east which is not a durable boundary that could prevent further encroachment. The existing land use is open countryside that is predominately in agricultural use. Dingle Farm is located within the site, which is a working farm that also provides retail and café facilities. There is low vegetation with the site, the site is flat and there is less than 10% built form within the site with long line views and therefore the site supports a strong degree of openness. Overall, the site makes a moderate contribution to safeguarding from encroachment due to its openness and predominately durable boundaries.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports a strong degree of openness however there are durable boundaries between the site and the built up area which could prevent encroachment thus it makes a moderate contribution to safeguarding from encroachment. The site makes a weak contribution to checking unrestricted sprawl. The site does not contribute to preventing towns from merging or preserving the setting of historic towns.	Weak contribution
1886 R18/113 R18/P2/104 G	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt. The boundaries between site and the countryside are of mixed durability. The eastern boundary is formed by Cherry Lane which is a durable boundary that is able to prevent encroachment beyond the site if the site were developed. The northern, southern and western boundaries consist of hedge lined field boundaries, which are not durable and would not be able to prevent further encroachment. The existing land use is predominately open countryside however there has already been some encroachment into the site with a dwelling located off Cherry Lane. The site is	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong-moderate degree of openness, it is completely connected to the countryside and there are predominantly non-durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open	Strong contribution

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			well connected to the countryside along all of its boundaries. The site is generally flat and there is less than 10% built form. There is some dense vegetation along the boundaries, and therefore the long line views are limited in places so the site supports a strong-moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the predominantly non-durable boundaries between the site and the countryside, the site's complete connection with the countryside and the strong-moderate degree of openness.		contribution to this purpose.	countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	
1888 R18/119 R18/P2/134	Site is same as parcel LY17 so not reassessed						Strong contribution
1891	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Lymm and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. The M6 ensures that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The boundary between the site and the settlement is not durable, consisting of the rear of existing residential development so could not prevent encroachment into the site. The boundaries between the site and the countryside consist of field boundaries to the north and partly to the west around the limits of development, whilst these are not durable boundaries, Pool Lane is located beyond these field boundaries and represents a durable boundary which could prevent encroachment beyond the site if the site was developed. To the south is a durable boundary consisting of Oldfield Road (footpath) and dense tree line which could prevent encroachment. The remainder of the western boundary consists of Pool Lane which is durable. The existing land uses consist of open countryside in agricultural use and also a brook runs through the site which leads to the water body outside of the site. There are farm buildings located to the west of the site with residential properties located outside of the site to the west. The site is well connected to open countryside to the north and west. The site is flat, has no built form as the farm buildings are appropriate uses in the Green Belt, it has areas of dense vegetation and there are no long line views and therefore it supports a moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate degree of openness and predominantly durable boundaries with the countryside.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the site has been judged to make a moderate overall contribution. The site does not contribute to checking unrestricted sprawl. It makes a weak contribution to preventing towns from merging. The site makes a moderate contribution to safeguarding from encroachment due to its moderate degree of openness and predominantly durable boundaries with the countryside. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
2105	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Weak contribution: The site is not connected to a settlement. The site is connected to the countryside mainly along durable boundaries including the Bridgewater Canal and the B5159 Burford Lane. The site's southern boundary is not defined by any features but is close to the durable Warrington Lane. The site's eastern boundary is also not defined by any features but potential further encroachment if the site was developed would be minimal as there is already development within the Green Belt for around 600 metres to the east of the site. The existing land use of the site is a vacant warehouse. The site entirely consists of built form and there is no vegetation. The site is well connected to the open countryside to the north and west with existing built development within the	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate	The site makes a moderate contribution to one purpose, a weak contribution to one and no contribution to three. In line with the methodology, the site has therefore been judged to make a weak overall contribution. The site makes no contribution to checking unrestricted sprawl, preventing towns from merging or preserving historic towns. While it makes a moderate contribution to assisting in urban regeneration, the site only makes a weak contribution to safeguarding the countryside from encroachment due to its durable boundaries and the fact that it already contains significant levels of built form.	Weak contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			Green Belt to the east and south. The site supports no degree of openness as it consists of more than 30% built form and does not support long line views. Overall the site makes a weak contribution to safeguarding the countryside from encroachment due to its durable boundaries and the level of development already on the site.		contribution to this purpose.		
2119	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Weak contribution: The site is not connected to a settlement. The site is connected to the countryside along a mix of durable and non-durable boundaries. The site's southern boundary along Wet Gate Lane is durable. The site's other boundaries are not durable and may not be able to prevent further encroachment. The site is currently being developed as a residential property. The site is well connected to the countryside on all sides with farms adjacent to it. The site supports no degree of openness as it consists of over 30% built form and does not support long line views of the countryside. Overall the site makes a weak contribution to safeguarding the countryside from encroachment due to its current land use and lack of openness.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one and no contribution to three. In line with the methodology, the site has therefore been judged to make a weak overall contribution. The site makes no contribution to checking unrestricted sprawl, preventing towns from merging or preserving historic towns. While it makes a moderate contribution to assisting in urban regeneration, the site only makes a weak contribution to safeguarding the countryside from encroachment due to its lack of openness and current land use being developed as a residential property.	Weak contribution
2146 R18/058	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and St Helens and Newton-le-Willows whereby development of the site would reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the settlement is non-durable, consisting of fenced/hedged garden boundaries to the east and south of the site. As the majority of the boundary follows garden lines, these will not be able to prevent encroachment into the site in the long term. The boundaries between the site and the countryside to the north and west consist of field boundaries, some of which have tree lining. These are not durable boundaries that could prevent encroachment beyond the site if it were developed. The existing land use is open countryside in agricultural use. The site is connected to open countryside to the north. There is no built form and low levels of vegetation in the site, and the site is flat and has open long line views and thus supports a strong degree of openness. Overall, the site makes a strong contribution to protecting the countryside from encroachment due to the non-durable boundaries between the site and the settlement and the site and the countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness all of the site's boundaries are non-durable, the wider area of Green Belt to the north and west of the site has durable road boundaries (Lumber Lane and Green Lane) which could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution in assisting in urban regeneration.	Moderate contribution
2155	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap the Warrington urban area and Lowton whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes	Strong contribution: The boundaries between the site and the settlement to the west is a short section of Mustard Lane. This is a durable boundary able to prevent encroachment into the site, however is not the entire western boundary as part of the boundary links the site and the countryside. The boundaries with the countryside are of mixed durability. The western boundary also connects the site and the countryside and consists of Mustard Lane which is durable. The remaining boundaries are field boundaries which are marked with tree line of varying density. These are therefore not durable boundaries and could not prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is predominately in agricultural use. The site is flat, with no built form however there	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it makes a strong contribution to safeguarding the countryside from encroachment due to its moderate openness and non-durable boundaries, the wider area of Green Belt to the north, east and south has durable road boundaries (Lady Lane and Mustard Lane). These boundaries could contain development and prevent it from threatening the	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		a weak contribution to preventing towns from merging.	are moderate levels of vegetation as the field boundaries are generally tree lined which impacts on the open views and thus the site supports a moderate degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to the non-durable boundaries with the countryside.			overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	
2156	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lowton whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is well connected to the countryside along all of its boundaries. Part of the eastern boundary consists of Heath Lane which is a durable boundary able to prevent encroachment beyond the site if the site were developed. The remainder of the eastern boundary consists of low-lying hedges and field boundaries which are not durable and would not be able to prevent encroachment. The northern, southern and western boundaries consist of field boundaries. These are all not durable and would not be able to prevent encroachment beyond the site if it were developed. The existing land use is open countryside that is in agricultural use. The site is flat, with low levels of vegetation and no built form and open long line views and thus the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and is very well connected to the countryside with nearly all of its boundaries being non-durable. Therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
2157	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns. It would not result in the towns merging. Furthermore the M62 ensure that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The boundary between the site and the settlement is durable. The boundary consists of Culcheth linear park which is a disused railway line that could prevent encroachment into the site in the long term. The boundaries between the site and the countryside are mixed. The eastern boundary is predominately formed by the A574, with a small section the rear of residential development. This is a durable boundary able to prevent encroachment beyond the site if the site were developed. The western boundary however is formed by field boundaries which are tree lined. This is not a durable boundary able to prevent encroachment beyond the site if the site were developed. However the safeguarded HS2 Phase 2b route forms the southernmost part of the site and represents a durable boundary which could prevent encroachment beyond the site. The existing land use is open countryside in agricultural use. The site is flat, with no built form, however there is dense vegetation along some of the field boundaries. The site has open long line views and thus supports a strong degree of openness. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment as whilst it has a strong degree of openness the safeguarded HS2 Phase 2b route forms the southernmost part of the site representing a durable boundary which could contain development.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, the site has been judged to make a weak overall contribution. Whilst the site supports a strong degree of openness, the southernmost part of the site consists of the safeguarded HS2 Phase 2b route which represents a durable boundary which could contain development thus the site makes a moderate contribution to safeguarding the countryside from encroachment. The site makes a moderate contribution to assisting in urban regeneration.	Weak contribution
2161	No contribution: The site is not adjacent to	No contribution: The site does not play a	Strong contribution: The site largely covers the same area as site R18/120. The site is not connected to the settlement. The site is	No Contribution: Lymm is a historic	Moderate contribution: The	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to	Strong contribution

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	the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	role in preventing towns from merging.	connected to the countryside along mainly non-durable boundaries, with the exception of the eastern boundary which consists of Oughtrington Lane and is durable. The northern boundary along the unmade Sutch Lane is not durable, however it is close to the durable Bridgewater Canal and therefore there would be limited scope for further encroachment to the north of the site if the site was developed. The western and southern boundaries are not defined by any features and are not durable. The existing land use consists of open countryside. There is no built form and minimal vegetation. The site is well connected to the countryside on all sides, however there is built development which is within the Green Belt to the north of the site. The site supports a strong degree of openness as it contains no built form, minimal vegetation and supports long line views of the countryside to the north and west. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and the non-durability of its southern boundary.	town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a strong overall contribution. While the site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving historic towns, its openness and non-durable boundaries mean that it makes a strong contribution to safeguarding the countryside from encroachment. It therefore supports Paragraph 79 of the NPPF by keeping land permanently open. The site also makes a moderate contribution to assisting in urban regeneration.	
2170	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Cadishead (within the administrative authority of Salford) and the Warrington urban area whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement along its northern boundary. This boundary consists of garden boundaries and a footpath and is not durable and able to prevent encroachment into the site. The site is well connected to the countryside. Manchester Road to the east and Chapel Lane and School Lane to the west form durable boundaries which are able to prevent encroachment beyond the site if the site were developed. The field boundary to the south is not durable and however Chapel Lane is located close by further south and represents a durable boundary. The existing land use mainly consists of open countryside, agricultural uses and Brook Farm is located in the centre. The site is flat, with less than 10% built form, however there is dense vegetation along some of the field boundaries. This does not impact significantly on the open views and therefore the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment, due to its openness and non-durable boundaries with the settlement.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the boundary between the site and the settlement is not durable, the boundaries between the site and the countryside are nearly all durable. These boundaries could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a weak contribution to preventing towns from merging.	Moderate contribution
2171 R18/126 R18/P2/096 B	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Cadishead (within the administrative authority of Salford) and the Warrington urban area whereby development of the site would slightly reduce the actual gap but not the perceived gap between the	Moderate contribution: The site is only connected to the settlement along a short stretch of its north western boundary. This consists of Manchester Road (A57) which is a durable boundary which could prevent encroachment into the site. The site's boundaries with the countryside are predominately durable. The Manchester Ship Canal to the east and Manchester Road to the west form durable boundaries. The sites northern boundary consists of a made entrance road to the water works, which may not be able to prevent further encroachment beyond the site in the long term if the site was developed. The southern boundary is formed by Marsh Brook and field boundaries which are not durable but also Warburton Bridge Road which is considered to be durable. The existing land use is mainly agricultural land. There is no built form and generally	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports a strong degree of openness however it has durable boundaries with the settlement and predominantly durable boundaries with the countryside. Thus it makes a moderate contribution to safeguarding the countryside from encroachment. The site makes a moderate contribution to assisting in urban regeneration.	Weak contribution

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		towns. Overall, the site makes a weak contribution to preventing towns from merging.	low levels of vegetation. The site supports some long line views to the south east and overall supports a strong degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its durable boundary with the settlement and predominantly durable boundaries with the countryside.				
2177	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Weak contribution: The site is not connected to the settlement and is fully surrounded by open countryside and the wider Green Belt however there is existing residential development within the Green Belt to the north and west. The existing use of the site consists of the former Grappenhall School with associated car parking area and playground area. The school is no longer in use. The site's boundaries therefore consist of the limits of development and car parking and do not represent durable boundaries which could prevent encroachment beyond the site if the site was developed. The site is completely developed and therefore has more than 50% built form. There is vegetation around the boundaries of the site and there are no long line views thus the site supports no degree of openness. Overall the site makes a weak contribution to safeguarding from encroachment as whilst it lacks openness it is well connected to open countryside, with non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to safeguarding from encroachment as it is well connected to the countryside with non-durable boundaries however it lacks openness. The site makes a moderate contribution to assisting in urban regeneration. It makes no contribution to checking unrestricted sprawl, preventing towns from merging or preserving the setting and character of historic towns.	Weak contribution
2180	Not in Green Belt						
2208	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn in the neighbouring authority of Halton whereby a reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Moderate Contribution: The site is not adjacent to any settlements. The boundaries between the site and the countryside are mixed, with the northern boundary consisting of Hatton Lane which is durable and the other boundaries formed by field boundaries and the edge of existing development. These are not all considered to be durable and may not prevent encroachment beyond the site if the site were developed. The existing land use consists of an existing dwelling and land which surrounds that. The site is flat, with part of a dwelling located within the site, there are low levels of vegetation and views are restricted due to the built form and thus the site supports a -moderate degree of openness. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment due to its openness and the mixed durability of its boundaries.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports a moderate degree of openness and has boundaries of mixed durability thus it makes a moderate contribution to safeguarding from encroachment. It makes a moderate contribution to encouraging urban regeneration.. The site makes a weak contribution to preventing towns from merging. The site does not contribute to checking unrestricted sprawl or preserving the setting of historic towns.	Weak contribution
2210	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not contribute to preventing towns from merging.	Moderate contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt. The boundaries between the site and the countryside are of mixed durability. The eastern boundary is Lakeside Drive which is a durable boundary that is able to prevent encroachment beyond the site if the site were developed. The northern, southern and western boundaries are defined by the limits of the dwelling and garden on the site, which is marked in part by dense tree line however is predominately not durable and would not prevent encroachment beyond the site if it were developed. There has already been	Strong contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. The site's eastern boundary lies adjacent to the Lymm Conservation	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site	The site makes a strong contribution to one purpose, a moderate contribution to two, and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it has a strong role in preserving the setting and special character of Lymm, the site makes a moderate contribution to safeguarding the countryside from encroachment due to the existing residential	Moderate contribution

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			encroachment within the site with a residential dwelling and the associated gardens present. The site is well connected to the countryside along all of its boundaries. The site is flat however there is built form and dense vegetation present which restricts long line views and therefore the site supports a weak degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment as whilst it has a weak degree of openness it is well connected to the countryside with some non-durable boundaries.	Area and the nearby Bridge at Lymm Dam is a Grade II listed building. Therefore the site makes a strong contribution to preserving the setting and special character of historic towns.	makes a moderate contribution to this purpose.	dwelling on the site. The site also makes a moderate contribution to assisting in urban regeneration.	
2262	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not play a role in preventing towns from merging.	Weak contribution: The site is not connected directly to any settlements however the Warrington urban area is approximately 130m to the north east. The site is enclosed by existing development within the Green Belt to the north, east and west. To the south is open countryside. The boundaries between the site and the existing development within the Green Belt are not durable and consist of the limits of development. The southern boundary consists of a tree lined field boundary which is not durable. These are not durable boundaries that could prevent encroachment beyond the site if it were developed. The site is currently used by sheds and garages and is actively used, therefore there has been some existing encroachment. The site is flat, with low levels of vegetation but there is a significant amount of built form and therefore the site supports no degree of openness as there are no open, long line views. Overall, the site makes a weak contribution to protecting the countryside from encroachment due to the existing encroachment within the site and the surrounding encroachment which encloses it, combined with its lack of openness.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to safeguarding from encroachment as it has no degree of openness and there is existing encroachment within the site and surrounding it. The site makes a moderate contribution to assisting in urban regeneration. The site does not contribute to preventing towns from merging, checking unrestricted sprawl, or preserving the setting and special character of historic towns.	Weak contribution
2269	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is not connected to the settlement, and is well connected to the countryside along all of its boundaries. The site's boundaries with the countryside are not durable. The boundaries consist of the edge of the site which is not marked by a durable feature, except some tree line. The site's existing use appears to be Choughey Hill Farm, and therefore although there is a significant amount of built form in the site, it is appropriate built form in the Green Belt. The site is flat, with no built form, however there is dense vegetation and no long line views and therefore the site supports a moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its moderate openness, completely non-durable boundaries, and connection to the countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as all of its boundaries are non-durable, and it is completely connected to the countryside. Therefore the site has a strong role in preventing encroachment. The site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
2270	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is not connected to the settlement, and is well connected to the countryside along all of its boundaries. The site's boundaries with the countryside are not durable. The boundary to the west consist of dense tree line and the other boundaries are field boundaries that are not marked by a durable feature. These are therefore not durable boundaries and would not be able to prevent encroachment beyond the site if the site were	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as all of its boundaries are non-durable, and it is completely	Strong contribution

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			developed. The existing use is open countryside. The site is flat, with less than 10% built form, however there is dense vegetation and no long line views and therefore the site supports a moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its moderate openness, completely non-durable boundaries, and connection to the countryside.		potential development, therefore the site makes a moderate contribution to this purpose.	connected to the countryside. Therefore the site has a strong role in preventing encroachment. The site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	
2335	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Weak contribution: The site is not connected to a settlement. The site is connected to the countryside along a mix of durable and non-durable boundaries. The site's western boundary consists of Mill Lane, which is durable. The site's northern boundary is not durable but is within around 15 metres of the Transpennine Trail, which is durable. Further encroachment to the north would therefore be limited, especially as there is already development between the site and the Transpennine Trail. The site's southern and eastern boundaries have no features and are not durable. The existing land use consists of a vacant building and associated driveway. There is no vegetation and the site contains 100% built form. The site is only connected to the open countryside to the east due to the built development within the countryside to the north, south and west of the site. The site supports no degree of openness as it contains 100% built form, no vegetation and does not support long line views of the countryside. Overall the site makes a weak contribution to safeguarding the countryside from encroachment due to its lack of openness and mix of durable and non-durable boundaries.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one and no contribution to three. In line with the methodology, the site has therefore been judged to make a weak overall contribution. The site makes no contribution to checking unrestricted sprawl, preventing towns from merging or preserving historic towns. While it makes a moderate contribution to assisting in urban regeneration, the site only makes a weak contribution to safeguarding the countryside from encroachment due to the level of built form, its lack of openness and mix of durable and non-durable boundaries.	Weak contribution
2408	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not contribute to preventing towns from merging.	Moderate contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt. The boundaries between the site and the countryside are of mixed durability. The western and southern boundaries are defined by Crouchley Lane which is a durable boundary that is able to prevent encroachment beyond the site if the site were developed. However the northern and eastern boundary are defined by the limits of the development which are in parts defined on the ground by dense tree line. These are not considered to be durable boundaries that could prevent encroachment beyond the site if the site were developed. The farm located to the east of the site does limit the potential for encroachment east. The site is reasonably well connected to the open countryside. There has already been encroachment within the site as it consists of a residential property with separate garage and outbuilding to the rear and associated garden. The site is flat, with low levels of vegetation, there is less than 20% built form however this prevents open long line views and therefore the site supports a moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate degree of openness, and non-durable boundaries with the countryside, particularly to the north.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. While it makes a moderate contribution to encouraging urban regeneration and a moderate contribution to safeguarding from encroachment, the site does not contribute to preventing towns from merging, checking unrestricted sprawl or preserving the setting of the historic town.	Weak contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
2452 R18/094 R18/P2/057	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	Weak contribution: The site forms a less essential gap between Lymm and the settlement of Partington in the neighbouring authority of Trafford. Development of the site would slightly reduce the actual but not the perceived gap between the settlements.	Moderate contribution: The site is connected to the settlement along part of its southern boundary, which consists of the Transpennine Trail. This comprises a footpath and two tall lines of mature trees, and may be durable enough to prevent encroachment into the site. The site is connected to the countryside along its northern, western and eastern boundaries and part of its southern boundary. The northern boundary along Birch Brook Road is durable. Other boundaries along field and garden boundaries may not be durable, however all of these are close to durable boundaries along roads and permanent footpaths which would limit encroachment beyond the site if it was developed. The existing land use consists of open countryside. There is no built form and minimal vegetation. Whilst the site is within the countryside there is built development within the Green Belt to the north, east, south and west of the site. The site is connected to open countryside to the north west. The site supports a strong degree of openness as it contains no built form, minimal vegetation and supports long line views of the countryside to the north west. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its openness, mix of durable and non-durable boundaries, and enclosure by built development within the Green Belt.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one and no contribution to two. In line with the methodology, the site has therefore been judged to make a weak overall contribution. While the site makes a moderate contribution to safeguarding the countryside from encroachment due to its mix of durable and non-durable boundaries and to assisting in urban regeneration, it makes no contribution to checking unrestricted sprawl or preserving historic towns. The site also makes a weak contribution to preventing Lymm and Partington from merging.	Weak contribution
2457 R18/060 R18/P2/084	Site is same as parcel BW8 so not reassessed.						Strong contribution
2462 R18/037	Weak contribution: The boundary between the site and the built-up area consists of Bell Lane. This is a durable boundary although may not be permanently durable in the long term to prevent sprawl given the existing sprawl to the north of the site. The site is only connected to the built up area along this western boundary. There is existing ribbon development close to the site along Bell Lane and Stockport Road however due to the size of the site it does not have a role in preventing further ribbon development.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the built up area along its western boundary of Bell Lane which is a durable boundary although may not be permanently durable given the existing encroachment to the north and south of the site. The boundaries between the site and the countryside are not durable and consist of the fenced garden of the residential property to the north and a wooden and wire fence to the east and the south. These are not durable boundaries which could prevent encroachment beyond the site if the site was developed. The site is connected to open countryside to the east and south although there is existing development within the Green Belt immediately to the north and further to the south and east. The site consists of open countryside, it has no built form and is flat with vegetation around the boundaries. Views are fairly open although long line views are somewhat hindered by vegetation and thus it supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and the northern, eastern and southern boundaries with the countryside which are all non-durable.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two and no contribution to one. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. The site supports a strong-moderate degree of openness and although it has non-durable boundaries with the countryside, there is existing development within the Green Belt to the immediate north and further to the south and east of the site which therefore limits the impact of development on the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging and checking unrestricted sprawl.	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	Overall the site makes a weak contribution to checking unrestricted sprawl.						
2470 R18/206	Weak contribution: The site is connected to the built up area along its eastern boundary. This boundary consists of the Bridgewater Canal which represents a durable boundary which could prevent sprawl. Given the shape of the built up area, development of the site alongside the adjacent areas of land to the west and north could be seen as rounding off the settlement pattern. Given that the site is completely developed representing existing sprawl within the Green Belt, it has a limited role in preventing further sprawl. Overall the site makes a weak contribution to checking unrestricted sprawl.	No contribution: The site does not play a role in preventing towns from merging.	Weak contribution: The site is connected to the built up area along its eastern boundary consisting of the Bridgewater Canal. This is a durable boundary which could prevent encroachment into the site. The site is connected to the countryside along its remaining boundary however it is surrounded by existing development within the Green Belt. The existing land use of the site consists of The Old Rectory pub restaurant and associated car park and garden. The northern boundary consists of the limits of the pub garden which is lined by trees, whilst the western boundary consists of the wall of the adjacent churchyard. These are not durable boundaries which could prevent encroachment, however given that the church is located to the west of the site there is limited potential for further encroachment. The southern boundary consists of Church Lane which represents a durable boundary which could prevent encroachment beyond the site if the site was developed. The site has more than 30% built form. There is some vegetation within the pub gardens and due to the built form within and surrounding the site there are no long line views thus the site supports no degree of openness. Overall the site makes a weak contribution to safeguarding from encroachment as it lacks openness, has a durable southern boundary and is surrounded by existing development to the west.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to safeguarding from encroachment as it lacks openness, has a durable southern boundary and is surrounded by existing development to the west. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to checking unrestricted sprawl. It makes no contribution to preventing towns from merging or preserving the setting and character of historic towns.	Weak contribution
2488	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Moderate contribution: The site is well connected to the countryside along all of its boundaries, and is not connected to the settlement, albeit the washed over village of Glazebrook is located to the north of the site. The boundaries are of mixed durability. The northern boundary is the railway line which is a durable boundary and the southern boundary is an access road which is also considered to be durable. However the eastern boundary is the edge of the station building at Glazebrook Station and the western boundary is a tree lined field boundary which is not considered to be durable. The existing land use appears to be built form in residential use, with some of the site open countryside. The site is flat, there is existing built form however it is less than 10% of the site and there is dense vegetation and as a result there are no long line views so the site supports a moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to the presence of durable boundaries and the moderate openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports a moderate degree of openness and some of the boundaries between the site and the countryside are durable thus the site makes a moderate contribution to safeguarding from encroachment. The site makes a moderate contribution to assisting in urban regeneration. The site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving the setting and special character of historic towns.	Weak contribution

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2507	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns. It would not result in the towns merging. Furthermore the M62 ensure that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is well connected to the countryside along all of its boundaries albeit there is existing development within the Green Belt to the south east of the site including HMP Risley. The site is connected to open countryside to the north and west. The western boundary is formed by dense tree line, the northern and southern boundaries mark the limit of the development and the eastern boundary is a field boundary and the entry of the access road. These are not considered to be durable boundaries, and could not prevent encroachment beyond the site if the site were developed. The existing land use is Hope Farm and a hard standing area which represents appropriate development in the Green Belt. There is no built form in the site and the site is flat. There are low levels of vegetation within the site however there is dense vegetation to the north and west and therefore this limits long line views thus the site supports a strong-moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the openness and non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site has a strong-moderate degree of openness, and there are non-durable boundaries between the site and the countryside, there is existing development within the Green Belt to the south east of the site thus any development would be contained and would not threaten the overall openness and permanence of the Green Belt. The site makes a moderate contribution to encouraging urban regeneration.	Moderate contribution
2514	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Weak contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt however it is adjacent to the Causeway Bridges Business Centre to the north. The site is connected to open countryside along its remaining boundaries. The boundaries of the site and the countryside are mixed. The eastern boundary is a track, the northern boundary is formed by the limits of the existing development to the north and the south and west boundaries consist of field boundaries. The site contains a building which appears to be in a use related to Causeway Bridges Business Centre which is directly to the north of the site. The site has less than 20% built form, dense vegetation and therefore does not support open long line views and has a weak degree of openness. Overall, the site makes a weak contribution to safeguarding the countryside from encroachment due to the existing development and weak degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one and no contribution to three. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to protecting the countryside from encroachment due to the existing built form in the site and the weak degree of openness. The site makes a moderate contribution assisting in urban regeneration.	Weak contribution
2515	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns. It would not result in the towns merging. Furthermore	Moderate contribution: The site is well connected to the countryside along all of its boundaries, which are predominantly durability. The southern boundary is Glaziers Lane which is a durable boundary able to prevent encroachment. The northern boundary falls within the safeguarded HS2 Phase 2b route which represents a durable boundary able to prevent encroachment beyond the site if it were developed. The existing land use is as part of Glaziers Lane Farm and is therefore appropriate development in the Green Belt. The site is flat, there is some vegetation and farm buildings are present and therefore the site does not have long line views and supports a strong-moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. Whilst the site supports a strong-moderate degree of openness, it has durable boundaries with the countryside consisting of Glaziers Lane and the safeguarded HS2 Phase 2b route which would be able to prevent encroachment into the countryside and would contain development, thus the site has a moderate role in safeguarding from encroachment. The site makes a moderate contribution to assisting in urban regeneration.	Weak contribution

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		the M62 ensure that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	countryside from encroachment as it has predominately durable boundaries and a strong-moderate degree of openness.				
2519	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Weak contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt however it is adjacent to the Causeway Bridges Business Centre to the north. The site is connected to open countryside along its remaining boundaries. The boundaries of the site and the countryside are mixed. The eastern boundary is a track, the northern boundary is formed by the limits of the existing development to the north and the south and west boundaries consist of field boundaries. The site contains a building which appears to be in a use related to Causeway Bridges Business Centre which is directly to the north of the site. The site has less than 20% built form, dense vegetation and therefore does not support open long line views and has a weak degree of openness. Overall, the site makes a weak contribution to safeguarding the countryside from encroachment due to the existing development and weak degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one and no contribution to three. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to protecting the countryside from encroachment due to the existing built form in the site and the weak degree of openness. The site makes a moderate contribution assisting in urban regeneration.	Weak contribution
2525	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Weak contribution: The site is not connected to a settlement. The site is connected to the countryside along a mix of durable and non-durable boundaries. The site's eastern and southern boundaries are durable and consist of Spring Lane and the Bridgewater Canal. The site's northern and western boundaries consist of vegetation lined garden boundaries and may not be able to prevent further encroachment if the site was developed. The existing land use of the site is a residential property with associated garden. There are moderate levels of vegetation in the residential garden which takes up part of the site. The site is well connected to the countryside on all sides. The site supports no degree of openness as it consists of around 30% built form and does not support long line views. Overall the site makes a weak contribution to safeguarding the countryside from encroachment due to its current land use and lack of openness.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one and no contribution to three. In line with the methodology, the site has therefore been judged to make a weak overall contribution. The site makes no contribution to checking unrestricted sprawl, preventing towns from merging or preserving historic towns. Whilst it makes a moderate contribution to assisting in urban regeneration, the site only makes a weak contribution to safeguarding the countryside from encroachment due to its lack of openness and current land use.	Weak contribution
2550	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Moderate Contribution: The site is not adjacent to any settlements. The boundaries between the site and the countryside consist of Warrington Road to the west and the edge of the existing development and field boundaries form the other boundaries. These are a mix of durable and non-durable boundaries between the site and the countryside which in part would be able to prevent encroachment beyond the site if the site were developed. The existing land use is a farm and access routes to the rear of the site. The site is well connected to the countryside along all of its boundaries. The site has less than 20% built form, minimal vegetation and some long line views and therefore the site supports	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate	The site makes a moderate contribution to two purposes, and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports a strong-moderate degree of openness and the boundaries between the site and the countryside are predominantly durable thus the site makes a moderate contribution to safeguarding from encroachment. The site makes a moderate contribution to assisting in urban regeneration. The site does not contribute to checking unrestricted sprawl, preventing towns from	Weak contribution

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			a strong-moderate degree of openness. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment.	viewpoint of the Parish Church.	contribution to this purpose.	merging or preserving the setting and special character of historic towns.	
2564	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Weak Contribution: The site is not adjacent to any settlements. The boundaries between the site and the countryside consist of Firs Lane to the north which is durable and field boundaries to the south, west and east which are not durable however the southern and eastern boundaries are marked on the ground by dense tree line. These boundaries are predominately not durable and are not considered to be able to prevent encroachment beyond the site. There has already been encroachment within the site. The existing land use is a residential dwelling and gardens. The site is well connected to the countryside along all of its boundaries. The site has over 50% built form and vegetation within the gardens. There are no long line views and thus it supports no degree of openness.. Overall, the site makes a weak contribution to safeguarding the countryside from encroachment due to the existing levels of encroachment.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. Due to existing levels of encroachment within the site, the site makes a weak contribution to safeguarding the countryside from encroachment. The site does not contribute to preventing towns from merging or preventing sprawl. The site makes a moderate contribution to assisting in urban regeneration.	Weak contribution
2580	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Weak contribution: The site is well connected to the countryside along all of its boundaries, and is not connected to the settlement. The boundaries are of mixed durability. The northern boundary is the railway line and the western boundary is the B5212, both of which are durable boundaries able to prevent encroachment beyond the site if the site were developed. The southern boundary is a field boundary which is not durable and the eastern boundary is dense tree line which is also not durable, and these are not considered to be able to prevent encroachment beyond the site if it were developed. The existing land use consists of a new residential development which is currently being developed (Glazebrook Meadows). The site is flat, however there is dense vegetation and a significant amount of built form which is more than 30% and therefore there are no open views and the site supports no degree of openness. Overall, the site makes a weak contribution to safeguarding the countryside from encroachment due to its lack of openness and presence of some non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports no degree of openness and some of the boundaries between the site and the countryside are not durable thus the site makes a weak contribution to safeguarding from encroachment. The site makes a moderate contribution to assisting in urban regeneration. The site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving the setting and special character of historic towns.	Weak contribution
2581	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not connected to the settlement as Broomeedge is a washed over village within the Green Belt. With the exception of the site's eastern boundary along the B5159 Burford Lane, the site is generally connected to the countryside along non-durable field boundaries which may not contain further encroachment if the site was developed. The site was formerly in use as a nursery, and the current land use is predominantly a building site clearing former greenhouses. There is also some open countryside on the site. There is currently no built form and minimal vegetation except around the edges of the site. The site is well connected to countryside, particularly the open countryside to the west, however to the north, east and south there is built development which is within the Green Belt. The site	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a strong overall contribution. While the site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving historic towns, its openness and non-durable boundaries mean that it makes a strong contribution to safeguarding the countryside from encroachment. It therefore supports Paragraph 79 of the NPPF by keeping land permanently open. The site	Strong contribution

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			supports a strong to moderate degree of openness as there is less than 10% built form, small areas of vegetation and it does not support long line views of the countryside. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable boundaries.			also makes a moderate contribution to assisting in urban regeneration.	
2588 R18/P2/045	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and the Warrington urban area, development of the site has reduced the actual gap but not the perceived gap between the towns. It would not result in the towns merging. Furthermore the M62 ensure that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Weak contribution: The site is connected to the countryside along all of its boundaries. The western boundary is formed by the A574 and the southern boundary is New Hall Lane and New Hall Lane path which is tree lined. These are durable boundaries able to prevent encroachment into the site if the site were developed. The northern and eastern boundaries consist of dense tree line, and the edge of Taylor Business Park which are not durable boundaries able to prevent encroachment beyond the site if the site were developed. The safeguarded HS2 Phase 2b route is located to the south of the site and represents a durable boundary which could prevent encroachment. The existing land use is Taylor Industrial Estate, which contains a number of businesses and built form with New Hall Lane running through and around the site to provide full access. The site is flat with low levels of vegetation, however it is completely developed with over 30% built form and therefore there are no long line views and the site supports no degree of openness. Overall, the site makes a weak contribution to safeguarding the countryside from encroachment as it is completely developed however there are some non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to two and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports no degree of openness due to the amount of built form as it has been completely developed consisting of the Taylor Industrial Estate. Thus the site makes a weak contribution to safeguarding the countryside from encroachment. The site makes a moderate contribution to encouraging urban regeneration and a weak contribution to preventing towns from merging.	Weak contribution
2589 R18/140	Weak contribution: The A49 forms a durable boundary between the site and the built up area to the west. This is a durable boundary that is able to prevent sprawl into the site in the long term. The site is only connected to the urban area along a very short section of this western boundary. Overall the site makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The site forms a less essential gap between Newton-le-Willows and the Warrington urban area whereby development of the site would slightly reduce the gap between the towns however would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is adjacent to the settlement along a short section of the western boundary which consists of the A49 which is durable. The site's boundaries with the countryside are predominantly not durable. The southern boundary consists of Townfield Lane and tense tree line which is durable in part and the western boundary consists of the A49 which is also durable. These durable boundaries could prevent encroachment beyond the site if the site was developed. The northern and eastern boundaries consist of field boundaries which are not durable and could not prevent encroachment. The site is connected to open countryside to the east whilst the Arbury Court Mental Health Hospital is located to the south. The existing land use is open countryside that is in agricultural use, as well as the Hollins Park Social Club and accompanying car park. The site contains less than 10% built form, low levels of vegetation and is flat with open long line views and thus it supports a strong degree of openness. Overall, the site makes a strong contribution to protecting the countryside from encroachment due to the strong openness and non-durable boundaries to the north and east.	No contribution: Warrington is a historic town however the site is not within 250m of the relevant Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although the site supports a strong degree of openness and the northern and eastern boundaries are not durable, the boundary between the site and the settlement consisting of the A49 is durable enough to prevent development from encroaching into the site and therefore not threatening the openness and permanence of the Green Belt. The site makes a moderate contribution in assisting in urban regeneration.	Moderate contribution
2590 R18/217	Weak contribution: The M62 combined with Delph Lane forms a durable boundary between the site and the	Weak contribution: The site forms a less essential gap between Newton-le-Willows and the Warrington	Moderate contribution: The southern boundary between the site and the settlement is the M62 and Delph Lane which is durable and would prevent encroachment. The boundaries between the site and the countryside consist of Mill Lane to the west which is durable, to the north the boundary is formed by Watery Lane and Hollins	No contribution: Warrington is a historic town however the site is not within 250m of	Moderate contribution: The Mid Mersey Housing Market Area has 2.08%	The site makes a moderate contribution to two purposes, a weak contribution to two, and no contribution to one. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution	Weak contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	built up area. This is a permanent boundary that is durable enough to prevent sprawl into the site in the long term. The site is only connected to the urban area along this southern boundary. Overall the site makes a weak contribution to checking unrestricted sprawl.	urban area whereby development of the site would slightly reduce the gap between the towns however would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Lane. The eastern boundary is defined by field boundaries in part, with the majority of the eastern boundary marked by Coney Grove Woods, which in part runs through the site. The boundaries with the countryside are predominantly considered to be durable boundaries able to prevent encroachment beyond the site if the site were developed. Mill Lane splits part of the site, and therefore forms the eastern boundary for a small section, and the western boundary for these areas is a disused railway line (Sankey Valley Park Trail). The two smaller sites are split by Old Alder Lane, which forms the north boundary for one and southern boundary for the other. These are also durable boundaries able to prevent further encroachment. The site is connected to open countryside to the north and west. To the east is Hollins Park Hospital and existing residential development within the Green Belt. The existing land use consists of open countryside in agricultural use. The site is flat, with less than 10% built form but with some areas of dense vegetation which restricts long line views in places and therefore the site supports a strong-moderate degree of openness. Overall, the site makes a moderate contribution to protecting the countryside from encroachment due to its strong-moderate openness and durable boundaries with both the settlement and the countryside.	the relevant Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	to safeguarding the countryside from encroachment as although it supports a strong-moderate degree of openness, the boundaries between the site and the settlement are durable, and the boundaries between the site and the countryside are also predominately durable.. The site makes a weak contribution to checking unrestricted sprawl and from preventing towns from merging. The site does not contribute to preserving the setting of historic towns.	
2593	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns. It would not result in the towns merging. Furthermore the M62 ensure that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is well connected to the countryside however there is existing development within the Green Belt to the north east and west of the site consisting of Taylor Business Park. The site is connected to open countryside to the east and south. The site's boundaries are of mixed durability. The northern boundary is formed by New Hall Lane which is a durable boundary able to prevent encroachment beyond the site if the site were developed. The western boundary is tree lined, the southern boundary is a field boundary with intermittent tree line and the eastern boundary is a field boundary. These are not considered to be durable boundaries able to prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is predominately in agricultural use. The site is flat, with no built form, low levels of vegetation and open long line views and thus supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness and is connected to open countryside to the east and south along non-durable field boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and there are non-durable boundaries between the site and the countryside, the site lies between existing development within the Green Belt to the north east and west consisting of Taylor Business Park and the perception of openness is impacted by this thus any development would not threaten the openness and permanence of the Green Belt. The site makes a moderate contribution in assisting in urban regeneration.	Moderate contribution
2594	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and the Warrington urban area whereby development of the site would reduce the actual gap	Strong contribution: The site is well connected to the open countryside along all of its boundaries. The boundaries all consist of dense tree line which is not a durable boundary able to prevent encroachment beyond the site if the site were developed. The northern boundary falls within the safeguarded HS2 Phase 2b route which would represent a durable boundary. The existing land use is open countryside. There is no built form within the site, there is dense vegetation along the boundaries and therefore no long line	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one, and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it has a strong-moderate degree of openness, and it is completely connected to the open	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		but not the perceived gap between the towns. It would not result in the towns merging. Furthermore the M62 ensure that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging..	views, thus the site supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its strong-moderate openness and its complete connection with the open countryside along predominantly non-durable boundaries.		development, therefore the site makes a moderate contribution to this purpose.	countryside along predominately non-durable boundaries therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to encouraging urban regeneration.	
2595	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns. It would not result in the towns merging. Furthermore the M62 ensure that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The site is well connected to the countryside along all of its boundaries, which are of mixed durability. The southern boundary is Glaziers Lane and the eastern boundary is he A574. These are durable boundaries that could prevent encroachment beyond the site if the site were developed. The northern and western boundaries are field boundaries which are not durable and could not prevent encroachment beyond the site if it were developed. The existing land use is open countryside however the site falls within the area safeguarded for the HS2 Phase 2b route. This could therefore form a durable boundary to the north which could prevent encroachment. There is no built form within the site, low levels of vegetation and open long line views and therefore the site supports a strong degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment given that it falls within the area safeguarded for the HS2 Phase 2b route and has a strong-degree of openness with some durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. Whilst the site supports a strong degree of openness, it has some durable boundaries and also falls within the area safeguarded for the HS2 Phase 2b route which could create a further durable boundary thus it makes a moderate contribution to safeguarding the countryside from encroachment. The site makes a moderate contribution to assisting in urban regeneration.	Weak contribution
2596	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns. It would not result in the towns merging. Furthermore the M62 ensure that separation is retained. Overall, the site makes a weak contribution to	Strong contribution: The site is well connected to the countryside along all of its boundaries although there is existing residential development to the south of the site and HMP Risley is located further south of the site. The site is connected to open countryside to the east of the site. The site's boundaries are of mixed durability. The boundary to the west is the A574 which is a durable boundary able to prevent encroachment beyond the site if the site were developed. The northern boundary is a field boundary marked by a low lying hedge, the southern boundary is a field boundary adjacent to development south of the site and the eastern boundary is an unmarked field boundary. These are not durable boundaries able to prevent encroachment beyond the site if the site were developed. The existing land use is open countryside in agricultural use. There is no built form, low levels of vegetation and the topography of the site is flat so there are open long line views and the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site has a strong degree of openness, and there are some non-durable boundaries between the site and the countryside, there is existing development within the Green Belt to the south and also further north of the site thus any development would be contained and would not threaten the overall openness and permanence of the Green Belt. The site makes a moderate contribution to encouraging urban regeneration.	Moderate contribution

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		preventing towns from merging.	encroachment due to its openness and non-durable boundaries with the countryside.				
2597	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns. It would not result in the towns merging. Furthermore the M62 ensure that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the settlement is durable. The boundary consists of Culcheth linear park which is a disused railway line that could prevent encroachment into the site in the long term. The boundaries between the site and the countryside are mixed. To the west is the A574 which is durable and could prevent encroachment beyond the site if it were developed, however the eastern and southern boundaries consist of dense tree line which are not durable boundaries that are able to prevent encroachment beyond the site if it were developed. The existing use of the site is open countryside that is in agricultural use. The site is well connected to the countryside along three boundaries. The site is flat, with no built form and low levels of internal vegetation however there is dense vegetation on the boundaries, which impacts the views slightly however there are open long line views and the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to the openness and non-durable boundaries with the countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and there are non-durable boundaries between the site and the countryside, the safeguarded HS2 Phase 2b route is located beyond the Taylor Industrial Estate further south of the site. This represents a durable boundary which could contain any development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution in assisting in urban regeneration.	Moderate contribution
2598	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns. It would not result in the towns merging. Furthermore the M62 ensure that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the countryside along all of its boundaries albeit there is existing development within the Green Belt consisting of the Taylor Industrial Estate to the east of the site. The boundaries between the site and the countryside are of mixed durability. The western boundary consists of the A574 and that is a durable boundary able to prevent encroachment beyond the site if the site were developed. The northern and eastern boundaries are formed by dense tree line with a path and the southern boundary is formed by dense tree line. These are not durable boundaries able to prevent encroachment beyond the site if the site were developed. The existing land use is open countryside, with the site being covered with dense trees. There is no built form but dense vegetation covering the site which restricts open long line views and therefore the site supports a strong-moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and the non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong-moderate degree of openness and there are non-durable boundaries between the site and the countryside, the safeguarded HS2 Phase 2b route is located further south of the site. This represents a durable boundary which could contain any development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution in assisting in urban regeneration.	Moderate contribution
2612	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Weak contribution: The site is not adjacent to any settlements and forms part of the washed over village of Broomeedge. The site is therefore surrounded by existing residential development within the Green Belt. The boundaries are of mixed durability. The northern boundary is formed by the A56 which is a durable boundary that could prevent encroachment beyond the site. However the east, west and south boundaries are defined by the edge of the existing development, with dense tree line along parts of these. These are	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential	The site makes a moderate contribution to one purpose, a weak contribution to one and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. While it makes a moderate contribution to encouraging urban regeneration, the site makes a weak contribution to safeguarding from encroachment as it supports no degree of openness, has a limited connection with the	Weak contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			not considered to be durable boundaries that could prevent encroachment beyond the site, however the site is enclosed by development and therefore there is limited potential for encroachment. The existing use consists of a residential dwelling and garden that has been recently built. The site is not well connected to the open countryside as it is enclosed by existing development within the Green Belt to the east and west. The site is flat, has a significant amount of built form, low levels of vegetation however there are no long line views and therefore it supports no degree of openness. Overall the site makes a weak contribution to safeguarding the countryside from encroachment due to its limited connection with the countryside, its lack of openness and given that it is enclosed by residential development to the east and west.	viewpoint of the Parish Church.	development, therefore the site makes a moderate contribution to this purpose.	countryside and is enclosed by existing residential development within the Green Belt.	
2615	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not contribute to preventing towns from merging.	Weak contribution: The site is adjacent to the settlement along the western boundary. The western boundary is formed by Cherry Lane which is a durable boundary able to prevent encroachment into the site. The boundaries between the site and the countryside are not durable, consisting of field boundaries and the limits of the existing development. These are not durable boundaries that would be able to prevent encroachment beyond the site if the site were developed. There has already been encroachment within the site. The existing land use consists of a residential properties and associated gardens. The site is flat however there is built form covering more than 30% of the site which restricts long line views and therefore the site supports no degree of openness. Overall the site makes a weak contribution to safeguarding the countryside from encroachment due to its existing land use and presence of built form.	No contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. The site is not within 250m of Lymm Conservation Area although the eastern boundary of the site lies parallel to the edge of 250m buffer area. The site makes no contribution to preserving the setting and special character of historic towns.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one, and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. There is existing encroachment within the site with the residential dwellings. Given the level of development within the site, the site has no degree of openness and makes a weak contribution to safeguarding from encroachment. The site makes a moderate contribution to assisting with urban regeneration.	Weak contribution
2620	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not play a role in preventing towns from merging.	Weak contribution: The site is not connected directly to any settlements and is fully surrounded by Green Belt however it is completely enclosed by existing residential development within the Green Belt The boundaries between the site and the countryside are of mixed durability. The northern boundary is the B5356 which is durable and the remaining boundaries are the limits of the surrounding residential development These are not durable boundaries however the existing surrounding development means there is limited potential for further encroachment beyond the site. The existing land use is open countryside. The site is flat, with no built form however there is dense vegetation which restricts long line views and therefore the site supports a moderate degree of openness. Overall, the site makes a weak contribution to protecting the countryside from encroachment as whilst it has a moderate degree of openness it is not connected to open countryside as it is completely enclosed by existing residential development within the Green Belt.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to assisting in urban regeneration. It makes a weak contribution to safeguarding from encroachment as although it has a moderate degree of openness it is not connected to the open countryside as it is completely enclosed by existing residential development within the Green Belt. The site does not contribute to preventing towns from merging, checking unrestricted sprawl, or preserving the setting and special character of historic towns.	Weak contribution

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2629	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Weak Contribution: The site is not adjacent to any settlements. The boundaries between the site and the countryside consist of Firs Lane and dense tree line to the west, which is a durable boundary. The remaining boundaries are not durable and are field boundaries and the limits of the existing development, which is a cottage. These boundaries are predominately not durable and are not considered to be able to prevent encroachment beyond the site in the long term. There has already been encroachment within the site. The existing land use consists of a residential properties and associated gardens. The site is well connected to the countryside along all of its boundaries. The site has more than 50% built form, with some vegetation within the gardens and no long line views thus it supports no degree of openness. Overall, the site makes a weak contribution to safeguarding the countryside from encroachment	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. Whilst the site has some non-durable boundaries there has already been considerable encroachment within the site and thus it supports no degree of openness and makes a weak contribution to safeguarding from encroachment. The site makes a moderate contribution to assisting in urban regeneration. The site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving the setting and special character of historic towns.	Weak contribution
2639 (East)	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Strong Contribution: The site is not adjacent to any settlements. The boundaries between the site and the countryside are predominately field boundaries, with some sections of the site contiguous with the existing built form. These are not durable boundaries that would be able to prevent encroachment beyond the site if the site were developed. The existing land use is open countryside which is in use by the adjacent farm. The site is well connected to the countryside along all of its boundaries. The site has no built form, low levels of vegetation and restricted views due to the surrounding land uses and therefore supports a strong-moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose and no contribution to three purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong-moderate degree of openness and the boundaries between the site and the countryside are non-durable and therefore the site plays a strong role in preventing encroachment into the countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
2639 (West)	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Strong Contribution: The site is not adjacent to any settlements. The boundaries between the site and the countryside consist of Warrington Road to the west and the limits of the existing development and field boundaries form the northern, southern and eastern boundaries. These are not durable boundaries that would be able to prevent encroachment beyond the site if the site were developed. The site is predominately comprised of an existing dwelling associated with the adjacent farm and is therefore an appropriate use within the Green Belt. The site is well connected to the countryside along all of its boundaries. The site has less than 10% built form, low levels of vegetation and long views and therefore it supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose and no contribution to three purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong-moderate degree of openness and the boundaries between the site and the countryside are non-durable and therefore the site plays a strong role in preventing encroachment into the countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
2642	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to	No contribution: The site does not play a role in preventing towns from merging.	Weak contribution: The site is connected to the settlement along its western boundary. This boundary consists of the rear gardens of residential properties with considerable tree lining which may not be durable enough to prevent encroachment into the site. The site is connected to the countryside on three sides. The Transpennine Trail	No Contribution: Lymm is a historic town however the site is not within 250m of its	Moderate contribution: The Mid Mersey Housing Market Area has 2.08%	The site makes a moderate contribution to one purpose, a weak contribution to one and no contribution to three. In line with the methodology, the site has therefore been judged to make a weak overall contribution. The site makes no contribution to	Weak contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	checking the unrestricted sprawl of large built-up areas.		and the B5169 Mill Lane to the north and east form durable boundaries. The site's southern boundary consists of a tree lined garden boundary, which is not durable and may not be able to prevent further encroachment if the site was developed. The site is currently being developed for a residential property. This property and its associated garden will take up the entire site. There is minimal vegetation within the site. The site is only connected to open countryside to the north as Green Belt to the east and south of the site. The site supports no degree of openness as it contains around 30% built form, minimal vegetation and does not support long line views of the countryside. Overall the site makes a weak contribution to safeguarding the countryside from encroachment due to its current land use and lack of openness.	Conservation Area. The site does not cross an important viewpoint of the Parish Church.	brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	checking unrestricted sprawl, preventing towns from merging or preserving historic towns. While it makes a moderate contribution to assisting in urban regeneration, the site only makes a weak contribution to safeguarding the countryside from encroachment due to its lack of openness and current land use.	
2656	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The boundaries between the site and the settlement are non-durable boundaries to the south and west. The southern boundary consists of garden boundaries and the settlement boundary and the western boundary is formed by tree line marking the edge of the settlement at Twiss Green Primary School. These are not durable boundaries and would not prevent encroachment into the site in the long term. The boundaries between the site and the countryside are of mixed durability. The northern boundary is defined by intermittent tree line along a field boundary which is not durable and would not be able to prevent encroachment beyond the site if the site were developed. The eastern boundary is defined by dense tree line as it is Wellfield Wood and this is considered to be a durable boundary able to prevent encroachment beyond the site if the site were developed. The existing land use is agricultural. The site is connected to the countryside on two boundaries. The site is flat, with no built form, there is dense vegetation but long line views are still present and thus the site supports a strong-moderate degree of openness. Overall, the site makes a strong contribution to safeguarding from encroachment due to its openness and non-durable boundaries with the settlement.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong-moderate degree of openness and there are non-durable boundaries between the site and the settlement, one of the boundaries between the site and the countryside is durable. Thus any development would be contained and would therefore not threaten the openness and permanence of the Green Belt. The site makes a moderate contribution in assisting in urban regeneration.	Moderate contribution
2668 R18/229	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn in the neighbouring authority of Halton whereby a reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the site makes a weak contribution to	Strong Contribution: The site is not adjacent to any settlements. The boundaries between the site and the countryside to the north, east and west are primarily field boundaries with some hedge and tree line which are not considered to be durable and could not prevent encroachment beyond the site if the site were developed. The southern boundary however is formed by Hatton Lane which is a durable boundary that is able to prevent encroachment. The existing land use is open countryside that is predominately in agricultural use, and the site is completely connected to the countryside along all of its boundaries. The site has no built form and there are pockets of vegetation, with the site having slight undulations with its topography and therefore there are some long line views so the site supports a strong-moderate degree of openness. Overall, the site makes a strong contribution to	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong-moderate degree of openness and there are non-durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		preventing towns from merging.	safeguarding the countryside from encroachment due to its openness and its non-durable north, east and western boundaries.				
2669 R18/039 R18/P2/114	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is not connected to the settlement, and is well connected to the countryside along all of its boundaries. The site's boundaries with the countryside are not durable. The boundaries consist of the edge of the site which is not marked by a durable feature, except some tree line. The site's existing use appears to be Choughey Hill Farm, and therefore although there is a significant amount of built form in the site, it is appropriate built form in the Green Belt. The site is flat, with no built form, however there is dense vegetation and no long line views and therefore the site supports a moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its moderate openness, completely non-durable boundaries, and connection to the countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as all of its boundaries are non-durable, and it is completely connected to the countryside. Therefore the site has a strong role in preventing encroachment. The site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
2670 R18/040	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Newton-le-Willows whereby development of the site would reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the settlement is a hedge and tree line which is not durable and would not prevent encroachment in the long term. The boundaries between the site and the countryside are of mixed durability. The western boundary consists of Golborne Road and the eastern boundary is Waterworks Lane, which are durable boundaries able to prevent encroachment beyond the site if the site were developed. The northern boundary however is not durable and is a field boundary that is not marked by a durable feature on the ground. The site is well connected to open countryside along three boundaries. The existing land use is open countryside that is in agricultural use. The site is flat with no built form, low levels vegetation and therefore long line views are present, thus the site supports a strong degree of openness. Overall, the site makes a strong contribution to protecting the countryside from encroachment due to its strong openness and non-durable boundary with the settlement.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the boundaries with the settlement are not durable, the boundaries with the countryside are predominantly durable apart from the northern boundary however the M6 is located further north. This is a very durable boundary. Thus any development would be contained and would therefore not threaten the openness and permanence of the Green Belt. The site makes a moderate contribution in assisting in urban regeneration.	Moderate contribution
2671 R18/051 R18/101 R18/P2/024	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is connected to the settlement along its northern boundary. This consists of garden boundaries, which are not durable and would not be able to prevent encroachment into the site. The site is well connected to the countryside along three sides. The Avenue to the south, Cherry Lane to the west and Lakeside Road to the east form durable boundaries which would be able to prevent further encroachment beyond the site if the site were developed. Along the east and west boundaries there are two sections of the boundary which are not formed by Cherry Lane or Lakeside Road and are the limits of dwellings and Cherry Lane Farm which are not durable however the overall boundary is predominately durable. The existing land use consists mainly of open countryside and there is little vegetation. The site helps to prevent further encroachment particularly given the residential properties on The Avenue. The site supports some long line views to the west and overall supports a strong degree of openness.	Strong contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. The majority of the site's eastern boundary lies adjacent to the Lymm Conservation Area and the nearby Bridge at Lymm Dam is a Grade II listed building. Therefore the site	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to two purposes, a moderate contribution to one and no contribution to two. In line with the methodology, the site has been judged to make a strong overall contribution. The site makes a strong contribution to preserving the historic town of Lymm and makes a strong contribution to safeguarding from encroachment as it supports a strong degree of openness, and there are non-durable boundaries between the site and the settlement which would not be able to prevent encroachment into the site.	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			Overall the site makes a strong contribution to safeguarding from encroachment due to its strong degree of openness and non-durable boundaries with the settlement.	makes a strong contribution to preserving the setting and special character of historic towns.			
2683 R18/008 R18/P2/016	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is connected to the settlement of Lymm along the northern boundary. The boundary is defined by Booth's Lane which is a durable boundary that is able to prevent encroachment into the site. The boundaries between site and the countryside are of mixed durability. The eastern boundary is predominately formed by Cherry Lane, with a small section surrounding the limits of a small number of residential developments. The boundary to the east is predominately durable and able to prevent encroachment beyond the site if the site were developed. The southern and western boundaries are field boundaries that are in some areas marked by trees and hedges, however this is not durable enough to prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is predominately in agricultural use. The site is well connected to the countryside along three boundaries. The site is generally flat and there is no built form and low levels of vegetation within the site and therefore the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the non-durable boundaries between the site and the countryside and the degree of openness.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and there are non-durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
2704	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	Weak contribution: The site forms a less essential gap between Lymm and the settlement of Partington in the neighbouring authority of Trafford. Development of the site would slightly reduce the actual but not the perceived gap between the settlements.	Weak contribution: The site is connected to the settlement along its south western boundary. This boundary consists of a tree lined field boundary which is not durable and may not be able to prevent encroachment into the site. The site is connected to the countryside along its northern, eastern, southern and western boundaries. These boundaries are of mixed durability, there is a short southern section along Birch Brook Road which is durable, the northern and western boundaries consist of wooded areas which are mostly durable however may not be durable in the long term. The eastern boundary consists of a made road and a wooded area which is a durable boundary. The southern boundary is not durable and is not defined by features and may not be able to prevent further encroachment. The existing land use consists of a farm property which is being used as a motorcycle repair shop, this is therefore not an agricultural use. The site consists of more than 30% built form with areas of dense vegetation and no long line views. The site does not support any degree of openness. Overall the site makes a weak contribution to safeguarding the countryside from encroachment due to its lack of openness and predominantly durable boundaries with the countryside.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to two purposes, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to safeguarding from encroachment due to its lack of openness and mostly durable boundaries with the countryside. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing Lymm and Partington from merging.	Weak contribution
2705 R18/051	No contribution: The site is not adjacent to	No contribution: The site does not contribute	Strong contribution: The site is connected to the settlement along its northern boundary. This consists of garden boundaries, which	Strong contribution: Lymm is a historic	Moderate contribution: The	The site makes a strong contribution to two purposes, a moderate contribution to one and no contribution to	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
R18/101 R18/P2/024	the Warrington urban area and therefore does not contribute to this purpose	to preventing towns from merging.	are not durable and would not be able to prevent encroachment into the site. The site is well connected to the countryside along three sides. The Avenue to the south, Cherry Lane to the west and Lakeside Road to the east form durable boundaries which would be able to prevent further encroachment beyond the site if the site were developed. Along the east and west boundaries there are two sections of the boundary which are not formed by Cherry Lane or Lakeside Road and are the limits of dwellings and Cherry Lane Farm which are not durable however the overall boundary is predominately durable. The existing land use consists mainly of open countryside and there is little vegetation. The site helps to prevent further encroachment particularly given the residential properties on The Avenue. The site supports some long line views to the west and overall supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong degree of openness and non-durable boundaries with the settlement.	town. The site does not cross an important viewpoint of the Parish Church. The majority of the site's eastern boundary lies adjacent to the Lymm Conservation Area and the nearby Bridge at Lymm Dam is a Grade II listed building. Therefore the site makes a strong contribution to preserving the setting and special character of historic towns.	Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	two. In line with the methodology, the site has been judged to make a strong overall contribution. The site makes a strong contribution to preserving the historic town of Lymm and makes a strong contribution to safeguarding from encroachment as it supports a strong degree of openness, and there are non-durable boundaries between the site and the settlement which would not be able to prevent encroachment into the site.	
2706 R18/143 R18/P2/048	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and Leigh, which falls within the administrative authority of Wigan. Development of the site would result in the actual gap being reduced but not the perceived gap. It would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is well connected to the open countryside along all of its boundaries although there are a few residential properties to the north east. The boundaries are all marked by dense tree line which is marking the limit of the development of the farm which are not durable and could not prevent encroachment beyond the site if it were developed. The existing land use is a farm and agricultural uses and is therefore an appropriate use in the Green Belt. The site is flat, with no built form however there is dense vegetation and no long line views and therefore the site supports a moderate degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its non-durable boundaries and strong connection with the open countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site supports a moderate degree of openness, it is completely connected to the countryside and has non-durable boundaries, and it therefore makes a strong contribution to safeguarding from encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes a weak contribution to preventing towns from merging.	Strong contribution
2708	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Moderate contribution: The site is not adjacent to any settlements and forms part of the washed over village of Kenyon. It is connected to the open countryside to the east. There is existing development within the Green Belt to the north consisting of a care home. To the south of the site is a farm and residential property. The site's boundaries are of mixed durability. The eastern boundary is Kenyon Lane and the northern boundary is High Peak Wood, both of which are durable boundaries able to prevent encroachment beyond the site if the site were developed. The western and southern boundaries are the limits of the farm development and	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site	The site makes a moderate contribution to two purposes and no contribution to three. In line with the methodology, the site has been judged to make a weak overall contribution. Although the site supports a strong-moderate degree of openness, half of the boundaries between the site and the countryside are durable and there is existing development within the Green Belt to the north and south of the site thus the site makes a moderate contribution to safeguarding the countryside from encroachment. The site makes a	Weak contribution

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			therefore these are not durable boundaries able to prevent encroachment beyond the site if the site were developed. The existing land use is a farm and the associated farm buildings which is an appropriate use in the Green Belt. The site is flat, with no built form and low vegetation however there are no long line views and the site supports a strong-moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment as it supports a strong-moderate degree of openness and it has some non-durable boundaries however there is existing development within the Green Belt to the north and south.		makes a moderate contribution to this purpose.	moderate contribution to encouraging urban regeneration.	
2709 R18/129  R18/P2/096 C (this site is very slightly smaller although the same assessment applies to all three)	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Moderate contribution: The site forms a largely essential gap between the Warrington urban area and Lowton whereby development of the site would reduce the actual and perceived gap between the towns, however it would not result in the merging of the settlements. Overall, the site makes a moderate contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the settlement consists of the rear gardens of residential properties along Smithy Brow/Lord Street which is not a durable boundary able to prevent encroachment into the site. Although the existing residential properties on Lord Street form part of the site, these are not within the Green Belt. The boundaries between the site and the countryside consist of Heath Lane to the east and Stone Pit Lane to the north which are durable boundaries able to prevent encroachment beyond the site if the site were developed. The western boundary is a mix of a number of boundaries, including Sandy Brow Lane to the north west which is durable and then a series of tree lined field boundaries, unmarked field boundaries and tracks. These are not durable boundaries and would not be able to prevent encroachment beyond the site if it were developed. The existing land use is predominantly open countryside which is in agricultural use including Cockshott Farm to the south west of the site. There is also residential development present in the site, which is along Smithy Brow, Lord Street, Stone Pit Lane and Heath Lane. In the north west section of the site there is a builders merchants. Although there are a number of buildings within the site due to the large scale of it these make up less than 10% overall, and there are generally low levels of vegetation, the site is flat and supports long line views across and thus supports a strong degree of openness. Overall, the site makes a strong contribution to protecting the countryside from encroachment due to its openness and the non-durable boundary with the settlement as well as the non-durable western boundary.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and the boundary with the settlement, as well as the western boundary with the countryside is not durable and therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site also makes a moderate contribution to preventing towns from merging due to its large scale and openness.	Strong contribution
2722 R18/233	Site is same as parcel WR52 so not reassessed						Strong contribution
2822	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not connected to the settlement as Broomeedge is a washed over village within the Green Belt. The site's connections to the countryside are generally not durable. There are no recognisable features along the majority of the site's boundaries. Its northern boundary consists of a short section of the A56 Higher Lane, and its north western and north eastern boundaries consist of fences between residential properties. The majority of the site's boundaries are not durable and may not contain further encroachment if the site was developed. The	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development,	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a moderate overall contribution. Whilst the site has a strong degree of openness and boundaries of mixed durability, the site is contained by existing built development in the Green Belt to the north, west and east and therefore	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			existing land use of the site consists of farm buildings. This constitutes an acceptable land use in the Green Belt and is therefore not defined as built form. There is minimal vegetation on the site. The site is well connected to the open countryside to the south however to the north east there is built development which is within the Green Belt. The site supports a strong to moderate degree of openness as there is no built form, low vegetation and it does not support long line views of the countryside. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable boundaries.	viewpoint of the Parish Church.	therefore the site makes a moderate contribution to this purpose.	development would not threaten the overall openness and permanence of the Green Belt. The site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving historic towns.	
2831	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is not connected to the settlement, and is well connected to the open countryside along all of its boundaries. The site's boundaries with the countryside are not durable, consisting of the limits of development and are not considered to be able to prevent encroachment beyond the site if the site were developed. The site forms part of Holcroft Hall and it appears to be part of a series of farm buildings. The site is flat with low levels of vegetation and no built form as the farm buildings are appropriate development in the Green Belt, however there are no views and therefore the site supports a strong-moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it has a strong degree of openness, it is completely connected to open countryside, and there are some non-durable boundaries between the site and the countryside and therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to encouraging urban regeneration.	Strong contribution
2844	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not play a role in preventing towns from merging.	Weak contribution: The site is not connected directly to any settlements although the Warrington urban area is located approximately 5m to the north of the site across an area of vegetation. The site is connected to open countryside to the south. The site is located between existing residential developments along the B5356. The boundaries between the site and the countryside are of mixed durability. The southern boundary is the B5356 which is durable and the remaining boundaries are field boundaries which are not considered to be durable however there is limited potential for encroachment to the north, east or west given the existing development to the east and west and the proximity of the settlement to the north. The existing land use is open countryside. The site is flat, with no built form however there is dense vegetation which restricts long line views and therefore the site supports a moderate degree of openness. Overall, the site makes a weak contribution to protecting the countryside from encroachment as whilst it has a moderate degree of openness, the southern boundary with the open countryside is durable and there is limited potential for encroachment along the remaining boundaries due to existing development and the proximity of the settlement.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to assisting in urban regeneration. It makes a weak contribution to safeguarding from encroachment due to its limited connection to the open countryside and durable southern boundary with the open countryside. The site makes a moderate contribution to assisting in urban regeneration. The site does not contribute to preventing towns from merging, checking unrestricted sprawl, or preserving the setting and special character of historic towns.	Weak contribution
2850	No contribution: The site is not adjacent to	No contribution: The site does not contribute	Weak contribution: The site is not adjacent to any settlements however it forms part of the washed over village of Hermitage	No contribution: The site is not adjacent to	Moderate contribution: The	The site makes a moderate contribution to one purpose, a weak contribution to one and no contribution to	Weak contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	the Warrington urban area and therefore does not contribute to this purpose	to preventing towns from merging.	Green The site is connected to open countryside to the north and east. The boundaries of the site and the countryside are mixed. The western boundary is Gerosa Avenue and the northern boundary is the A573. These are durable boundaries able to prevent encroachment beyond the site if it were developed. The southern boundary is defined by the limits of the development of the existing dwelling located on the site, and the eastern boundary is a field boundary which are not durable boundaries able to contain encroachment. The site's existing use is a residential dwelling. The site therefore contains more than 30% built form, and although it is flat with minimal vegetation, there are no long line views and thus the site supports no degree of openness. Overall, the site makes a weak contribution to safeguarding the countryside from encroachment due to the existing development.	a historic town. The site does not cross an important viewpoint of the Parish Church.	Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	three. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to assisting in urban regeneration. It makes a weak contribution to safeguarding from encroachment due to the existing residential development and its location within the washed over village of Hermitage Green. It makes no contribution to preventing towns from merging.	
2859	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Newton-le-Willows whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt. Therefore the site is well connected to the countryside. The site is an irregular shape, with the main area of the site and the access road leading up to it included within the site. The boundaries of the main site are field boundaries and the limit of existing development which is not marked by durable features on the ground, these are therefore not durable or able to prevent encroachment beyond the site if the site were developed. The access road part of the site follows the road and does not have durable boundaries, however it leads off the A49 which does form a very short, but durable, eastern boundary. The existing land use is Cop Holt Farm, with the site containing farm buildings and a residential property associated with the farm and an area of open countryside. The site contains less than 10% built form as the built form that is present is considered to be appropriate within the Green Belt, it is flat and there is only vegetation along the boundaries, there are long line views thus the site supports a strong degree of openness.. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness, its complete connection to open countryside and the non-durable boundaries with the countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site has a strong degree of openness as it consists of a residential property associated with the farm, it is completed connected to open countryside and it has non-durable boundaries, thus it makes a strong contribution to safeguarding from encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a weak contribution to preventing towns from merging.	Strong contribution
2863	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Cadishead within the neighbouring authority of Salford whereby development of the site would reduce the gap between the towns but would not result in	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt. The boundaries between the site and the countryside are of mixed durability. To the south the boundary is Brook Lane which is a made track lined by a stream and field representing a durable boundary. The remaining boundaries consist of the limits of the existing farm development to the north, east and west which are not marked by a physical feature on the ground. These are not permanent features that are readily recognisable and could not prevent encroachment beyond the site if the site were developed. The existing land use consists of a farm which covers the site that currently contains a building. The site is flat with less than 10%	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two, and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is well connected to the countryside and supports a strong degree of openness and there are non-durable boundaries between the site and the countryside and therefore the site has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		them merging. Overall the site makes a weak contribution to preventing towns from merging.	built form as the existing agricultural built form is appropriate in the Green Belt and there is no vegetation. There are open long line views thus the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable boundaries with the countryside.	viewpoint of the Parish Church.	contribution to this purpose.	the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	
2864	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Weak contribution: The site is not connected to the settlement, and is connected to the countryside along all of its boundaries. The site's boundaries with the countryside are of mixed durability. The northern and eastern boundaries are formed by field boundaries, which are not durable. The southern boundary consists of the edge of the access road to the site and although this is a made road, due to its size it is not considered to be durable. The western boundary is mixed, as part of the boundary is a field boundary, and part consists of the edge of the access road which is the A574. Although the A574 is considered to be durable, it is a very short section of the boundary and therefore the overall western boundary is not considered to be durable. There are no durable boundaries with the countryside able to prevent encroachment beyond the site if the site were developed. The existing land use is a residential dwelling associated with Jennet's Lane Farm, with the remainder of the site hard surface. The site is flat, with low levels of vegetation however there is over 30% built form and therefore the site does not support long line views and has no degree of openness. Overall, the site makes a weak contribution to safeguarding the countryside from encroachment due to its lack of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to safeguarding from encroachment as although it is well connected to the countryside with non-durable boundaries, it has existing encroachment and therefore lacks openness. The site makes a moderate contribution to assisting in urban regeneration. It makes no contribution to checking unrestricted sprawl, preventing towns from merging or preserving the setting and character of historic towns.	Weak contribution
2878	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not play a role in preventing towns from merging.	No contribution: The site consists of an access road between existing residential properties within the Green Belt. The southernmost section of the site consists of a residential dwelling (Cuerdon Cottage). The access road is unmade and is lined by hedges and walls which mark the limits of the residential properties. Whilst this would not represent a durable boundary the site does not technically have boundaries since it consists of an access road which is completely enclosed by existing development within the Green Belt. There is therefore no potential for encroachment within the site or for further encroachment beyond the site. The site is not connected to any open countryside. The site is completely built form and is surrounded by high levels of built form, with heavy vegetation. There are therefore no long line views and it supports no degree of openness. Overall the site makes no contribution to safeguarding from encroachment due its use, its lack of any openness, and its complete enclosure by existing development within the Green Belt.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose and no contribution to four purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to assisting in urban regeneration. The site makes no contribution to safeguarding from encroachment as it has no connection to open countryside given that the site consists of an access road and a residential dwelling which are completely enclosed by existing residential properties within the Green Belt. The site makes no contribution to preventing towns from merging or from checking unrestricted sprawl.	Weak contribution
2901 R18/076	No contribution: The site is not adjacent to the Warrington urban area and therefore does	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is connected to the settlement on its northern and north western sides along hedge lined garden boundaries. These are not durable and would not be able to prevent encroachment into the site. The site's boundaries with the countryside largely consist of field boundaries, the southern	Weak contribution: Lymm is a historic town. The site does not cross an important viewpoint	Moderate contribution: The Mid Mersey Housing Market Area has 2.08%	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	not contribute to this purpose		boundaries are unmarked and the eastern boundary is a hedge and tree lined field boundary. These are not durable boundaries which could prevent encroachment beyond the site if the site was developed. The existing land use is open countryside that is in agricultural use. There is no built form and low levels of vegetation within the site which supports long line views of the surrounding countryside and overall supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to the non-durable boundaries between the site and the countryside and the site and the settlement, and the strong degree of openness the site supports.	of the Parish Church. The north western edge of the site is located within the 250m buffer area around Lymm Conservation Area. The Conservation Area is separated from the Green Belt and from the site by modern residential development along Manor Road. Therefore the site makes a weak contribution to preserving the setting and special character of historic towns.	brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose	site has been judged to make a strong overall contribution as it supports a strong degree of openness and there are non-durable boundaries between the site and the settlement and the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	
2902 R18/088 R18/P2/013	Refer to R18/088 West and East						East site – Moderate contribution  West site – Weak contribution
2903 R18/110	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: Cartridge Lane runs through the site. The south western corner of the site lies adjacent to Appleton Thorn and is separated by the B5356 which represents a durable boundary which could prevent encroachment into the site. The remainder of the site is well connected to the open countryside. The eastern boundary with the countryside consists of the A50 Knutsford Road which represents a durable boundary which could prevent encroachment beyond the site if it were developed. The southern boundary with the countryside consists partly of the B5356 which is a durable boundary which could prevent encroachment beyond the site if it were developed. Part of this southern boundary also consists of the limits of existing farm properties on Cartridge Lane which are excluded from the site and which do not have durable boundaries however Cartridge Lane and the B5356 are located approximately 200m further south and therefore the potential for further encroachment into the countryside is limited. The northern and western boundaries consist of heavy tree and hedge lining which follows a drain within a ditch and therefore represents a durable boundary however the northern most section of the boundary is not defined and consists of field boundaries which are not durable. The existing land use consists of open countryside in	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. The site supports a strong degree of openness and is well connected to the countryside along most of its boundaries however the majority of these boundaries are durable and could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging.	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			agricultural use. The site has no built form. The site has pockets of dense vegetation to the north however overall it has low levels of vegetation, and a topography which is fairly flat sloping down in the middle allowing for long line views across the site. The site therefore has a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness, strong connection to the countryside and the presence of some non-durable boundaries.				
2904 R18/112	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt. To the north there is some existing residential ribbon development within the Green Belt. The northern boundary consists of the rear gardens of residential properties which does not represent a durable boundary which could prevent encroachment beyond the site if it were developed. The eastern boundary consists of a wooded area in the south (Thelwall Gorse) which represents a durable boundary and continues with low lying hedges with some gaps which do not represent a durable boundary. The southern boundary is durable consisting of Knutsford Road. The western boundary consists of low lying hedges which follow an unmade track and which end in a footpath to the north accessible from Weaste Lane. This is not a durable boundary which could prevent encroachment beyond the site if it were developed. The existing land use consists of open countryside in agricultural use. The site is very flat with no vegetation and open long line views throughout. Thus it supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness, its complete connection to the countryside and predominantly non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness, it is completely connected to the countryside and it has predominantly non-durable boundaries with the countryside. The site therefore has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns form merging.	Strong contribution
3034	Site has planning permission – not assessed						
3043	Site has planning permission – not assessed						
3100 R18/001 R18/P2/025 R18/P2/144 R18/P2/066	Refer to R18/001 (North and South)						North site – Moderate contribution  South site – Strong contribution
3103 R18/006	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Cadishead (within the administrative authority of Salford) and the Warrington urban area whereby development of the site would slightly	Strong contribution: The site is connected to the settlement along its southern boundary. This consists of garden boundaries, which are not durable and would not be able to prevent encroachment into the site. The site is well connected to the countryside on three sides, with boundaries of mixed durability. The eastern boundary is predominantly durable consisting of Dam Lane and also the limits of existing residential development along Dam Lane. Dam Lane could prevent encroachment beyond the site. The northern and western boundaries are formed by field boundaries which are not durable boundaries that are able to prevent encroachment beyond	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and there are non-durable boundaries between the site, the settlement and the countryside, therefore the site has a strong role in preventing encroachment into the	Strong contribution

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		reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	the site if the site is developed. The existing land use is open countryside that is in agricultural use. There is no built form and minimal vegetation. The site supports long line views and overall supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong openness and non-durable boundaries.		makes a moderate contribution to this purpose.	open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	
3104 R18/007	Site is generally the same as parcel W15 so not reassessed						Moderate contribution
3105 R18/011 R18/P2/018 R18/P2/104	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is not connected to a settlement. The site is connected to the countryside along mainly durable boundaries including Stage Lane, the B5169 Mill Lane and the Bridgewater Canal. The site's western boundary consists of a field boundary and is not durable, however further encroachment if the site was developed would be limited due to the site's proximity to the settlement of Lymm. The existing land use of the site is open countryside. There is no built form and minimal vegetation. The site is connected to the countryside on all sides, with open countryside located to the south, however to the north and east it adjoins built development which is within the Green Belt. The site supports a strong to moderate degree of openness as there is no built form, minimal vegetation and it does not support long line views. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its openness and the fact that it is contained by existing built development in the Green Belt to the north and east which would limit further encroachment.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes and no contribution to three. In line with the methodology, the site has therefore been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding the countryside from encroachment due to its strong to moderate openness and mostly durable boundaries, combined with the fact that it is contained by existing development within the Green Belt to the north and east. It makes no contribution to checking unrestricted sprawl, preventing towns from merging or preserving historic towns. The site also makes a moderate contribution to assisting in urban regeneration.	Weak contribution
3106 R18/012	Weak Contribution: Old Hall Close and dense tree line form a durable boundary between the site and the built-up area which could prevent sprawl. The site is connected to the built-up area along this northern boundary. Given the shape of the built-up area, development of the site would not round of the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn in the neighbouring authority of Halton whereby a reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the built-up area is durable, consisting of dense tree line and Old Hall Close which could prevent encroachment into the site. The boundaries between the site and the countryside consist of Walton Lea Road and dense tree line to the east which could prevent encroachment beyond the site if it were developed, however the southern and western boundaries are field boundaries which are not durable and could not prevent encroachment beyond the site if it were developed. The existing use is tennis courts and therefore the site supports a beneficial use of the Green Belt in encouraging opportunities for sport and recreation. The site is flat, has less than 10% built form, low levels of vegetation and long line views and therefore supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and its boundary with the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two, and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness, the boundaries between the site and the built-up area are durable thus it prevents encroachment and would therefore not threaten the overall openness and permanence of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
3109 R18/016 R18/P2/027	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is connected to the settlement along its southern boundary. This consists of the A6144 Rush Green Road, which forms a durable boundary which may be able to prevent encroachment into the site. The site is connected to the countryside on three sides. These boundaries consist of tree and hedge lined field boundaries, which are not durable and may not be able to prevent further encroachment if the site was developed. The existing land use is a mix of open countryside and a converted farm which is a residential property with associated residential gardens. Built form takes up around 12% of the site in its south western corner, and there is moderate vegetation clustered in the south of the site. The site is well connected to the open countryside on three sides, however there is built development which is within the Green Belt to the east of the site. The site supports a moderate degree of openness as it contains less than 20% built form, moderate levels of vegetation and does not support long line views of the countryside. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate openness and mix of durable and non-durable boundaries.	Weak contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. The western section of the site is located within the 250m buffer area around Lymm Conservation Area however it is on the edge of the buffer, albeit it is separated by open countryside. Therefore the site makes a weak contribution to preserving the setting and special character of historic towns.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one and no contribution to two. In line with the methodology, the site has therefore been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding the countryside from encroachment and assisting in urban regeneration, however its boundaries with the settlement are generally durable and it makes no contribution to checking unrestricted sprawl and preventing towns from merging. The site also makes a weak contribution to preserving the character of the Lymm Conservation Area.	Weak contribution
3122 R18/032	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap the Warrington urban area and Lowton whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundaries between the site and the settlement to the south include the rear gardens of residential properties that are along Smithy Brow which is not a durable boundary between the site and the settlement which could prevent encroachment into the site. The southern boundary also connects the site and the countryside, this boundary consists of a field boundary which is not durable and a small section is Smithy Brow which is a durable boundary able to prevent encroachment beyond the site if the site were developed. The site is split into two sections with a narrow section of open countryside between the two areas, which are of a similar nature. The northern, western and eastern boundaries for the two sites are all formed by field boundaries with some intermittent tree line. These are not durable boundaries and would not be able to prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is predominately in agricultural use. The site is flat, with no built form, low levels of vegetation and open long line views and thus it supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the strong openness and non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness, and the boundaries between the site and the settlement are not durable, and the boundaries between the site and the countryside are predominantly not durable. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
3123 R18/034	No contribution: The site is not adjacent to the Warrington urban area and therefore does	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm	Moderate contribution: The site is not adjacent to the settlement and is fully surrounded by countryside and the wider Green Belt however it is relatively enclosed by existing development within the Green Belt to the east and west. The boundaries between the site and the countryside are predominantly durable. The northern	No contribution: The site is not adjacent to a historic town. The site does not cross an	Moderate contribution: The Mid Mersey Housing Market Area has 2.08%	The site makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution	Weak contribution

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	not contribute to this purpose.	whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. Overall the site makes a weak contribution to preventing towns from merging.	boundary consists of Stockport Road which is durable, the eastern boundary consists of Deans Lane which is durable, the southern boundary consists of the heavily tree lined disused railway line which is a made footpath and which is durable. These durable boundaries could prevent encroachment beyond the site if the site was developed. The western boundary consists of the limits of the existing residential property to the west which is marked by a hedge. Whilst this does not represent a durable boundary there is no possibility of further encroachment to the west given the existing development within the Green Belt. The residential property to the north west is excluded from the site and is separated by a hedge however there is no potential for further encroachment into this area. The existing land use consists of open countryside. The site is flat with no vegetation within it. There are no long line views due to the residential properties to the east and west and heavy tree lining along the southern boundary. The site supports a strong-moderate degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its openness, predominantly durable boundaries, and limited connection with the open countryside.	important viewpoint of the Parish Church.	brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	to safeguarding from encroachment as whilst it has a strong-moderate degree of openness, it has predominantly durable boundaries and a limited connection with the open countryside due to the surrounding development within the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. It makes a weak contribution to preventing towns from merging and no contribution to checking unrestricted sprawl and preserving the historic town.	
3124 R18/036	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Lymm and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns. Furthermore the gap is already narrower in other places. The M6 ensures that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement along its eastern boundary. This consists of hedge lined garden boundaries and field boundaries which are not durable and would not be able to prevent encroachment into the site. The boundaries between the site and the countryside include Massey Brook Lane to the north which is durable and dense tree line and a minor watercourse to the west which is durable and could prevent encroachment beyond the site if the site were developed. However the southern boundary is an unmarked field boundary which is not durable and would not prevent encroachment. The existing land use mainly consists of open countryside that is predominately in agricultural use. The site is well connected to the countryside along three boundaries albeit there is existing development within the Green Belt to the immediate west of the site and also further west along Massey Avenue and Massey Brook Lane. The site contains no built form and low levels of vegetation, however there are no long line views because of the surrounding development and the site is set at a lower level to the A56, however the site itself is predominately flat with some slight undulations. Therefore the site supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to the non-durable boundaries between the site and the settlement and the site and the countryside.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as whilst it supports a strong-moderate degree of openness and the southern boundary with the countryside is not durable, the wider area of Green Belt surrounding the site is bound by the durable road boundaries of Booths Lane and Massey Brook Lane which could contain any encroachment and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to checking unrestricted sprawl.	Moderate contribution
3125 R18/038 North & South	Refer to R18/038 North & South						North site – Weak contribution

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							South site - Strong contribution
3127 R18/045	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Newton-le-Willows and the Warrington urban area whereby development of the site would slightly reduce the gap between the towns however would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Weak contribution: The site is not adjacent to any settlements however it is less than 150m away from the Warrington urban area to the west, and less than 250m away from Winwick to the north. Arbury Court Mental Health Hospital is located to the south of the site. The site is only connected to open countryside to the east. The southern boundary is formed by Townsfield Lane and dense tree line, and the remaining boundaries are formed by field boundaries which are around the limits of the development. These are tree lined in parts, particularly the northern and eastern boundaries, however these are not considered to be durable boundaries able to prevent encroachment beyond the site if the site were developed. The existing land use consists of Hollins Park Social Club and accompanying car park. The site is flat, with low vegetation however there is a large amount of built form that equates to more than 30% and thus the long line views are restricted and the site supports no degree of openness. Overall, the site makes a weak contribution to protecting the countryside from encroachment due to its lack of any openness and its limited connection to the open countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to two, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to safeguarding the countryside from encroachment due to its limited connection with the open countryside and its lack of openness given the existing use of the site. The site makes a weak contribution to preventing town from merging given that it forms a less essential gap between Newton-le-Willows and the Warrington urban area. The site makes a moderate contribution to assisting in urban regeneration.	Weak contribution
3128 R18/046	Weak contribution: The M62 forms a durable boundary between the site and the built up area. This is a permanent boundary that is durable enough to prevent sprawl into the site in the long term. The site is only connected to the urban area along this southern boundary. Overall the site makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The site forms a less essential gap between Newton-le-Willows and the Warrington urban area whereby development of the site would slightly reduce the gap between the towns however would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Weak contribution: The boundary between the site and the settlement is the M62 to the south. To the west is the Winwick Link Road (A49) which is also a durable boundary. Both of these durable boundaries could prevent encroachment into the site. The boundaries between the site and the countryside consist of Townsfield Avenue to the north, which is durable and a tree lined field boundary to the west which is not considered to be durable enough to prevent encroachment, however beyond this is Arbury Court Mental Health Hospital and therefore the potential for further encroachment east is limited. The site is hard surfaced and used weekly for car boot sales. The site has a limited connection to the open countryside given the existing development within the Green Belt around it. The site is flat, with no built form and low levels of vegetation within the site but dense vegetation on the boundaries. Due to this and the existing development to the east of the site, it has no long line views thus it supports a moderate degree of openness. Overall, the site makes a weak contribution to protecting the countryside from encroachment as whilst it has a moderate degree of openness, it has a limited connection with the open countryside and predominantly durable boundaries.	No contribution: Warrington is a historic town however the site is not within 250m of the relevant Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to three, and no contribution to one. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to safeguarding the countryside from encroachment as whilst it has a moderate degree of openness, it has a limited connection to the open countryside and has predominately durable boundaries, The site makes a weak contribution to preventing towns from merging and from checking unrestricted sprawl. The site does not contribute to preserving the setting of historic towns.	Weak contribution
3129 R18/047 R18/P2/113	Refer to R18/047 (North and South)						North site and south site - Moderate contribution

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3130 R18/048	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The boundary between the site and the settlement consists of the M56 to the north which represents a durable boundary which could prevent encroachment. The boundary between the site and the countryside to the west consists of Arley Road which represents a durable boundary. The remaining boundaries consist of the runways of the disused airfield to the east, and the limits of existing development to the south which do not represent durable boundaries which could prevent encroachment. The existing development within the Green Belt to the south consisting of Burley Heyes Mill which includes warehouse buildings does limit further encroachment south. The site is well connected to open countryside to the east and west. The existing land use is open countryside that is predominately in agricultural use. The site is flat, has less than 10% built form. There is a strong degree of openness due to low levels of vegetation and open long line views. Overall, the site makes a strong contribution to protecting the countryside from encroachment due to the non-durable boundaries with the countryside and its openness.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and there are non-durable boundaries between the site and the countryside, the boundary between the site and the settlement consists of the M56 which represents a very durable boundary which could prevent encroachment into the site. This boundary would contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site does not contribute to preventing towns from merging, checking unrestricted sprawl, or preserving the setting and special character of historic towns.	Moderate contribution
3131 R18/049	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and Leigh in the neighbouring authority of Wigan. Development of the site would slightly reduce the actual gap between the towns although it would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the settlement is not durable as it consists of the garden boundaries to the east which are marked by fences and low-lying hedges and also the edge of the school playing field. Half of the northern boundary also links the site and the settlement and is formed by garden boundaries and a dense tree line. These are not considered to be durable boundaries able to prevent encroachment into the site. The boundaries between the site and the countryside are formed by dense tree line to the north, an unmarked field boundary to the west and a field boundary to the south. These are not durable boundaries able to prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is currently in agricultural use, with Hurst Lane running through the site. The site is well connected to the open countryside to the west. The site is flat, with no built form, minimal vegetation and long line views and thus supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding from encroachment due to its strong openness and predominately non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is connected to open countryside to the west, it has a strong degree of openness and has predominantly non-durable boundaries. Therefore the site has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
3132 R18/052	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lowton whereby development of the site would slightly reduce the actual gap but not the perceived gap between	Strong contribution: The boundaries between the site and the settlement consists of the rear gardens of residential properties along the north which do not represent durable boundaries which could prevent encroachment. The boundaries between the site and the countryside consists of a field boundary with a hedge to the west and unmarked field boundaries to the south and the east which are not durable boundaries and could not prevent encroachment beyond the site if it were developed. A small section of the site is an access strip between the site and Smithy Brow. The existing use is open countryside that is in agricultural use. The site is flat, with	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Although the site has a strong degree of openness and there are non-durable boundaries with the settlement and the countryside, the wider boundaries to the south, east and west of the site	Moderate contribution

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		the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	less than 10% built form, low levels of vegetation and open long line views and thus it supports a strong degree of openness. Overall, the site make a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable boundaries with the settlement and countryside.		makes a moderate contribution to this purpose.	consist of durable road boundaries (Dam Lane, Smithy Lane and Smithy Brow). These boundaries could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	
3133 R18/055 R18/P2/146 B	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is not connected to the settlement and is surrounded by countryside however the settlement is located approximately 50m to the north. The site's boundaries are of mixed durability. The northern boundary is dense tree line that marks a gap between School Lane and Marsh Brook Close. This is not considered to be a durable boundary which could prevent encroachment beyond the site. The eastern boundary is formed by dense tree lined which runs parallel to the housing along Marsh Brook Close and the southern boundary is defined by a minor watercourse and dense tree line. These are not considered to be durable boundaries able to prevent encroachment beyond the site if the site were developed, however development could not encroach further beyond the eastern boundary as there is already existing development. The western boundary is formed by School Lane which is a durable boundary able to prevent encroachment beyond the site if the site were developed. The existing use is open countryside that is predominantly in agricultural use. There is no built form within the site, the site is flat and there are low levels of vegetation within the site, however the residential development restricts some long line views although there are views in various directions. The site therefore supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the non-durable boundaries and strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose and no contribution to three purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and it has predominately non-durable boundaries. The site makes a strong contribution to safeguarding from encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Strong contribution
3137 R18/063 R18/P2/131 C	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and Leigh in the neighbouring authority of Wigan. Development of the site would slightly reduce the actual gap between the towns although it would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The eastern boundary connects the site and the settlement. The boundary consists of the limits of the development along Warrington Road (A574). This boundary is predominately not durable and could not prevent encroachment into the site. The boundaries between the site and the countryside are predominately not durable. The northern, western and southern boundaries are formed by field boundaries with some low lying hedges. These are not marked by durable features and so would not be able to prevent encroachment beyond the site if the site were developed. The existing land use is agricultural. The site is well connected to open countryside to the west. The site is flat, with no built form, long line views and no vegetation and thus the site has a strong degree of openness. Overall, the site makes a strong contribution to safeguarding from encroachment due to its strong openness and non-durable boundaries between the site and the settlement and the site and the countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it has a strong degree of openness and there are non-durable boundaries between the site and the settlement and the site and the countryside. Therefore the site has a strong role in preventing encroachment. The site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution

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3138 R18/064 R18/P2/112	Site is same as parcel WI3 so not reassessed						Strong contribution
3139 R18/065 R18/P2/043 R18/P2/136	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Moderate contribution: The site is connected to the settlement on its north eastern boundary. This consists of Crouchley Lane, which is durable and would be able to prevent encroachment into the site. The site is well connected to the countryside along partially durable boundaries which would be able to prevent further encroachment beyond the site if the site was developed. These consist of a path that provides a walking route around Lymm Dam which is surrounded by dense tree line, and forms the northern and western boundaries and could prevent encroachment beyond the site if the site were developed. However the southern boundary is an unmarked field boundary and could not prevent encroachment beyond the site. The existing land use consists of open countryside that is in agricultural use. The site is predominantly flat with some slight undulations in topography, there is no built form and there are generally low levels of vegetation, with some interspersed trees throughout the site and dense vegetation to the north and west. Overall, the site supports a strong-moderate degree of openness as there are open, long line views. The site makes a moderate contribution to safeguarding the countryside from encroachment, due to the degree of openness and durable boundary with the settlement and partially durable boundaries with the countryside.	Strong contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. The entire north western boundary of the site lies adjacent to the Lymm Conservation Area. Therefore the site makes a strong contribution to preserving the setting and special character of historic towns.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to two and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as, while it makes a strong contribution to preserving the Lymm Conservation Area, it makes a moderate contribution to safeguarding from encroachment as it has a strong-moderate degree of openness and durable boundaries with the settlement.	Moderate contribution
3140 R18/066 R18/P2/081	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and St. Helens whereby development of the site would reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt. The boundaries between the site and the countryside are predominantly durability. The northern boundary is formed by Joy Lane which is durable and the limits of Finger Post Farm, which is not a durable boundary although there is some dense tree line marking the boundary and Joy Lane is beyond the farm. The eastern boundary is formed by Burtonwood Road and the southern boundary consists of dense tree line that follows Wright's Lane and Limekiln Lane which are both durable boundaries. The western boundary is an area of dense tree line and there is a track which runs less than 40m to the west of the tree line and therefore this is considered to be a durable boundary, due to the thickness of the vegetation and the track. The durable boundaries are considered to be able to prevent encroachment beyond the site if the site were developed. The site is well connected to the countryside along all of its boundaries. The existing land use is open countryside that is predominately in agricultural use. The site is flat with less than 10% built form and no vegetation within the site however there is dense vegetation along the southern and western boundaries which limits views in places and thus the site supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and complete connection with the open countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as it supports a strong-moderate degree of openness and is completely connected with the open countryside although it has durable boundaries which could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution in assisting in urban regeneration and a weak contribution to preventing towns from merging.	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
3141 R18/068 R18/P2/011	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is connected to the settlement along its southern and western boundaries. Its southern boundary consists of Longbutt Lane, which is durable, however its western boundary consists of thick tree lined field and garden boundaries which may not be durable enough in the long term to prevent encroachment into the site. The site is connected to the countryside along its northern and western boundaries. Its northern boundary is not defined by any features, and would not be durable enough to prevent further encroachment if the site was developed. Its eastern boundary mainly consists of garden boundaries, however it lies close to Oughtrington Lane and the gap between the site and this durable boundary already contains development in the Green Belt. Therefore there would be limited scope for further encroachment beyond the site to the east. The existing land use consists of open countryside. There is no built form and minimal vegetation. The site is connected to the open countryside to the north as there is built development which is within the Green Belt to the east of the site. The site supports a strong degree of openness as it contains no built form, minimal vegetation and supports long line views of the countryside to the north. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and the non-durability of its northern boundary.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a strong overall contribution. While the site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving historic towns, its openness and non-durable boundaries mean that it makes a strong contribution to safeguarding the countryside from encroachment. It therefore supports Paragraph 79 of the NPPF by keeping land permanently open. The site also makes a moderate contribution to assisting in urban regeneration.	Strong contribution
3143 R18/070	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not connected to a settlement. The site is connected to the countryside along a mix of durable and non-durable boundaries. The sites' northern and western boundaries are comprised of Warrington Lane and the B5159 Burford Lane, which may be able to prevent further encroachment if the site was developed. However the site's southern and eastern boundaries consist of field boundaries which are not durable and would not be able to prevent encroachment. The existing land use of the site is open countryside, and there is no built form and minimal vegetation besides internal field boundaries. The site is well connected to the countryside on all sides, however to the north and south west there is limited built development which is within the Green Belt. The site supports a strong degree of openness as there is no built form, low vegetation and it supports long line views of the countryside to the west. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable boundaries.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a strong overall contribution. While the site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving historic towns, its openness and non-durable boundaries mean that it makes a strong contribution to safeguarding the countryside from encroachment. It therefore supports Paragraph 79 of the NPPF by keeping land permanently open. The site also makes a moderate contribution to assisting in urban regeneration.	Strong contribution
3144 (north) R18/071 (north)	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not connected to a settlement. With the exception of the site's southern boundary along Bradshaw Lane and the northern boundary of Gailey Wood, the site generally has non-durable boundaries which may not prevent further encroachment if the site was developed. These consist of field boundaries to the west, and no features to the east. The existing land use of the site is open countryside. There is no built form and minimal vegetation. The site is well connected to the countryside	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a strong overall contribution. Whilst the site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving historic towns, its openness and	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			on all sides. The site supports a strong degree of openness as it contains no built form, minimal vegetation and supports long line views of the countryside. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable boundaries.	viewpoint of the Parish Church.	development, therefore the site makes a moderate contribution to this purpose.	non-durable boundaries particularly the eastern boundary which has no definable features mean that it makes a strong contribution to safeguarding the countryside from encroachment. It therefore supports Paragraph 79 of the NPPF by keeping land permanently open. The site also makes a moderate contribution to assisting in urban regeneration.	
3144 (south) R18/071 (south)	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site consists of two separate sections of land. There is a small gap between them consisting of a residential property and garden on Bradshaw Lane. The site is not connected to a settlement. The site is connected to the countryside along a mix of durable and non-durable boundaries. The site's northern and southern boundaries along Bradshaw Lane and the Bridgewater Canal are durable. However the site's eastern boundary consists of field boundaries which are not durable and may not be able to prevent further encroachment if the site was developed. However the proposed route for HS2 Phase 2b which has been safeguarded runs close to the eastern boundary of the site and cuts through the north eastern corner of the site. The existing land use of the site is open countryside. There is no built form and minimal vegetation. The site is well connected to the countryside on all sides, however to the south of both sections of the site there is built development which is within the Green Belt. The site supports a strong degree of openness as it contains no built form, minimal vegetation and supports long line views of the countryside. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its size, openness and non-durable eastern boundary.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a moderate overall contribution.. Whilst the site supports a strong degree of openness it has predominantly durable boundaries with the exception of the eastern boundary however the presence of the HS2 route close to the eastern boundary means that development would not threaten the overall permanence and openness of the Green Belt. The site also makes a moderate contribution to assisting in urban regeneration. The site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving historic towns.	Moderate contribution
3145 R18/072	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt. The boundaries with the countryside are of mixed durability. The western boundary is predominately defined by field boundaries which are not durable however a short extent of this boundary is defined by Cherry Lane (B5185) which is a durable boundary, although the overall boundary is not durable. The northern boundary is also not durable and consists of a field boundary with some sections of dense tree line but this is not solid enough to be considered as a durable boundary. The southern boundary is formed by dense tree line and is not considered to be durable on its own. These boundaries are all not considered to be durable and able to contain encroachment beyond the site if the site were developed. However, the eastern boundary consists of The Bongs which is an area of dense woodland which contains Bradley Brook and is considered to be a durable boundary that could prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is predominately in agricultural use. The site is well connected to the countryside along all of its boundaries. The site is generally flat however there is a	Weak contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. The northernmost edge of the site is located within the 250m buffer area around Lymm Conservation Area however it is separated by dense vegetation and residential properties located on The Avenue. Therefore the site makes a weak contribution to	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong-moderate degree of openness, it is completely connected to the open countryside and there are predominantly non-durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			gentle slope to the east towards Bradley Brook. There is no built form and low levels of vegetation within the site, however there is dense vegetation along the boundaries and therefore the long line views are restricted and therefore the site supports a strong-moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness, complete connection with the open countryside, and the predominantly non-durable boundaries between the site and the countryside.	preserving the setting and special character of historic towns.			
3147 R18/078	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn in the neighbouring authority of Halton whereby a reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Strong Contribution: The site is not adjacent to any settlements. The boundaries between the site and the countryside are mixed, with the northern boundary consisting of Hatton Lane and the southern and western boundaries formed by Pilmoss Lane which are durable in the long term and able to prevent encroachment beyond the site if the site were developed. However the eastern boundary consists of a field boundary which is not considered to be durable. The existing land use consists of open countryside that is predominantly within agricultural use. The site is flat, with no built form, low levels of vegetation and long line views and thus supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and strong connection to the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one, and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness, it is completely connected to the countryside along all boundaries, and the eastern boundary with the countryside is non-durable and therefore the site plays a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
3151 R18/089 R18/P2/060 A R18/P2/130 A	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and Leigh, which falls within the administrative authority of Wigan. Development of the site would result in the actual gap being reduced but not the perceived gap. It would also not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not connected to the settlement and is well connected to the countryside along all of its boundaries. The boundaries are formed by field boundaries which are not marked on the ground by durable features. These are therefore not durable boundaries able to prevent encroachment beyond the site if the site were developed. The site is currently in active use by a company named Orica, and appears to be for explosives engineering. The site is flat and there is less than 10% built form, all of which is low lying and there is minimal vegetation and therefore there are open long line views and the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness, strong connection with the countryside and non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to two purpose, a weak contribution to one purpose, and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. The site supports a strong degree of openness, and the boundaries with the countryside are not durable, however the site is in active use as a business and therefore there has been existing encroachment. This existing encroachment has not threatened the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes a weak contribution to preventing towns from merging.	Moderate contribution
3152 R18/090	No contribution: The site is not adjacent to the Warrington urban	Moderate contribution: The site forms a largely essential gap	Strong contribution: The site is not connected to any settlements. The site is connected to open countryside along all of its boundaries. The northern boundary is formed by the A580 and	No contribution: The site is not adjacent to a historic town. The	Moderate contribution: The Mid Mersey	The site makes a strong contribution to one purpose, a moderate contribution to two purposes and no contribution to two purposes. In line with the	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
R18/P2/060 B R18/P2/130 B	area and therefore does not contribute to this purpose	between the Warrington urban area, Culcheth and Leigh which falls within the administrative authority of Wigan. Development of the site would reduce the actual gap and the perceived gap between the towns however it would not result them merging. The A580 ensures that some separation is retained. Overall, the site makes a moderate contribution to preventing towns from merging.	links the site to the Green Belt within Wigan. The western boundary is formed by a dismantled railway line, which is mostly tree lined and Wilton Lane and the southern boundary is formed by a disused railway line which is surrounded by dense vegetation. These are durable boundaries able to prevent encroachment beyond the site if the site were developed. The eastern boundary with the countryside however, is formed by a series of field boundaries and paths which is not a durable boundary able to prevent encroachment beyond the site if the site were developed. The existing land use is predominantly open countryside and Carr Brook runs through the site, with the Orica Depot being located in the centre of the site. Despite the location of Orica, the site has less than 10% built form, it is flat and there are pockets of dense vegetation with most of the site having little or no vegetation. Therefore open long line views are present and the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment, due to its strong openness, strong connection with the countryside and non-durable eastern boundary.	site does not cross an important viewpoint of the Parish Church.	Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site supports a strong degree of openness, it is well connected to the open countryside and the eastern boundary is not durable. It therefore makes a strong contribution to safeguarding the countryside from encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to preventing towns from merging and to encouraging urban regeneration.	
3153	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all sides, with mainly less durable boundaries. The eastern boundary is not defined by any features however Cherry Lane forms a durable boundary further to the east which would prevent encroachment if the site were developed. The remaining three boundaries consist of field boundaries which are less durable and would not prevent encroachment if the site were developed. The existing land use consists of a farm house and associated farm buildings which are considered appropriate uses in the Green Belt. The site therefore has no built form, low levels of vegetation, and the topography is flat. The site supports some long line views to the north, west and south and overall supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its less durable boundaries and strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, and no contribution to three. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and there are less durable boundaries with the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
3154 R18/093	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lowton whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would	Strong contribution: The site is well connected to the countryside along all of its boundaries, which are of mixed durability. The northern boundary is an access road which is a made round and the western boundary consists of Heath Lane, these are durable boundaries able to prevent encroachment beyond the site if the site were developed. The southern boundary is low-lying vegetation which is marking the field boundary and the eastern boundary is a low-lying hedge line. These are not considered to be durable boundaries and could not prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is in agricultural use. The site is flat, with low levels of	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and is well connected to the countryside with the southern and eastern boundary with the countryside being non-durable and therefore the site has a strong role in preventing encroachment into the open	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	vegetation and no built form and open long line views and thus the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable boundaries.		contribution to this purpose.	countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	
3155 R18/095 R18/P2/056	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lowton whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The boundaries between the site and the settlement to the west are non-durable consisting of the rear gardens of residential properties on Deacon Close with fences/hedges and a tree lined boundary with the playing field at Croft Primary School to the west. The boundaries between the site and the countryside are of mixed durability, the southern boundary is a hedge lined made footpath which is durable, the northern boundary is a field boundary with intermittent tree line which is not durable and the eastern boundary is an unmarked field boundary which is not durable. These non-durable boundaries are not able to prevent encroachment beyond the site if the site were developed. The existing land use is in part open countryside, with a section of the site in use by Heathcroft Stud which is an equestrian centre. This also provides beneficial uses in terms of outdoor sports and recreation. The site is flat, with low levels of vegetation however has between 20 and 30% built form with low line views in some places albeit restricted in others by the built form. Thus the site supports a moderate-weak degree of openness. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment as it has a moderate-weak degree of openness however has non-durable boundaries and therefore has a moderate role in safeguarding the countryside	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports a moderate-weak degree of openness due to the built form however it has non-durable boundaries and therefore makes a moderate contribution to safeguarding the countryside from encroachment. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns form merging.	Weak contribution
3156 R18/096 R18/P2/131 D	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Weak contribution: The site is not connected to any settlements. The site is within the washed over village of Little Town and is fully enclosed by existing development within the Green Belt consisting of a church to the west of the site and residential properties to the north, east and south. The site is not connected to the open countryside The northern boundary is Mustard Lane and the eastern boundary is Lady Lane. These are durable boundaries able to prevent encroachment beyond the site if the site were developed. The western boundary consists of tree line and the southern boundary is a mix of a tree and hedge line which marks the limit of the site. These are not durable boundaries and would not be able to prevent encroachment beyond the site however there is limited potential for encroachment given the surrounding existing development. The existing land use is open countryside, and the site does not appear to be in an active use. There is no built form within the site and it is generally flat with a slight slope towards Lady Lane. There is dense vegetation on the site and therefore there are no open views and the site supports a moderate degree of openness. Overall the site makes a weak contribution to safeguarding the countryside from encroachment due to its lack of	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to three. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports a moderate degree of openness however it is not connected to the open countryside given it is fully enclosed by existing development within the Green Belt therefore it makes a weak contribution to safeguarding from encroachment. The site makes a moderate contribution to assisting in urban regeneration.	Weak contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			connection with the open countryside as it is fully enclosed by existing development within the Green Belt.				
3157 R18/097 R18/P2/069	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area, Culcheth and Leigh which falls within the administrative authority of Wigan. Development of the site would result in the actual gap being slightly reduced although would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The boundaries between the site and the settlement are varied. To the west is the A574, which is a durable boundary that could prevent encroachment into the site in the long term. However the southern boundary is a hedge line with trees which could not prevent encroachment into the site in the long term. The eastern boundary links the site and the countryside and consists of a hedge line with intermittent trees which would not prevent encroachment beyond the site if the site were developed however to the north is the B5212 which is a durable boundary that could prevent encroachment beyond the site if the site were developed. Part of the northern boundary is formed by the limit of the development along the B5212 which is not durable however the B512 is close by to the north. The existing land use is predominantly open countryside in agricultural use. The site is reasonably well connected to the countryside as it has links on two boundaries. The site is flat with minimal built form and no vegetation and there are open long line views thus it supports a strong degree of openness. Overall, the site makes a moderate contribution to safeguarding from encroachment.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports a strong degree of openness and has both durable and non-durable boundaries and it makes a moderate contribution to safeguarding the countryside from encroachment. The site makes a weak contribution to preventing towns from merging and a moderate contribution to encouraging urban regeneration. The site does not contribute to checking unrestricted sprawl or preserving the setting of historic towns.	Weak contribution
3158 R18/099	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lowton whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging	Strong contribution: The site is not connected to the settlement. The site is well connected to open countryside along most of its boundaries however the washed over village of New Lane End is located to the south east corner of the site. The site's boundaries are of mixed durability. The southern boundary is formed by Stone Pit Lane and the eastern boundary is formed by Kenyon Lane which are durable boundaries able to prevent encroachment beyond the site if the site were developed. The northern and western boundaries are formed by dense tree line which are not durable boundaries able to prevent encroachment beyond the site if the site were developed. The existing land use is open countryside in agricultural use. The site is flat, with no built form and low levels of vegetation and there are open long line views and therefore the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable northern and western boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and is well connected to open countryside with the western and northern boundaries with the countryside being non-durable and therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
3159 R18/098 R18/P2/069	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lowton whereby development of the site would slightly reduce the actual gap but not the	Strong contribution: The boundary between the site and the settlement consists of the rear gardens of residential properties to the north east of the site. This does not represent a durable boundary that could prevent encroachment. The site has a limited connection to the settlement and is well connected to the countryside. The site is connected to the countryside along Smithy Brow to the north which is a durable boundary able to prevent encroachment beyond the site if the site was developed. The remaining boundaries with the countryside are less durable, with	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development,	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Although the site has a strong degree of openness and there are non-durable boundaries to the south and the east, the wider boundaries further south	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	the eastern boundary a field boundary marked with a low-lying hedge and the southern and western boundaries consisting of field boundaries with intermittent tree line. These are not durable and could not prevent encroachment beyond the site if the site were developed. The existing land use is open countryside in agricultural use. The site is flat, with no built form and low levels of vegetation, thus the site supports long line views and has a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its non-durable boundaries with the countryside and strong openness.		therefore the site makes a moderate contribution to this purpose.	and east consist of durable road boundaries (Dam Lane and Smithy Lane). These boundaries could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	
3160 R18/102 R18/P2/104 D	Weak contribution: The site only has a very limited connection with the built-up area at its north eastern corner with the Bridgewater Canal. This represents a durable boundary which could prevent sprawl. Given the shape of the built-up area, development of the site would not round off the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn in the neighbouring authority of Halton whereby a reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is very well connected to the open countryside along all its boundaries. The boundaries between the site and the countryside consist of Hough's Lane to the west which is a durable boundary, the Bridgewater Canal to the north which is a durable boundary, and dense wooded areas to the east and south which are durable. These boundaries could prevent encroachment beyond the site if the site were developed. The existing land use consists of Beechtree Farm and open countryside. The site is flat with limited vegetation within it and long line views thus it supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two, and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness, the boundaries between the site and the countryside are durable thus any development would be contained and would therefore not threaten the overall openness and permanence of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	Moderate contribution
3161 R18/105 R18/P2/104 E	Weak Contribution: Bridgewater Canal forms a durable northern boundary between the site and the built-up area, however the eastern boundary is formed by the rear of residential development along Red Lane which is not permanently durable enough to prevent sprawl into the site in the long term. . The site is fairly well connected to the built-up area along these two boundaries. Given the shape of the built-up area, development of the	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The boundary between the site and the built-up area is a mix of durable and non-durable boundaries, with the Bridgewater Canal to the north which is durable and rear of residential development to the east which would not be able to fully prevent encroachment into the site. The boundaries between the site and the countryside consist of field boundaries to the west and the south is tree line marking the golf course boundary which are not durable and may not be able to prevent encroachment beyond the site. There is a boundary to the south east which consists of a heavy tree lined cemetery boundary which is durable. The existing land use consist of open countryside in agricultural use. There is no built form and limited vegetation. The topography slopes downwards from south to north thus long line views from the settlement are hindered. The site supports a moderate degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its openness and mostly durable boundaries.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two. In line with the methodology In line with the methodology, the site has been judged to make a moderate overall contribution. The site supports a moderate degree of openness and the boundaries between the site and the settlement and the site and the countryside are of mixed durability thus the site has a moderate role in safeguarding from encroachment. The site makes a weak contribution to checking unrestricted sprawl given that development of the site alongside adjacent areas of land could be seen as rounding off the settlement pattern. The site makes a moderate contribution to assisting in urban regeneration.	Weak contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	site, alongside other areas of land surrounding the site could be seen as rounding off the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.						
3162 R18/107 R18/P2/088 R18/P2/089 R18/P2/090	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is connected to the settlement along its northern and western boundaries. The western boundary consists of garden boundaries which, while clear and contiguous along the boundary, may not be durable enough to prevent encroachment into the site. The northern boundary is durable in some sections along Longcroft Place and Chaise Meadow, although other sections consist of garden boundaries and an unmade section of Millers Lane which are less durable. The site is connected to the countryside predominantly along Mill Lane to the east and Stage Lane to the south, both of which form durable boundaries which could prevent further encroachment if the site was developed. The site's north eastern boundary is comprised of a water body (Healey Flash) which is durable and of garden boundaries close to Mill Lane as there is development within the Green Belt up to the durable boundary of Mill Lane. To the south east of the site, field boundaries form a non-durable boundary however Stage Lane and Mill Lane are in close proximity and would therefore limit any encroachment. The existing land use is open countryside. There is no built form and minimal vegetation, which mainly consists of internal field boundaries. The site is connected to the open countryside on two sides, to the east and south. The site supports a strong degree of openness as it contains no built form, minimal vegetation and supports long line views to the east. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and the non-durable boundaries between the site and the settlement.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and there are non-durable boundaries with the settlement, the boundaries between the site and the countryside are mostly durable and would therefore contain any development preventing it from threatening the overall openness and permanence of the Green Belt. The site also makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
3163 R18/109	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Cadishead (within the administrative authority of Salford) and the Warrington urban area whereby development of the site would slightly reduce the actual gap but not the perceived	Strong contribution: The site is well connected to the open countryside along all of its boundaries, and is not connected to the settlement albeit the washed over village of Glazebrook is located to the south west of the site. The boundaries are of mixed durability. The northern boundary is the M62 motorway and the southern boundary is the railway line which are durable. The eastern boundary is also durable, consisting of Glaze Brook which is durable and represents the administrative boundary. The western boundary is predominately durable as it is formed by Glazebrook Lane which is durable however sections of the boundary are formed by the rear of existing residential, and these garden boundaries are not considered to be durable boundaries. The	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site has a strong degree of openness and is well connected to the open countryside, the site's boundaries are predominantly durable. These durable boundaries could contain development and prevent it from threatening the overall openness and permanence of the Green Belt.	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	existing land use is predominantly open countryside in agricultural use. Woolden Road runs through the site, there are a number of water bodies in the northern section and also an area of allotments. The site is flat, with no built form and low levels of vegetation and therefore there are long line views and the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness and as it is well connected to the open countryside.		contribution to this purpose.	The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging.	
3164 R18/111	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas	No contribution: The site does not play a role in preventing towns from merging	Strong contribution: The site is connected to the settlement along part of its western boundary. This consists of a short section of Oughtrington Lane, which is durable, and a row of garden boundaries for properties on Oughtrington Lane, which may not be durable enough to prevent encroachment into the site. The site is connected to the countryside along mainly non-durable boundaries consisting of tree lines and field and garden boundaries, which may not be able to prevent further encroachment if the site was developed. Part of the eastern boundary consists of Helsdale Wood which represents a durable boundary however the remainder of this eastern boundary is not durable. The site has a southern boundary along Higher Lane which is durable. The existing land use is open countryside. There is no built form on the site and minimal vegetation mainly consisting of internal field boundaries. The site is well connected to the countryside on all except its south western side. The site supports a strong degree of openness as it contains no built form, minimal vegetation and supports long line views to the east. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and mostly non-durable boundaries.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a strong overall contribution. While the site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving historic towns, its openness and predominantly non-durable boundaries mean that it makes a strong contribution to safeguarding the countryside from encroachment. It therefore supports Paragraph 79 of the NPPF by keeping land permanently open. The site also makes a moderate contribution to assisting in urban regeneration.	Strong contribution
3165 R18/116 R18/P2/100 4B	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to the settlement and is fully connected to the countryside and wider Green Belt however there is existing development within the Green Belt to the west, south and further north and north east of the site. The boundaries between the site and the countryside are of mixed durability consisting of Lymm Road to the north and Stockport Road to the south, both of which are durable boundaries which could prevent encroachment beyond the site if the site was developed. The western boundary consists of the rear gardens of residential properties and a wooden and wire post fence which are not durable and would not be able to prevent encroachment. The eastern boundary consists of tall mature trees which due to their height represent a durable boundary. The site contains no built form and the topography is undulating sloping upwards from Lymm Road. The site consists of open countryside, it has no built form and is flat with vegetation around the boundaries. Views are fairly open although long line views are somewhat hindered by vegetation and thus it supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding from	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. The site supports a strong-moderate degree of openness and although the western boundary is not durable, the remaining boundaries are all durable plus there is existing development within the Green Belt to the immediate west and south and further east which therefore limits the impact of development on the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging and checking unrestricted sprawl.	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			encroachment due to its openness and the non-durable western boundary.				
3168 R18/139A-Q R18/P2/107	Refer to R18/139A-Q						
3169 R18/142	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is adjacent to Appleton Thorn along its eastern boundary consisting of Barleycastle Lane which represents a durable boundary which could prevent encroachment into the site. The site is well connected to the open countryside however these boundaries are predominantly not durable. To the north, west, and south west are hedge and tree lined field boundaries which are not durable and would not be able to prevent encroachment beyond the site if the site was developed. To the south is the B5356 which is a durable boundary which could prevent encroachment. The existing land use consists of open countryside in agricultural use. The topography is fairly flat with some undulations and there is no built form and low levels of vegetation thus there are very open long line views and the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and non-durable boundaries with the countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and there are non-durable boundaries between the site and the countryside, the boundaries between the site and the settlement are durable enough to prevent development from encroaching into the site and therefore not threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging.	Moderate contribution
3170 R18/144 R18/P2/023	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not connected to the settlement as Broomedge is a washed over village within the Green Belt. The site is connected to the countryside along a mix of durable and non-durable boundaries. The site's western boundary consists of the B5159 High Legh Road and is durable, however the site's other boundaries consist of field boundaries which are not durable and may not contain further encroachment if the site was developed. The existing land use of the site is open countryside. There is no built form and minimal vegetation. The site is well connected to the countryside to the east and west as it adjoins open countryside however to the north and south there is built development which is within the Green Belt. The site supports a strong degree of openness as there is no built form, low vegetation and it supports long line views to the east. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable boundaries.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a moderate overall contribution. Whilst the site has a strong degree of openness and boundaries of mixed durability, the site is contained by existing built development in the Green Belt to the north and south and therefore development would not threaten the overall openness and permanence of the Green Belt. The site also makes a moderate contribution to assisting in urban regeneration. The site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving historic towns.	Moderate contribution
3171 R18/145	No contribution: The site is not adjacent to the Warrington urban area and therefore does	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is not connected to the settlement. The site is connected to the countryside along a mix of durable and non-durable boundaries. The site's eastern boundary consists of Oughtrington Lane, which is durable. The site's other boundaries	No Contribution: Lymm is a historic town however the site is not within	Moderate contribution: The Mid Mersey Housing Market	The site makes a moderate contribution to two purposes and no contribution to three. In line with the methodology, the site has therefore been judged to make a weak overall contribution. While the site	Weak contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	not contribute to checking the unrestricted sprawl of large built-up areas.		consist of tree lined field and garden boundaries, which are not durable and may not be able to prevent further encroachment if the site was developed. The current land use of the site is a former nursing home, which has been closed since 2015, along with associated driveways and gardens. There is between 20 and 30% built form and moderate vegetation. The site is connected to the open countryside to the west however there is built development which is within the Green Belt to the north, east and south of the site. The site supports a weak degree of openness as it contains between 20 and 30% built form, has moderate levels of vegetation and does not support long line views of the countryside. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment as it supports a weak degree of openness although has predominantly non-durable boundaries.	250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	makes a moderate contribution to safeguarding the countryside from encroachment due to its weak degree of openness and predominantly non-durable boundaries, it makes no contribution to checking unrestricted sprawl, preventing towns from merging or preserving historic towns. The site also makes a moderate contribution to assisting in urban regeneration.	
3173 R18/010	Weak contribution: The northern most corner of the site links to the built up area. This boundary is defined by Shepcroft Lane which is a durable boundary which could prevent sprawl into the site in the long term. The site is only connected to the built-up area along this corner. Given the shape of the built-up area, development of the site would not round of the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The boundary between the site and the built-up area is durable, consisting of Shepcroft Lane which could prevent encroachment into the site. The boundaries between the site and the countryside consist of a series of field boundaries to the east and west which are not durable and would not be able to prevent encroachment beyond the site if the site were developed. However the southern boundary is Hatton Lane (B5356) which is a durable boundary that is able to prevent encroachment beyond the site if it were developed. The site is open countryside that is predominately in agricultural use. The site is well connected to the countryside. The site has less than 10% built form, low levels of vegetation and open, long line views and therefore supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and there are non-durable boundaries between the site and the countryside and it therefore has a strong role in preventing encroachment into the countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and a moderate contribution to assisting in urban regeneration.	Strong contribution
3175 R18/141	Weak contribution: Delph Lane forms a durable boundary between the site and the built up area. This is a permanent boundary that is durable enough to prevent sprawl into the site in the long term. Delph Lane only forms a short extent of the southern boundary, which is the section	Weak contribution: The site forms a less essential gap between Newton-le-Willows and the Warrington urban area whereby development of the site would slightly reduce the gap between the towns however would not result in them merging. Overall, the	Strong contribution: The boundary between the site and the settlement is Delph Lane which is durable and would prevent encroachment. The boundaries between the site and the countryside consist of Mill Lane to the west which is durable and to the north and east is dense tree lining from Coney Grove Woods, the majority of which is durable although some of the north western sections may not be permanently durable in the long term. The majority of the southern boundary is only defined by field boundaries which is not a durable boundary about to prevent encroachment beyond the site if the site were developed, however just to the south is Delph Lane and the M62 and in combination, these could prevent encroachment beyond the site. The site is connected to open countryside to the north west and west as there is	No contribution: Warrington is a historic town however the site is not within 250m of the relevant Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two, and no contribution to one. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the boundaries between the site and the countryside are not permanently durable, the boundaries between the site and the settlement, beyond the field boundary to the south consist of the M62 and Delph Lane. These are durable boundaries which could prevent development from encroaching into the site and	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	which connects the site and the Warrington urban area. The site is only connected to the urban area along this southern boundary. Overall the site makes a weak contribution to checking unrestricted sprawl.	site makes a weak contribution to preventing towns from merging.	existing development within the Green Belt to the north east and east.. The existing land use consists of open countryside in agricultural use, with animals present on the site. The site is flat, with no built form, minimal vegetation and open long line views and thus it supports a strong degree of openness. Overall, the site makes a strong contribution to protecting the countryside from encroachment.			therefore not threatening the openness and permanence of the Green Belt. The site makes a moderate contribution in assisting in urban regeneration.	
3176 3313 R18/042 R18/P2/021 R18/P2/022	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Cadishead (within the administrative authority of Salford) and the Warrington urban area whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to Cadishead along a short section of its eastern boundary of Glaze Brook which forms a durable boundary which could prevent encroachment. The site is well connected to the open countryside along its remaining boundaries. The boundaries between the site and the countryside are of mixed durability. The northern boundary is a field boundary, which runs parallel to the station car park and so is less than 50m from the railway line and therefore is a durable boundary as it has a combination of durable features in close proximity. The eastern boundary is the B5212 and the limits of the existing development along the B5212, which is not durable however the boundary as a whole is durable and would prevent existing encroachment into the site if it were developed. The southern boundary is formed by a series of field boundaries which is particularly dense at the south east and south west, however is not on its own considered to be a durable boundary which could prevent encroachment. The western boundary is the edge of an area of dense tree line, the limits of existing residential development and Bank Street which are a mix of durable and non-durable boundaries however overall is not considered to be durable. However the HS2 Phase 2b safeguarded route is located in close proximity to the western boundary of the site and represents a durable boundary. The existing land use is open countryside in agricultural use, however Bank Street runs through the site and there is existing built form in the form of the Country Club and residential development along Vetch Close. However, due to the large scale of the site, the built form is less than 10% of the site and the site is flat however there is dense vegetation in the west and eastern sections of the site which restrict views in these areas and therefore the site supports a moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the non-durable southern and western boundaries and it being well connected to the countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as it supports a moderate degree of openness and although the southern and western boundaries are not durable, the HS2 Phase 2b safeguarded route is located close to the western boundary of the site. This is a durable boundary which could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
3177 R18/062 R18/P2/104 F R18/P2/129	No contribution: The site is not adjacent to the Warrington urban area and therefore does	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm	Weak contribution: The site is not adjacent to the settlement and is fully surrounded by countryside and the wider Green Belt however there is existing light industrial development in the Green Belt to the south and west. The site's northern boundary consisting of Stockport Road is durable and could prevent encroachment beyond	No contribution: The site is not adjacent to a historic town. The site does not cross an	Moderate contribution: The Mid Mersey Housing Market Area has 2.08%	The site makes a moderate contribution to one purpose, a weak contribution to two, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to safeguarding from encroachment	Weak contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	not contribute to this purpose.	whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. Overall the site makes a weak contribution to preventing towns from merging.	the site if the site was developed. The site's remaining boundaries consists of the limits of development to the east, south and west. Whilst tall tree lining marks these boundaries, these are not permanently durable boundaries however there is limited potential for further encroachment due to the existing development to the east, south and west. Furthermore there are durable boundaries further east and south consisting of the M6 and the former disused railway line which is now a heavily tree lined footpath. The existing land use consists of a residential dwelling and outbuildings with associated garden. The site has approximately 30% built form, the topography of the site slopes slightly upwards from north to south, there is heavy vegetation around the site's boundaries and there are no long line views due to the surrounding developments. Thus the site supports a weak-no degree of openness. Overall the site makes a weak contribution to safeguarding from encroachment due to its lack of openness and limited connection to the open countryside.	important viewpoint of the Parish Church.	brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	as it lacks openness and has a limited connection to the open countryside. The site makes a moderate contribution to assisting in urban regeneration. It makes a weak contribution to preventing towns from merging and no contribution to checking unrestricted sprawl and preserving the historic town.	
3178 R18/082 R18/P2/072 R18/P2/073	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is connected to the settlement along its western and southern boundaries. The western boundary consists of hedge lined garden boundaries which may not be durable enough to prevent encroachment into the site. The southern boundary consists of the A6144 Rush Green Road, which is more durable. The site is connected to the countryside along its northern and eastern boundaries. Part of the northern boundary consists of the Transpennine Trail, which is durable, but the majority of the site's northern and eastern boundary consists of non-durable field boundaries which are not durable however the durable Transpennine Trail is within 100m of the boundary and this would contain any encroachment. The existing land use consists of open countryside. There is no built form and low levels of vegetation, mainly consisting of trees along Reddish Lane within the site. The site is well connected to the open countryside to the north. The site supports a strong degree of openness as it contains no built form, low levels of vegetation and supports long line views of the countryside to the north. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable boundaries to the west and east.	Strong contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. The majority of the site is located within the 250m buffer area around Lymm Conservation Area. Part of the site's southern boundary lies adjacent to the Conservation Area. Therefore the site makes a strong contribution to preserving the setting and special character of historic towns.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to two purposes, a moderate contribution to one and no contribution to two. In line with the methodology, the site has been judged to make a strong overall contribution. While the site does not contribute to checking unrestricted sprawl or preventing towns from merging, it makes a strong contribution to preserving the character of the Lymm Conservation Area and safeguarding the countryside from encroachment due to its location, openness and non-durable boundaries. The site also makes a moderate contribution to assisting in urban regeneration.	Strong contribution
3179 R18/146 R18/P2/110	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is connected to the settlement along its northern boundary. Half of this is durable consisting of a very dense wooded area which could prevent encroachment whilst the other half consists of a tree lined field boundary which is not durable and would not be able to prevent encroachment into the site. The site is well connected to the open countryside along three boundaries. These boundaries are predominantly not durable. They consist of tree and hedge lined field boundaries to the east and south which do not represent durable boundaries which could prevent encroachment beyond the site if the site was developed.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site	The site makes a strong contribution to one purpose, a moderate contribution to one, and no contribution to three. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and the boundaries between the site and the countryside are predominantly not durable, the site's boundaries with the settlement are partly durable and could contain development and	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			The western boundary consists of a dense wooded area which is a durable boundary which could prevent encroachment. The existing land use consists of open countryside in agricultural use. There is no built form and the site slopes up from the northern boundary to the southern boundary. Apart from the western section of woodland, there is limited vegetation within the site. Thus the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong openness and predominantly non-durable boundaries with the countryside.		makes a moderate contribution to this purpose.	prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	
3313 3176 R18/042 R18/P2/021 R18/P2/042	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Cadishead (within the administrative authority of Salford) and the Warrington urban area whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to Cadishead along a short section of its eastern boundary of Glaze Brook which forms a durable boundary which could prevent encroachment. The site is well connected to the open countryside along its remaining boundaries. The boundaries between the site and the countryside are of mixed durability. The northern boundary is a field boundary, which runs parallel to the station car park and so is less than 50m from the railway line and therefore is a durable boundary as it has a combination of durable features in close proximity. The eastern boundary is the B5212 and the limits of the existing development along the B5212, which is not durable however the boundary as a whole is durable and would prevent existing encroachment into the site if it were developed. The southern boundary is formed by a series of field boundaries which is particularly dense at the south east and south west, however is not on its own considered to be a durable boundary which could prevent encroachment. The western boundary is the edge of an area of dense tree line, the limits of existing residential development and Bank Street which are a mix of durable and non-durable boundaries however overall is not considered to be durable. However the HS2 Phase 2b safeguarded route is located in close proximity to the western boundary of the site and represents a durable boundary. The existing land use is open countryside in agricultural use, however Bank Street runs through the site and there is existing built form in the form of the Country Club and residential development along Vetch Close. However, due to the large scale of the site, the built form is less than 10% of the site and the site is flat however there is dense vegetation in the west and eastern sections of the site which restrict views in these areas and therefore the site supports a moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the non-durable southern and western boundaries and it being well connected to the countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as it supports a moderate degree of openness and although the southern and western boundaries are not durable, the HS2 Phase 2b safeguarded route is located close to the western boundary of the site. This is a durable boundary which could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
3316 R18/P3/029	No contribution: The site is not adjacent to the Warrington urban area and therefore does	Weak contribution: The site forms a less essential gap between Lymm and the Warrington urban area	Strong contribution: The site is connected to the settlement along a small section of its eastern boundary. This consists of rear gardens of residential properties on Highfield Road which are less durable and would not be able to prevent encroachment into the site. The boundaries between the site and the countryside include Massey	No Contribution: Lymm is a historic town however the site is not within 250m of its	Moderate contribution: The Mid Mersey Housing Market Area has 2.08%	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	not contribute to this purpose.	whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. The M6 ensures that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Brook Lane to the north which is durable and dense tree line and a minor watercourse to the west which is durable and could prevent encroachment beyond the site if the site were developed. However, the southern boundary is an unmarked field boundary which is not durable and would not prevent encroachment. The existing land use mainly consists of open countryside that is predominately in agricultural use. The site is well connected to the countryside along three boundaries albeit there is existing development within the Green Belt to the immediate west of the site and also further west along Massey Avenue and Massey Brook Lane. The site contains no built form and low levels of vegetation, however there are no long line views because of the surrounding development and the site is set at a lower level to the A56, however the site itself is predominately flat with some slight undulations. Therefore, the site supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to the non-durable boundaries between the site and the settlement and the site and the countryside.	Conservation Area. The site does not cross an important viewpoint of the Parish Church.	brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	has been judged to make a moderate overall contribution as whilst it supports a strong-moderate degree of openness and the southern boundary with the countryside is not durable, the wider area of Green Belt surrounding the site is bound by the durable road boundaries of Booths Lane and Massey Brook Lane which could contain any encroachment and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to checking unrestricted sprawl.	
3334 R18/P2/061 R18/P2/092	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Newton-le-Willows whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement along the southern boundary and half of the western boundary which is comprised of the edge of residential development which are less durable and would not prevent encroachment into the site. The site is connected to the countryside on its eastern, western and northern boundaries. The eastern and western boundaries are comprised of Winwick Link Road to the east and Waterworks Lane to the west which are both durable and would prevent encroachment if the site were developed. The northern boundary is comprised of a hedge lined field boundary which is less durable and would not prevent encroachment if the site were developed. The existing land use consists of open countryside in agricultural use and there is no existing built form on the site. The site topography is generally flat and there is low levels of vegetation on the site. The site supports some long line views to the north and overall the site supports strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to the less durable boundaries with the settlement and strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the boundaries between the site and the settlement are non-durable, the site's boundaries with the countryside are predominantly durable and could contain development and prevent it from threatening the overall openness and permanence of the Green Belt.	Moderate contribution
3337 R18/P2/064	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Leigh in the neighbouring authority of Wigan. Development of the site would slightly	Strong contribution: The site is not directly connected to the settlement although it is in close proximity to the east of the settlement and there is existing development in the Green Belt between the settlement and the site. The northern boundary is comprised of Holcroft Lane which is durable and would prevent encroachment if the site were developed. The eastern boundary is comprised of a field boundary, the southern boundary is comprised of a hedge lined field boundary and the western boundary is comprised of a small fence boundary, which are all less durable and	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development,	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution to the Green Belt. Whilst the site has a strong degree of openness and there are less durable boundaries to the south and east, there is	Moderate contribution

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		reduce the actual gap between the towns although it would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	would not be able to prevent encroachment if the site were developed however there is limited potential for encroachment to the west given the existing development. The existing land use consists of open countryside. The topography of the site appears flat and the site supports long line views to the south and east. There are low levels of vegetation on the site. There is no built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mainly less durable boundaries and its strong degree of openness.		therefore the site makes a moderate contribution to this purpose.	existing development to the north and west which would limit potential encroachment. Thus development would be somewhat contained and would not threaten the overall openness and permanence of the Green Belt.	
3350 R18/151 R18/P2/097	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The site is not adjacent to the settlement and is surrounded by open countryside to the north and east. To the south of the site beyond the M56 within High Peak is a large warehouse property. Stretton Green Distribution Park is located less than 250m to the west of the site. The site's boundaries with the countryside are all durable consisting of Barleycastle Lane to the north, east and west and the M56 to the south. These durable boundaries could prevent encroachment beyond the site if the site was developed. The existing land use consists of open countryside in agricultural use. The site is flat with no built form, no vegetation and open long line views thus it supports a strong degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment as although it has a strong degree of openness all of its boundaries are durable and could prevent encroachment.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding from encroachment as although it has a strong degree of openness, all of its boundaries are durable and could prevent encroachment. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging. It makes no contribution to checking unrestricted sprawl or preserving the historic town.	Weak contribution
3351 R18/150 R18/P2/098	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained.	Strong contribution: The site is not adjacent to the settlement and is fully surrounded by open countryside and the wider Green Belt. The site's boundaries with the countryside predominantly not durable consisting to the north of Bradley Brook which is lined by a fence and trees albeit some of these are intermittent and therefore this does not represent a durable boundary which could prevent encroachment. The western boundary consists of a field boundary with a path and intermittent trees which is not durable and would not be able to prevent encroachment. The southern boundary consists of Barleycastle Lane which does represent a durable boundary. The eastern boundary is only marked by a wooden fence and is therefore not durable however the M56 is located close by to the east and represents a durable boundary. The existing land use consists of open countryside in agricultural use. The site is flat with no built form, no vegetation and open long line views thus it	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness, it is completely connected to the countryside and it has predominantly non-durable boundaries with the countryside. The site therefore has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate	Strong contribution

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		In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong openness, complete connection with the countryside and predominantly non-durable boundaries.			contribution to assisting in urban regeneration and a weak contribution to preventing towns form merging.	
3352 R18/148 R18/P2/099	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to the settlement and is fully surrounded by open countryside and the wider Green Belt. The site's boundaries with the countryside are not durable consisting of Bradley Brook which is lined by a fence and trees albeit some of these are intermittent and therefore this does not represent a durable boundary which could prevent encroachment. The eastern boundary consists of a field boundary with a path and intermittent trees which is not durable and would not be able to prevent encroachment. The southern boundary consists of Barleycastle Lane which does represent a durable boundary. The western boundary consists of a field boundary which is only lined by shrubs and which does not represent a durable boundary. The existing land use consists of open countryside in agricultural use. There is a farm (Barleycastle Farm) located within the site. The site is flat with no built form, no vegetation and open long line views thus it supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong openness, complete connection with the countryside and predominantly non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness, it is completely connected to the countryside and it has predominantly non-durable boundaries with the countryside. The site therefore has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns form merging.	Strong contribution
3353 R18/061 R18/P2/100	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. In addition, the gap between the towns is	Strong contribution: The site is adjacent to Appleton Thorn along its western boundary consisting of Barleycastle Lane which is durable and could prevent encroachment into the site and Bradley Brook which is not durable. The site is connected to open countryside along two of its boundaries consisting of a field boundary to the east which is only lined by shrubs and which does not represent a durable boundary. To the north is Bradley Brook which is lined by a fence and trees albeit some of these are intermittent and therefore this does not represent a durable boundary which could prevent encroachment beyond the site if the site was developed. The existing land use consists of open countryside in agricultural use. Booth's Farm is excluded from the site. The site is flat with no built form, and low levels of vegetation apart from the copse to the east of the site. Thus the site has open long line views and supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and it has non-durable boundaries with the countryside. The site therefore has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns form merging.	Strong contribution

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		already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	encroachment due to its strong openness and predominantly non-durable boundaries.				
3359 R18/P2/111	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is connected to the settlement along its southern and western boundaries. The southern boundary consists of tree line and the limits of the existing residential development and the western boundary consists of the limits of Ravenbank Primary School and garden and field boundaries. These are less durable boundaries therefore they would not prevent encroachment into the site. The site is connected to the countryside along the northern and eastern boundaries. The northern boundary is defined by the unmade Sutch Lane and the eastern boundary consists of dense tree line. These are less durable boundaries which would not prevent encroachment beyond the site if the site were developed. The existing use is predominately open countryside with dense tree line and a caravan storage site to the north of the site, with limited built form associated with this. The site has less than 10% built form and dense levels of vegetation which limits the long line views and therefore the site supports a moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to all of its boundaries being less durable.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. Although the site only supports a moderate degree of openness, all its boundaries are less durable and therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to encouraging urban regeneration.	Strong contribution
3369 R18/106 R18/P2/145	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is adjacent to Appleton Thorn along its western boundary consisting of the limits of the Barleycastle Trading Estate which includes tree lining but does not represent a durable boundary and would not be able to prevent encroachment into the site. The site is connected to the countryside along its remaining boundaries. These are of mixed durability. The northern boundary with the countryside consists of the B5356 Grappenhall Lane which represents a durable boundary. The eastern boundary consists of the M6 which represents a durable boundary. These boundaries could prevent encroachment beyond the site if the site was developed. The southern boundary consists of Bradley Brook which is lined by a fence and trees albeit some of these are intermittent and therefore this does not represent a durable boundary which could prevent encroachment beyond the site if the site was developed. The existing land use consists of open countryside in agricultural use. Bradley Hall Farm and Cottages is located in the middle of the site. The site has less than 10% built form, it is fairly flat with low levels of vegetation overall, with the exception of Bradley Gorse to the south east corner of the site. Thus there are open long line views and the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable western and southern boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and has some non-durable boundaries, the eastern and northern boundaries are particularly durable motorway and road boundaries and could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging.	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
15231 R18/127 R18/P2/96A	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lowton whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundaries between the site and the settlement to the south and west are non-durable consisting of the rear gardens of residential properties with fences/hedges. These boundaries would not be able to prevent encroachment into the site. The boundaries between the site and the countryside consist of Lady Lane to the east which is a durable boundary which could prevent encroachment beyond the site if the site were developed. However the northern boundary is partly durable consisting of a hedge lined made footpath which is durable and a series of field boundaries that are tree lined in some sections, which are not durable and would not be able to prevent encroachment beyond the site if the site were developed. The existing land use is undeveloped countryside. The site is flat with less than 10% built form however there is an area of dense woodland to the south west of the site with some tree lining along field boundaries within the site. The site therefore supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong-moderate openness and non-durable boundaries with the settlement.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it makes a strong contribution to safeguarding the countryside from encroachment due to its strong-moderate openness and non-durable boundaries with the settlement, its boundaries with the countryside are mostly durable and the wider area of Green Belt to the north and east has durable road boundaries (Lady Lane and Mustard Lane). These boundaries could contain development and prevent it from threatening the overall openness and permanence of the Green Belt.	Moderate contribution
R18/001 (North) 3100 (north) R18/P2/025 (north) R18/P2/066 (north) R18/P2/144 (North)	Weak contribution: The boundary with the built-up area is Warrington Road to the north of the site which is a durable boundary able to prevent sprawl. The site is only connected to the built up area along this northern boundary. Overall the site makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Widnes whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. Furthermore the gap is already narrower in other locations. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundaries between the site and built-up area include Warrington Road to the north which is a durable boundary that is able to prevent encroachment into the site.. The boundaries between the site and the countryside includes field boundaries to the west and the rear of existing residential development to the east which are not durable to prevent further encroachment however Laburnum Lane forms a durable boundary to the south that could prevent encroachment beyond the site if it were developed. The existing land use is open countryside that is predominately in agricultural use. The site is well connected to the countryside along three boundaries. The site has less than 10% built form and low levels of vegetation with open long line views and therefore the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable western and eastern boundaries.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to two purposes and no contribution to one purpose. In line with the methodology, professional judgement has been applied and the site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and there are non-durable boundaries with the countryside, the boundary with the settlement is durable and would prevent encroachment into the site therefore the overall openness and permanence of the Green Belt would not be threatened. In addition, the site makes a weak contribution to checking the unrestricted sprawl of Warrington and from preventing towns from merging.	Moderate contribution
R18/001 (South) 3100 (north) R18/P2/025 (south) R18/P2/066 (south) R18/P2/144 (South)	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Widnes whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns.	Strong contribution: The site is completely connected to the countryside along all of its boundaries. The northern boundary consists of Laburnum Lane which is durable, the southern boundary consists of the railway line which is durable and could prevent encroachment beyond the site. The eastern and western boundaries consist of field boundaries with some tree lining which are not durable boundaries and would not be able to prevent encroachment. The existing land use is open countryside that is predominately in agricultural use. The site has less than 10% built form and some areas of vegetation however there are open long line views and therefore the site supports a strong degree of	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been applied and the site has been judged to make a strong overall contribution. The site supports a strong degree of openness as it supports a strong degree of openness, it is completely connected to the countryside and its eastern and western boundaries are not durable. The site therefore makes a strong contribution to fulfilling the fundamental aim of	Strong contribution

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		Furthermore the gap is already narrower in other locations. Overall, the site makes a weak contribution to preventing towns from merging	openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness, non-durable eastern and western boundaries and the fact that it is completely connected to the countryside.	viewpoint of the Parish Church.	contribution to this purpose.	the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. In addition, the site makes a weak contribution to preventing towns from merging.	
R18/002 R18/P2/126	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Moderate Contribution: The site is not adjacent to any settlements. The boundaries between the site and the countryside consist of the M56 motorway to the south and half of the eastern boundary is formed by Fir Tree Close. These are durable boundaries that are able to prevent encroachment beyond the site if the site were developed. However the northern and western boundaries are formed by field boundaries and the remainder of the eastern boundary is the back of the residential development along Fir Tree Close, these make up the majority of the boundaries and they are not durable or able to prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is predominately in agricultural use although there is one large dwelling and associated outbuildings within the site. The site is completely connected to the countryside along all of its boundaries. The site has less than 20% built form and low levels of vegetation with restricted long line views and therefore the site supports a moderate degree of openness. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports a moderate degree of openness and makes a moderate contribution to safeguarding from encroachment. The site makes a moderate contribution to assisting in urban regeneration. The site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving the setting and special character of historic towns.	Weak contribution
R18/003	Weak contribution: Bridgewater Canal forms a durable boundary between the site and the built-up area which could prevent sprawl. The site is connected to the built-up area along this northern boundary. Given the shape of the built-up area, development of the site could be seen as rounding off the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.	No contribution: The site does not play a role in preventing towns from merging.	Weak contribution: The boundary between the site and the built-up area is durable, consisting of the Bridgewater Canal and could prevent encroachment into the site. The boundaries between the site and the countryside consist of field boundaries to the west, a driveway to the south and Red Lane to the east, which are of mixed durability and may not be able to prevent encroachment beyond the site in the long term if the site were developed. The existing land uses consist of open countryside. The site is not well connected to the countryside as it is well contained by the urban area and built form with residential properties located to the south. The site is flat, has no built form, low levels of vegetation however there are no long line views and therefore it supports a strong-moderate degree of openness. Overall the site makes a weak contribution to safeguarding the countryside from encroachment due to its limited connection with the countryside and given that it is enclosed by residential development to the north and south.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to two purposes and no contribution to one purpose. In line with the methodology, the site has been judged to make a weak overall contribution. Whilst the site supports a strong-moderate degree of openness, it has a limited connection with the countryside as it is enclosed by residential development to the north and south thus it makes a weak contribution to safeguarding from encroachment.. The site makes a weak contribution to checking unrestricted sprawl given that there are durable boundaries between the site and the built-up area. The site makes a moderate contribution to assisting in urban regeneration.	Weak contribution
R18/004 1621 R18/173	No contribution: The site is not adjacent to the Warrington urban	Weak contribution: The site forms a less essential gap between	Moderate contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt albeit there is existing development within the Green Belt to the	No Contribution: Lymm is a historic town however the	Moderate contribution: The Mid Mersey	The site makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the	Weak contribution

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	area and therefore does not contribute to this purpose	Lymm and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. The M6 ensures that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	south. The boundaries between the site and the countryside are of mixed durability. The western boundary is formed by Pool Lane and is durable and the southern boundary is formed Oldfield Road (footpath) and dense tree line which is also durable, however the northern and eastern boundaries are formed by the limits of the existing development, which is predominantly farm buildings. These are not durable boundaries that would be able to prevent encroachment beyond the site if it were developed albeit Lymm is located less than 100m to the east and therefore there is limited potential for encroachment east. There are existing residential properties within the site along Pool Lane. The site is connected to open countryside to the north and west. The site is flat, it has less than 10% built form however there is dense vegetation on the boundaries and the existing properties limit the open views and therefore the site supports a moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate degree of openness and predominantly durable boundaries.	site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	site has been judged to make a weak overall contribution. The site is not connected to the built up area and only performs a weak contribution to preventing towns from merging. The site makes a moderate contribution to safeguarding form encroachment due to its moderate degree of openness and predominantly durable boundaries.	
R18/005	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn whereby development of the site would reduce the actual gap between the towns however would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is adjacent to the washed over village of Moore which is in the Green Belt and which falls within Halton Borough Council. The western boundary with Moore consists of the rear gardens of residential properties which is not a durable boundary which could prevent encroachment into the site. The boundaries between the site and the open countryside include Runcorn Road to the north, the Bridgwater Canal to the south and a field boundary to the west, which is the only non-durable boundary. These are a mix of boundaries which are predominately durable that would be able to prevent encroachment beyond the site if it were developed. The site has no built form, low levels of vegetation and open, long line views and therefore supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its non-durable boundary with the washed over village of Moore.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been applied and the site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and there is a non-durable boundary with the washed over village of Moore, it has predominantly durable boundaries the open countryside. The site makes no contribution to preventing sprawl and preserving historic towns. It makes a weak contribution to preventing towns from merging.	Moderate contribution
R18/006 3103	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Cadishead (within the administrative authority of Salford) and the Warrington urban area whereby development of the site would slightly reduce the actual gap but not the perceived gap between the	Strong contribution: The site is connected to the settlement along its southern boundary. This consists of garden boundaries, which are not durable and would not be able to prevent encroachment into the site. The site is well connected to the countryside on three sides, with boundaries of mixed durability. The eastern boundary is predominantly durable consisting of Dam Lane and also the limits of existing residential development along Dam Lane. Dam Lane could prevent encroachment beyond the site. The northern and western boundaries are formed by field boundaries which are not durable boundaries that are able to prevent encroachment beyond the site if the site is developed. The existing land use is open countryside that is in agricultural use. There is no built form and minimal vegetation. The site supports long line views and overall	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and there are non-durable boundaries between the site, the settlement and the countryside, therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the	Strong contribution

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		towns. Overall, the site makes a weak contribution to preventing towns from merging.	supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong openness and non-durable boundaries.			Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	
R18/007 3104	Site is generally the same as parcel W15 so not reassessed						Moderate contribution
R18/008 2683 R18/P2/016	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is connected to the settlement of Lymm along the northern boundary. The boundary is defined by Booth's Lane which is a durable boundary that is able to prevent encroachment into the site. The boundaries between site and the countryside are of mixed durability. The eastern boundary is predominately formed by Cherry Lane, with a small section surrounding the limits of a small number of residential developments. The boundary to the east is predominately durable and able to prevent encroachment beyond the site if the site were developed. The southern and western boundaries are field boundaries that are in some areas marked by trees and hedges, however this is not durable enough to prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is predominately in agricultural use. The site is well connected to the countryside along three boundaries. The site is generally flat and there is no built form and low levels of vegetation within the site and therefore the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the non-durable boundaries between the site and the countryside and the degree of openness.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and there are non-durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/009	Weak contribution: The northern most corner of the site links to the built-up area. This boundary is defined by Shepcroft Lane which is a durable boundary which could prevent sprawl in the site in the long term. The site is only connected to the built-up area along this corner. Given the shape of the built-up area, development of the site would not round off the settlement pattern. Overall the site makes a weak contribution to	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The boundary between the site and the built-up area is durable, consisting of Shepcroft Lane which could prevent encroachment into the site. The boundaries between the site and the countryside consist of a series of field boundaries to the south, east and west which are not durable and would not be able to prevent encroachment beyond the site if the site were developed. The site is open countryside that is predominately in agricultural use. The site is well connected to the countryside. The site has less than 10% built form, low levels of vegetation and open, long line views and therefore supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and there are non-durable boundaries between the site and the countryside and it therefore has a strong role in preventing encroachment into the countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site also only has a limited connection to the built up area and makes a weak contribution to checking unrestricted sprawl. The site makes a moderate contribution to assisting with urban regeneration.	Strong contribution

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	checking unrestricted sprawl.						
R18/010 3173	Weak contribution: The northern most corner of the site links to the built up area. This boundary is defined by Shepcroft Lane which is a durable boundary which could prevent sprawl into the site in the long term. The site is only connected to the built-up area along this corner. Given the shape of the built-up area, development of the site would not round of the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The boundary between the site and the built-up area is durable, consisting of Shepcroft Lane which could prevent encroachment into the site. The boundaries between the site and the countryside consist of a series of field boundaries to the east and west which are not durable and would not be able to prevent encroachment beyond the site if the site were developed. However the southern boundary is Hatton Lane (B5356) which is a durable boundary that is able to prevent encroachment beyond the site if it were developed. The site is open countryside that is predominately in agricultural use. The site is well connected to the countryside. The site has less than 10% built form, low levels of vegetation and open, long line views and therefore supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and there are non-durable boundaries between the site and the countryside and it therefore has a strong role in preventing encroachment into the countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and a moderate contribution to assisting in urban regeneration.	Strong contribution
R18/011 3105 R18/P2/018 R18/P2/042	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is not connected to a settlement. The site is connected to the countryside along mainly durable boundaries including Stage Lane, the B5169 Mill Lane and the Bridgewater Canal. The site's western boundary consists of a field boundary and is not durable, however further encroachment if the site was developed would be limited due to the site's proximity to the settlement of Lymm. The existing land use of the site is open countryside. There is no built form and minimal vegetation. The site is connected to the countryside on all sides, with open countryside located to the south, however to the north and east it adjoins built development which is within the Green Belt. The site supports a strong to moderate degree of openness as there is no built form, minimal vegetation and it does not support long line views. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its openness and the fact that it is contained by existing built development in the Green Belt to the north and east which would limit further encroachment.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes and no contribution to three. In line with the methodology, the site has therefore been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding the countryside from encroachment due to its strong to moderate openness and mostly durable boundaries, combined with the fact that it is contained by existing development within the Green Belt to the north and east. It makes no contribution to checking unrestricted sprawl, preventing towns from merging or preserving historic towns. The site also makes a moderate contribution to assisting in urban regeneration.	Weak contribution
R18/012 3106	Weak Contribution: Old Hall Close and dense tree line form a durable boundary between the site and the built-up area which could prevent sprawl. The site is	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn in the neighbouring authority of Halton	Strong contribution: The boundary between the site and the built-up area is durable, consisting of dense tree line and Old Hall Close which could prevent encroachment into the site. The boundaries between the site and the countryside consist of Walton Lea Road and dense tree line to the east which could prevent encroachment beyond the site if it were developed, however the southern and western boundaries are field boundaries	No contribution: Warrington is a historic town however the site is not within 250m of the	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two, and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	connected to the built-up area along this northern boundary. Given the shape of the built-up area, development of the site would not round off the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.	whereby a reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	which are not durable and could not prevent encroachment beyond the site if it were developed. The existing use is tennis courts and therefore the site supports a beneficial use of the Green Belt in encouraging opportunities for sport and recreation. The site is flat, has less than 10% built form, low levels of vegetation and long line views and therefore supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and its boundary with the countryside.	Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	potential development, therefore the site makes a moderate contribution to this purpose.	openness, the boundaries between the site and the built-up area are durable thus it prevents encroachment and would therefore not threaten the overall openness and permanence of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	
R18/013	Weak contribution: The site is adjacent to the built-up area along the northern and eastern boundaries. The northern boundary is formed by Friends Lane and the eastern boundary is formed by Stocks Lane. These are durable boundaries that are able to prevent sprawl in the long term. The site is reasonably well connected to the built-up area along half of its boundaries. Given the shape of the built-up area, development of the site would not round off the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Widnes whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. Furthermore the gap is already narrower in other locations. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundaries between the site and the built-up area are Friends Lane and Stocks Lane to the north and the east which are durable boundaries that are able to prevent encroachment beyond the site if the site is developed. The boundaries between the site and the countryside includes the railway line to the south which is a durable boundary and field boundaries to the west which is not a durable boundary. The durable boundary would be able to prevent encroachment beyond the site if it were developed. The existing land use is open countryside that is predominately in agricultural use. The site has less than 10% built form and low levels of vegetation with open long line views and therefore the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable western boundary.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to one purpose. In line with the methodology, professional judgement has been applied and the site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and the western boundary with the countryside is non-durable, the boundaries between the site and the settlement are durable and therefore development would not threaten the overall openness and permanence of the Green Belt. In addition, the site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	Moderate contribution
R18/014 1565 R18/P2/118	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is connected to the settlement along its eastern and southern boundaries. The southern boundary along the A6144 Rush Green Road is durable. The eastern boundary along Reddish Crescent is currently durable but may not be able to prevent encroachment into the site in the long term. The site is connected to the countryside along its northern and western boundaries. Its northern boundary consists of the Transpennine Trail, which may be durable enough to prevent further encroachment if the site was developed. The site's western boundaries consist of tree and hedge lined field boundaries, which are not durable. The existing land use consists of open countryside.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and there are non-durable boundaries to the west, the northern boundary of the Transpennine Trail could contain any development which would therefore not threaten the overall openness and permanence of the Green Belt. The site does not	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			There is a barn structure in the north west of the site used for farming purposes, and there is minimal vegetation. The site is well connected to the countryside on two sides. The site supports a strong degree of openness as it contains no built form, minimal vegetation and supports long line views of the countryside. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and lack of durable long term boundaries.		contribution to this purpose.	contribute to checking unrestricted sprawl, preventing towns from merging or preserving historic towns. The site also makes a moderate contribution to assisting in urban regeneration.	
R18/015	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt. The boundaries between the site and the countryside are of mixed durability. The southern boundary is the A57 and the western boundary is Tomfield Wood, both of which are durable boundaries that could prevent encroachment beyond the site if it were developed. The northern and eastern boundary are marked by the limits of the existing nursery development and not durable features and therefore are not considered to be durable boundaries that could prevent encroachment. The existing land use consists of a residential dwelling and various small buildings that house a number of businesses and a nursery with allotments that cover the majority of the site. The nursery and allotment uses and buildings are acceptable agricultural uses in the Green Belt and therefore do not count towards built form. The site is connected to the wider countryside along all of its boundaries. The site is flat, with less than 10% built form and low levels of vegetation. There are open, long line views to the south and therefore the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable boundaries with the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is well connected to the countryside and supports a strong degree of openness and there are non-durable boundaries between the site and the countryside and therefore the site has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	Strong contribution
R18/016 3109 R18/P2/027	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is connected to the settlement along its southern boundary. This consists of the A6144 Rush Green Road, which forms a durable boundary which may be able to prevent encroachment into the site. The site is connected to the countryside on three sides. These boundaries consist of tree and hedge lined field boundaries, which are not durable and may not be able to prevent further encroachment if the site was developed. The existing land use is a mix of open countryside and a converted farm which is a residential property with associated residential gardens. Built form takes up around 12% of the site in its south western corner, and there is moderate vegetation clustered in the south of the site. The site is well connected to the open countryside on three sides, however there is built development which is within the Green Belt to the east of the site. The site supports a moderate degree of openness as it contains less than 20% built form, moderate levels of vegetation and does not support long line views of the countryside. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate openness and mix of durable and non-durable boundaries.	Weak contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. The western section of the site is located within the 250m buffer area around Lymm Conservation Area however it is on the edge of the buffer, albeit it is separated by open countryside. Therefore the site makes a weak contribution to	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one and no contribution to two. In line with the methodology, the site has therefore been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding the countryside from encroachment and assisting in urban regeneration, however its boundaries with the settlement are generally durable and it makes no contribution to checking unrestricted sprawl and preventing towns from merging. The site also makes a weak contribution to preserving the character of the Lymm Conservation Area.	Weak contribution

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				preserving the setting and special character of historic towns.			
R18/017 1865 R18/P2/019	Weak contribution: The boundary between the site and the built up area consists of Stockport Road to the north west and Knutsford Road to the west, both of which represents durable boundaries which could prevent sprawl into the site. The site is connected to the built up area along these western and north western boundaries. Given the pattern of the built up area, development of the site alongside the adjacent area of land to the north could be seen as rounding off the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The boundaries between the site and the built up area are durable consisting of Stockport Road and Knutsford Road. The boundaries between the site and the countryside consists of the Bridgewater Canal and Cliff Lane to the south and All Saints Drive to the east, these represent durable boundaries which could prevent encroachment beyond the site if the site was developed. A small section of the southern boundary follows a private access road and field boundary which are not durable boundaries, however the Bridgewater Canal is within 100m of this and represents a durable boundary. The existing land uses consists of open countryside in agricultural use. Thelwall Hays manor is located in the middle of the site however it is excluded from the site. The site contains no built form. The topography of the site is slightly undulating and the land is higher to the north of the site. There are areas of dense vegetation which hinder long line views across the site. The site supports a moderate degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its level of openness and predominantly durable boundaries.	Weak contribution: Warrington is a historic town. The site crosses an important viewpoint of the Parish Church although it is separated from the historic centre of Warrington and it is not within 250m of the Warrington Town Centre Conservation Areas. The site therefore makes a weak contribution to this purpose.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to two, and no contribution to one. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to safeguarding from encroachment as it lacks openness and has a limited connection to the open countryside. There are durable boundaries between the site and the built up area and development of the site alongside other adjacent areas of land could be seen as rounding off the settlement pattern thus it makes a weak contribution to checking unrestricted sprawl. The site makes a moderate contribution to assisting in urban regeneration. It makes a weak contribution to preserving the setting and character of historic towns due to it crossing an important viewpoint of the Parish Church. It makes no contribution to preventing towns from merging.	Weak contribution
R18/018 1504 R18/P2/055	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is connected to the settlement along its northern and western boundaries. These consist of tree lined garden boundaries which are not durable and may not be able to prevent encroachment into the site. The site is connected to the countryside along its eastern and southern boundaries. These consist of tree lined field boundaries which are not durable and may not be able to prevent further encroachment beyond the site if it was developed. The existing land use consists of open countryside. There is no built form and moderate vegetation throughout the site. The site is well connected to the countryside on two sides, however its boundaries with the countryside particularly to the south are short. The site supports a moderate degree of openness as it contains no built form, areas of thick vegetation and does not support long line views of the countryside. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment as, while it has non-durable boundaries, it supports a moderate degree of openness.	No contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. A small section of the western edge of the site is located within the 250m buffer area around Lymm Conservation Area however the Conservation Area is separated from the Green Belt and from the site by six rows of modern residential development (Dairy	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes and no contribution to three. In line with the methodology, the site has therefore been judged to make a weak overall contribution. While the site makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate openness and non-durable boundaries, it makes no contribution to checking unrestricted sprawl, preventing towns from merging or preserving historic towns. The site also makes a moderate contribution to assisting in urban regeneration.	Weak contribution

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				Farm Close, Grasmere Road, and Mardale Crescent). The site makes no contribution to preserving the setting and special character of historic towns.			
R18/019	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Cadishead within the neighbouring authority of Salford whereby development of the site would reduce the gap between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt. The boundaries between the site and the countryside are not durable. To the north and west the boundary is Brook Lane which is a made track lined by a stream which is durable. The southern and eastern boundaries are not marked by a physical feature on the ground and would not prevent encroachment. The existing land use consists of open countryside in agricultural use. The site is connected to the countryside along all of its boundaries. The site is flat with less than 10% built form and no vegetation. There are open long line views thus the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable boundaries with the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two, and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is well connected to the countryside and supports a strong degree of openness and there are non-durable boundaries between the site and the countryside and therefore the site has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	Strong contribution
R18/020	Weak contribution: The M6, Juniper Lane and dense tree line and A57 form a durable boundary between the site and the built up area which could prevent sprawl into the site. The site has a limited connection to the built up area being only connected along part of its western boundary. Given the shape of the built-up area, development of the site would not round of the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Cadishead within the neighbouring authority of Salford whereby development of the site would reduce the gap between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the built up area is durable consisting of the M6, Juniper Lane and dense tree line to the west of the site. The boundaries between the site and the countryside are of mixed durability. The A57 to the south is durable, Brook Lane which is a made track lined by a stream to the east is durable, Juniper Lane to the west, and field boundaries lined by hedgerow to the north are not permanently durable in the long term to prevent encroachment beyond the site. The site is well connected to the countryside along three boundaries and the motorway forms a significant boundary between the site and the Warrington urban area which makes the site visually separate from the urban area. The existing land use consists of open countryside in agricultural use with some residential properties and stables located along Brook Lane. The site is flat with less than 10% built form and no vegetation. There are open long line views thus the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable boundaries with the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two, and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is well connected to the countryside and supports a strong degree of openness and there are non-durable boundaries between the site and the countryside and therefore the site has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	Strong contribution

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R18/021A	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the gap between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt. The boundaries between the site and the countryside are of mixed durability, consisting of the River Mersey to the south and the A57 to the north which are durable and able to prevent encroachment beyond the site if it were developed. However the eastern boundary consists of a tree lined stream boundary and the western boundary is an unmarked field boundary which would not be able to prevent encroachment beyond the site if the site was developed. The site is well connected to the countryside along all of its boundaries. The existing land use consists of open countryside that is predominantly in agricultural use. The site is flat with no built form or vegetation. There are open long line views thus the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness, its complete connection with the countryside and the non-durable eastern and western boundaries with the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two, and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness, and it is completely connected to the open countryside along all of its boundaries and the eastern and western boundaries are not durable therefore the site has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	Strong contribution
R18/021B	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the gap between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt. The boundaries between the site and the countryside are of mixed durability. The southern boundary is predominantly defined by the A57 and part of the western boundary is defined by Holly Bush Lane which is durable, with both being able to prevent encroachment beyond the site if it were developed. The remaining boundaries are not permanently durable and may not be able to prevent encroachment beyond the site if the site was developed. The northern boundary is a hedge and tree lined field boundary. Part of the western boundary is the limits of the existing nursery development to the west which is not durable. The western boundary is Brook Lane which is a made track lined by a stream which is durable although may not be permanently durable in the long term. The existing land use is open countryside that is predominantly in agricultural use. The site is flat, with low levels of vegetation and no built form, and the site also has open, long line views and therefore supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable boundaries with the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is well connected to the countryside and supports a strong degree of openness and there are non-durable boundaries between the site and the countryside and therefore the site has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	Strong contribution
R18/022	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the gap between the towns but	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt. The boundaries between the site and the countryside are of mixed durability. The eastern boundary is formed by Holly Bush Lane, which is a durable boundary that could prevent encroachment beyond the site if the site were developed. However the northern and western boundaries are field boundaries that are not marked by a physical feature, and the southern boundary is a hedge and tree lined field boundary and therefore are not durable and could not	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development,	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is well connected to the countryside and supports a strong degree of openness and there are mostly non-durable boundaries between the site and	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	prevent encroachment. The existing land use is open countryside that is predominantly in agricultural use. The site is connected to the countryside along all of its boundaries. The site is flat, with low levels of vegetation and no built form, and the site also has open, long line views and therefore supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable boundaries with the countryside.	Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	therefore the site makes a moderate contribution to this purpose.	the countryside and therefore the site has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	
R18/023	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the gap between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt. The boundaries between the site and the countryside are of mixed durability, consisting of the A57 to the north which is durable and able to prevent encroachment beyond the site if it were developed. However the eastern, western and southern boundaries are field boundaries which are not marked on the ground by a durable feature, and therefore could not prevent encroachment beyond the site if it were developed. The site is well connected to the open countryside along all of its boundaries with agricultural buildings to the east, and south and a residential property to the west The existing land use consists of open countryside that is predominantly in agricultural use. The site is flat with no built form or vegetation. There are open long line views thus the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable boundaries with the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is well connected to the countryside and supports a strong degree of openness and there are non-durable boundaries between the site and the countryside and therefore the site has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	Strong contribution
R18/024	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the gap between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt. The boundaries between the site and the countryside are of mixed durability, consisting of the River Mersey to the south which is durable and able to prevent encroachment beyond the site if it were developed. The eastern boundary is mixed consisting of a small section of Swithen Hill Wood which is durable and a made track and part field boundary and dense tree line which is not completely durable and may not be able to prevent encroachment beyond the site. The western boundary is a tree lined stream boundary which is not durable enough to prevent encroachment The northern boundary is an unmarked field boundary that is just south of the development limits of Brookside Farm. These are not considered to be durable to prevent encroachment beyond the site. The site is well connected to the countryside along all of its boundaries. The existing land use consists of open countryside that is predominantly in agricultural use. The site is flat with no built form or vegetation. There are open long line views thus the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable northern, western and part eastern boundaries with the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is well connected to the countryside and supports a strong degree of openness and there are non-durable boundaries between the site and the countryside and therefore the site has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
R18/025	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the gap between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt. The boundaries between the site and the countryside are of mixed durability, consisting of the A57 to the north and Swithen Hill Wood to the east which are durable and able to prevent encroachment beyond the site if the site were developed. However, the western boundary is a made track and the southern boundary is part a field boundary and part dense tree line linking to Swithen Hill Wood. These are predominantly not durable and not able to prevent encroachment beyond the site if it were developed. The site is well connected to the countryside along all of its boundaries. The existing land use consists of open countryside that is predominantly in agricultural use. The site is flat with no built form or vegetation. There are open long line views thus the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable boundaries with the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is well connected to the countryside and supports a strong degree of openness and there are non-durable boundaries between the site and the countryside and therefore the site has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	Strong contribution
R18/026	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt. The boundaries between the site and the countryside are of mixed durability, consisting of the A57 to the north and Swithen Hill Wood to the west, both of which are durable and able to prevent encroachment beyond the site if it were developed. The southern boundary is dense tree line which is not durable although it is acknowledged that the River Mersey is approximately 50m from this boundary. The eastern boundary is an unmarked field boundary which is not durable or able to prevent encroachment. The existing land use consists of open countryside that is predominantly in agricultural use and the site is connected to the countryside along all of its boundaries. The site is flat with no built form or vegetation. There are open long line views thus the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable eastern and southern boundaries with the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is well connected to the countryside and supports a strong degree of openness and there are non-durable boundaries between the site and the countryside and therefore the site has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	Strong contribution
R18/027	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt. The boundaries between the site and the countryside are of mixed durability, consisting of the River Mersey to the south and Swithen Hill Wood to the west which are durable boundaries. However the dense tree line to the north is not durable and the eastern boundary is an unmarked field boundary which is not durable and would be unable to prevent encroachment beyond the site if the site were developed. The existing land use consists of open countryside that is predominantly in agricultural use and is connected to open countryside along all of its boundaries. The site is flat with no built	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is well connected to the countryside and supports a strong degree of openness and there are non-durable boundaries between the site and the countryside and therefore the site has a strong role in preventing encroachment. The site therefore makes a	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			form or vegetation. There are open long line views thus the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable eastern and northern boundaries with the countryside.	does not cross an important viewpoint of the Parish Church.	contribution to this purpose.	strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	
R18/028	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt. The boundaries between the site and the countryside are of mixed durability, consisting of the A57 to the south which is durable, with the northern, eastern and western boundaries unmarked field boundaries which are not durable and could not prevent encroachment beyond the site if the site were developed. The existing land use consists of open countryside that is predominantly in agricultural use, and the site is connected to open countryside along all of its boundaries. The site is flat with no built form or vegetation. There are open long line views thus the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and the predominantly non-durable boundaries with the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is well connected to the countryside and supports a strong degree of openness and the northern, eastern and western boundaries are non-durable and therefore the site has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	Strong contribution
R18/029	Removed from process by WBC due to numbering error						
R18/030	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt. The boundaries between the site and the countryside are of mixed durability. The western boundary is a very short boundary and is formed by Holly Bush Lane which is durable however the other boundaries are unmarked field boundaries which are not durable and could not prevent encroachment beyond the site if it were developed. The existing land use is open countryside that is predominantly in agricultural use. The site is connected to the countryside along all of its boundaries. The site is flat, with low levels of vegetation and no built form, and the site also has open, long line views and therefore supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable boundaries with the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is well connected to the countryside and supports a strong degree of openness and there are mostly non-durable boundaries between the site and the countryside and therefore the site has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	Strong contribution
R18/031 R18/P2/131 H	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lowton whereby development of the site would	Strong contribution: The site is well connected to the countryside along all of its boundaries. The eastern boundary consists of Heath Lane which is a durable boundary able to prevent encroachment beyond the site if the site were developed. The northern boundary is a hedge line that is marking the edge of the residential development north of the site. The southern and western boundaries are also field boundaries which are marked by continuous, low-	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	lying hedges. These are therefore not durable boundaries with the countryside and would not be able to prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is in agricultural use and the site is adjacent to existing residential development along Heath Lane. The site is flat, with low levels of vegetation and no built form and open long line views and thus the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable boundaries.		potential development, therefore the site makes a moderate contribution to this purpose.	and is very well connected to the countryside with the northern, western and eastern boundary with the countryside being non-durable and therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	
R18/032	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap the Warrington urban area and Lowton whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundaries between the site and the settlement to the south include the rear gardens of residential properties that are along Smithy Brow which is not a durable boundary between the site and the settlement which could prevent encroachment into the site. The southern boundary also connects the site and the countryside, this boundary consists of a field boundary which is not durable and a small section is Smithy Brow which is a durable boundary able to prevent encroachment beyond the site if the site were developed. The site is split into two sections with a narrow section of open countryside between the two areas, which are of a similar nature. The northern, western and eastern boundaries for the two sites are all formed by field boundaries with some intermittent tree line. These are not durable boundaries and would not be able to prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is predominately in agricultural use. The site is flat, with no built form, low levels of vegetation and open long line views and thus it supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the strong openness and non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness, and the boundaries between the site and the settlement are not durable, and the boundaries between the site and the countryside are predominantly not durable. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/033 R18/P2/131 B	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and Leigh in the neighbouring authority of Wigan. Development of the site would slightly reduce the actual gap between the towns although it would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the settlement is the eastern boundary and consists of the rear gardens of residential properties which is not a durable boundary. Therefore this boundary would not prevent encroachment into the site in the long term. The boundary between the site and the countryside consists of dense tree line to the north which is alongside the disused Glazebury and Bury railway line. This is a durable boundary able to prevent encroachment beyond the site if it were developed. The western and southern boundaries are field boundaries marked by low-lying hedges which are not durable and would not prevent encroachment beyond the site if the site were developed. The existing land use is agricultural. The site is well connected to the countryside along three boundaries. The site is flat, with no built form, long line views and no vegetation and thus the site has a strong degree of openness. Overall, the site makes a strong contribution to safeguarding from encroachment due to its	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness, it is well connected to the open countryside to the west and it has predominantly non-durable boundaries. The site therefore has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns form merging.	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			strong openness and non-durable boundaries to the east, south, and west.				
R18/034 3123	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. Overall the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The site is not adjacent to the settlement and is fully surrounded by countryside and the wider Green Belt however it is relatively enclosed by existing development within the Green Belt to the east and west. The boundaries between the site and the countryside are predominantly durable. The northern boundary consists of Stockport Road which is durable, the eastern boundary consists of Deans Lane which is durable, the southern boundary consists of the heavily tree lined disused railway line which is a made footpath and which is durable. These durable boundaries could prevent encroachment beyond the site if the site was developed. The western boundary consists of the limits of the existing residential property to the west which is marked by a hedge. Whilst this does not represent a durable boundary there is no possibility of further encroachment to the west given the existing development within the Green Belt. The residential property to the north west is excluded from the site and is separated by a hedge however there is no potential for further encroachment into this area. The existing land use consists of open countryside. The site is flat with no vegetation within it. There are no long line views due to the residential properties to the east and west and heavy tree lining along the southern boundary. The site supports a strong-moderate degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its openness, predominantly durable boundaries, and limited connection with the open countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding from encroachment as whilst it has a strong-moderate degree of openness, it has predominantly durable boundaries and a limited connection with the open countryside due to the surrounding development within the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. It makes a weak contribution to preventing towns from merging and no contribution to checking unrestricted sprawl and preserving the historic town.	Weak contribution
R18/035 1885 R18/P2/086	Weak contribution: The boundary between the site and the built up area consists of Dingle Wood. Due to the thickness of the vegetation, this forms a durable boundary and could prevent sprawl into the site. The site is connected to the built up area along this western boundary. Overall the site makes a weak contribution to checking unrestricted sprawl.	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is connected to the Warrington urban area along its western and southern boundary of Dingle Wood which represents a durable boundary which could prevent encroachment. The boundaries between the site and the countryside consist of Dingle Lane to the north which is durable and could prevent encroachment beyond the site if the site were developed, and a field boundary to the east which is not a durable boundary that could prevent further encroachment. The existing land use is open countryside that is predominately in agricultural use. Dingle Farm is located within the site, which is a working farm that also provides retail and café facilities. There is low vegetation with the site, the site is flat and there is less than 10% built form within the site with long line views and therefore the site supports a strong degree of openness. Overall, the site makes a moderate contribution to safeguarding from encroachment due to its openness and predominately durable boundaries.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports a strong degree of openness however there are durable boundaries between the site and the built up area which could prevent encroachment thus it makes a moderate contribution to safeguarding from encroachment. The site makes a weak contribution to checking unrestricted sprawl. The site does not contribute to preventing towns from merging or preserving the setting of historic towns.	Weak contribution
R18/036 3124	No contribution: The site is not adjacent to the Warrington urban area and therefore does	Weak contribution: The site forms a less essential gap between Lymm and the	Strong contribution: The site is connected to the settlement along its eastern boundary. This consists of hedge lined garden boundaries and field boundaries which are not durable and would not be able to prevent encroachment into the site. The boundaries	No Contribution: Lymm is a historic town however the	Moderate contribution: The Mid Mersey Housing Market	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has	Moderate contribution

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	not contribute to this purpose	Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns. Furthermore the gap is already narrower in other places. The M6 ensures that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	between the site and the countryside include Massey Brook Lane to the north which is durable and dense tree line and a minor watercourse to the west which is durable and could prevent encroachment beyond the site if the site were developed. However the southern boundary is an unmarked field boundary which is not durable and would not prevent encroachment. The existing land use mainly consists of open countryside that is predominately in agricultural use. The site is well connected to the countryside along three boundaries albeit there is existing development within the Green Belt to the immediate west of the site and also further west along Massey Avenue and Massey Brook Lane. The site contains no built form and low levels of vegetation, however there are no long line views because of the surrounding development and the site is set at a lower level to the A56, however the site itself is predominately flat with some slight undulations. Therefore the site supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to the non-durable boundaries between the site and the settlement and the site and the countryside.	site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as whilst it supports a strong-moderate degree of openness and the southern boundary with the countryside is not durable, the wider area of Green Belt surrounding the site is bound by the durable road boundaries of Booths Lane and Massey Brook Lane which could contain any encroachment and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to checking unrestricted sprawl.	
R18/037 2462	Weak contribution: The boundary between the site and the built-up area consists of Bell Lane. This is a durable boundary although may not be permanently durable in the long term to prevent sprawl given the existing sprawl to the north of the site. The site is only connected to the built up area along this western boundary. There is existing ribbon development close to the site along Bell Lane and Stockport Road however due to the size of the site it does not have a role in preventing further ribbon development. Overall the site makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the built up area along its western boundary of Bell Lane which is a durable boundary although may not be permanently durable given the existing encroachment to the north and south of the site. The boundaries between the site and the countryside are not durable and consist of the fenced garden of the residential property to the north and a wooden and wire fence to the east and the south. These are not durable boundaries which could prevent encroachment beyond the site if the site was developed. The site is connected to open countryside to the east and south although there is existing development within the Green Belt immediately to the north and further to the south and east. The site consists of open countryside, it has no built form and is flat with vegetation around the boundaries. Views are fairly open although long line views are somewhat hindered by vegetation and thus it supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and the northern, eastern and southern boundaries with the countryside which are all non-durable.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two and no contribution to one. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. The site supports a strong-moderate degree of openness and although it has non-durable boundaries with the countryside, there is existing development within the Green Belt to the immediate north and further to the south and east of the site which therefore limits the impact of development on the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging and checking unrestricted sprawl.	Moderate contribution
R18/038 (North)	No contribution: The site is not adjacent to	No contribution: The site does not contribute	Moderate contribution: The site is not connected directly to any settlements however Appleton Thorn is located approximately	No contribution: Warrington is a	Moderate contribution: The	The site makes a moderate contribution to two purposes, and no contribution to three purposes. In line	Weak contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
3125 (North)	the Warrington urban area and therefore does not contribute to this purpose	to preventing towns from merging.	100m to the east and the Warrington urban area is located just over 200m to the north west. The boundaries between the site and the countryside are of mixed durability. The northern boundary is the B5356 and Pepper Street to the south and west which are durable boundaries that are able to prevent encroachment beyond the site if the site were developed. The eastern boundary is a tree lined field boundary which is not a durable boundary that could prevent encroachment beyond the site if it were developed however the settlement is located approximately 100m east which limits the potential for any encroachment east. The existing land use consists of open countryside with a farm located in the middle with some residential properties adjacent to it. The site is flat, there is less than 20% built form and low levels of vegetation thus the views are restricted, therefore the site supports a moderate degree of openness. Overall, the site makes a moderate contribution to protecting the countryside from encroachment due to its moderate openness and the predominantly durable boundaries with the countryside which would contain development.	historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding from encroachment with predominately durable boundaries between the site and the countryside and a moderate degree of openness. The site makes a moderate contribution to assisting in urban regeneration. The site does not contribute to preventing towns from merging, checking unrestricted sprawl, or preserving the setting and special character of historic towns.	
R18/038 (South) 3125 (South)	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is not connected directly to any settlements however Appleton Thorn is located approximately 175m to the east. The site is well connected to open countryside. The boundaries between the site and the countryside consist of Pepper Street to the north which is durable. The remaining boundaries are not durable consisting of field boundaries with intermittent trees and hedges. These boundaries would not be able to prevent encroachment beyond the site if the site was developed. The existing land use consists of open countryside in agricultural use. The site is flat, with no built form and low levels of vegetation so there are open long line views and thus it supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to the non-durable boundaries with the countryside and its openness.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and there are non-durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/039 2669 R18/R2/114	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and Leigh in the neighbouring authority of Wigan. Development of the site would slightly reduce the actual gap between the towns although it would not result in the towns merging. Overall, the site makes a weak contribution to	Strong contribution: The boundary between the site and the settlement is not durable as it consists of the garden boundaries and some intermittent tree line to the east of the site. This boundary would not prevent encroachment into the site in the long term. The boundaries between the site and the countryside are of mixed durability. The northern boundary is Carr Brook which is durable and tree lined, with the ability to prevent encroachment beyond the site if it were developed. The southern boundary is dense tree line and the western boundary is an unmarked field boundary which are not able to prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is currently in agricultural use. The site is connected to open countryside to the west. The site is flat, with no built form, minimal vegetation and long line views and thus supports a strong degree of openness. Overall, the site makes a strong contribution to	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it has predominantly non-durable boundaries, it has a strong degree of openness, and it is connected to open countryside to the west thus the site has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		preventing towns from merging.	safeguarding from encroachment due to its strong openness and predominantly non-durable boundaries.				
R18/040 2670	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Newton-le-Willows whereby development of the site would reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the settlement is a hedge and tree line which is not durable and would not prevent encroachment in the long term. The boundaries between the site and the countryside are of mixed durability. The western boundary consists of Golborne Road and the eastern boundary is Waterworks Lane, which are durable boundaries able to prevent encroachment beyond the site if the site were developed. The northern boundary however is not durable and is a field boundary that is not marked by a durable feature on the ground. The site is well connected to open countryside along three boundaries. The existing land use is open countryside that is in agricultural use. The site is flat with no built form, low levels vegetation and therefore long line views are present, thus the site supports a strong degree of openness. Overall, the site makes a strong contribution to protecting the countryside from encroachment due to its strong openness and non-durable boundary with the settlement.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the boundaries with the settlement are not durable, the boundaries with the countryside are predominantly durable apart from the northern boundary however the M6 is located further north. This is a very durable boundary. Thus any development would be contained and would therefore not threaten the openness and permanence of the Green Belt. The site makes a moderate contribution in assisting in urban regeneration.	Moderate contribution
R18/041 1522 R18/P2/021	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site links to the settlement along the northern and eastern boundaries. The northern boundary is non-durable and consists of the garden boundaries and the eastern boundary consists of the rear gardens of residential properties with an intermittent tree line. These boundaries could not prevent encroachment into the site in the long term. The boundaries between the site and the countryside are mixed. The southern boundary is Culcheth Linear Park which is a durable boundary. The western boundary consists of a path that is bordered by dense tree line which is not a durable boundary and may not be able to prevent encroachment beyond the site if the site were developed. The safeguarded HS2 Phase 2b route lies less than 50m to the south of the site and represents a durable boundary which would prevent encroachment. The existing land use is open countryside that is in agricultural use. The site is connected to the countryside along two boundaries. The site is flat, with no built form and there is dense vegetation but open long line views are still present and thus the site supports a strong-moderate degree of openness. Overall, the site makes a strong contribution to safeguarding from encroachment due to its strong-moderate openness and non-durable boundary with the settlement.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Although it has a strong-moderate degree of openness, and the boundaries between the site and the settlement, as well as the western boundary with the countryside are non-durable, the remaining boundaries are durable and the safeguarded HS2 Phase 2b route passes close by representing a further durable boundary. These durable boundaries could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
R18/042 3176 3313 R18/P2/021 R18/P2/022	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Cadishead (within the administrative authority of Salford) and the Warrington urban area whereby	Strong contribution: The site is connected to Cadishead along a short section of its eastern boundary of Glaze Brook which forms a durable boundary which could prevent encroachment. The site is well connected to the open countryside along its remaining boundaries. The boundaries between the site and the countryside are of mixed durability. The northern boundary is a field boundary, which runs parallel to the station car park and so is less than 50m from the railway line and therefore is a durable boundary as it has a	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as it supports a moderate degree of openness and although the southern and western	Moderate contribution

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		development of the site would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	combination of durable features in close proximity. The eastern boundary is the B5212 and the limits of the existing development along the B5212, which is not durable however the boundary as a whole is durable and would prevent existing encroachment into the site if it were developed. The southern boundary is formed by a series of field boundaries which is particularly dense at the south east and south west, however is not on its own considered to be a durable boundary which could prevent encroachment. The western boundary is the edge of an area of dense tree line, the limits of existing residential development and Bank Street which are a mix of durable and non-durable boundaries however overall is not considered to be durable. However the HS2 Phase 2b safeguarded route is located in close proximity to the western boundary of the site and represents a durable boundary. The existing land use is open countryside in agricultural use, however Bank Street runs through the site and there is existing built form in the form of the Country Club and residential development along Vetch Close. However, due to the large scale of the site, the built form is less than 10% of the site and the site is flat however there is dense vegetation in the west and eastern sections of the site which restrict views in these areas and therefore the site supports a moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the non-durable southern and western boundaries and it being well connected to the countryside.		development, therefore the site makes a moderate contribution to this purpose.	boundaries are not durable, the HS2 Phase 2b safeguarded route is located close to the western boundary of the site. This is a durable boundary which could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	
R18/043	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is adjacent to Appleton Thorn along its western boundary which consists of the limits of the Barleycastle Trading Estate which is fenced off but does not represent a durable boundary and would not be able to prevent encroachment into the site. The site is connected to the open countryside along three boundaries. The northern boundary consists of Barleycastle Lane which is a durable boundary. The eastern and southern boundaries are not defined by any features and do not represent durable boundaries which could prevent encroachment beyond the site if the site was developed. The existing land use consists of an overgrown piece of open countryside. The site has no built form, there is overgrown vegetation however it is fairly low lying and whilst the land slopes slightly upwards from north to south there are fairly long line views. Thus the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and predominantly non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, and no contribution to three. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and it has predominantly non-durable boundaries, the wider area of Green Belt to the east and south is well contained by Barleycastle Lane and the M56 and therefore any development within the site would not threaten the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and no contribution to preventing towns from merging or checking unrestricted sprawl.	Moderate contribution
R18/044 1629 R18/067	Site is same as parcel WR77 so not reassessed						Moderate contribution
R18/045	No contribution: The site is not adjacent to the Warrington urban	Weak contribution: The site forms a less essential gap between	Weak contribution: The site is not adjacent to any settlements however it is less than 150m away from the Warrington urban area to the west, and less than 250m away from Winwick to the north.	No contribution: The site is not adjacent to a historic town. The	Moderate contribution: The Mid Mersey	The site makes a moderate contribution to one purpose, a weak contribution to two, and no contribution to two. In line with the methodology, the site has been judged	Weak contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	area and therefore does not contribute to this purpose.	Newton-le-Willows and the Warrington urban area whereby development of the site would slightly reduce the gap between the towns however would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Arbury Court Mental Health Hospital is located to the south of the site. The site is only connected to open countryside to the east. The southern boundary is formed by Townsfield Lane and dense tree line, and the remaining boundaries are formed by field boundaries which are around the limits of the development. These are tree lined in parts, particularly the northern and eastern boundaries, however these are not considered to be durable boundaries able to prevent encroachment beyond the site if the site were developed. The existing land use consists of Hollins Park Social Club and accompanying car park. The site is flat, with low vegetation however there is a large amount of built form that equates to more than 30% and thus the long line views are restricted and the site supports no degree of openness. Overall, the site makes a weak contribution to protecting the countryside from encroachment due to its lack of any openness and its limited connection to the open countryside.	site does not cross an important viewpoint of the Parish Church.	Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	to make a weak overall contribution. The site makes a weak contribution to safeguarding the countryside from encroachment due to its limited connection with the open countryside and its lack of openness given the existing use of the site. The site makes a weak contribution to preventing town from merging given that it forms a less essential gap between Newton-le-Willows and the Warrington urban area. The site makes a moderate contribution to assisting in urban regeneration.	
R18/046	Weak contribution: The M62 forms a durable boundary between the site and the built up area. This is a permanent boundary that is durable enough to prevent sprawl into the site in the long term. The site is only connected to the urban area along this southern boundary. Overall the site makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The site forms a less essential gap between Newton-le-Willows and the Warrington urban area whereby development of the site would slightly reduce the gap between the towns however would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Weak contribution: The boundary between the site and the settlement is the M62 to the south. To the west is the Winwick Link Road (A49) which is also a durable boundary. Both of these durable boundaries could prevent encroachment into the site. The boundaries between the site and the countryside consist of Townsfield Avenue to the north, which is durable and a tree lined field boundary to the west which is not considered to be durable enough to prevent encroachment, however beyond this is Arbury Court Mental Health Hospital and therefore the potential for further encroachment east is limited. The site is hard surfaced and used weekly for car boot sales. The site has a limited connection to the open countryside given the existing development within the Green Belt around it. The site is flat, with no built form and low levels of vegetation within the site but dense vegetation on the boundaries. Due to this and the existing development to the east of the site, it has no long line views thus it supports a moderate degree of openness. Overall, the site makes a weak contribution to protecting the countryside from encroachment as whilst it has a moderate degree of openness, it has a limited connection with the open countryside and predominantly durable boundaries.	No contribution: Warrington is a historic town however the site is not within 250m of the relevant Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to three, and no contribution to one. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to safeguarding the countryside from encroachment as whilst it has a moderate degree of openness, it has a limited connection to the open countryside and has predominately durable boundaries, The site makes a weak contribution to preventing towns from merging and from checking unrestricted sprawl. The site does not contribute to preserving the setting of historic towns.	Weak contribution
R18/047 (North) 3129 R18/P2/113	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not adjacent to the settlement and is fully surrounded by countryside and the wider Green Belt although Grappenhall School and existing residential development within the Green Belt are located to the north of the site. The site's boundaries are of mixed durability. The site's northern boundary consists of a tree and hedge lined field boundary and the limits of Grappenhall School which do not represent durable boundaries which could prevent encroachment. However given the existing development within the Green Belt to the north, there is limited potential for further encroachment. The site's eastern boundary consists of a thick row of vegetation which may not be permanently durable in the long term to prevent encroachment. The site's	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate	The site makes a strong contribution to one purpose, a moderate contribution to one, and no contribution to three. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong-moderate degree of openness and the eastern boundary is not permanently durable, the site's remaining boundaries are durable and could contain development and prevent it from threatening the overall openness and permanence of the Green Belt.	Moderate contribution

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			southern and western boundary consists of Broad Lane which is durable and could prevent encroachment beyond the site if the site was developed. The site consists of open countryside which is being used to grow Christmas trees. The site is fairly flat although slopes down to the north. Apart from the Christmas trees it has fairly low levels of vegetation. There are some long line views and thus the site supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong-moderate openness and non-durable eastern boundary with the countryside.		contribution to this purpose.	The site makes a moderate contribution to assisting in urban regeneration.	
R18/047 (South) 3129 R18/P2/113	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is well connected to the open countryside along nearly all of its boundaries. The site is only connected to the settlement at its western corner which consists of a dense wooded area which is durable and could prevent encroachment into the site. The site's northern boundary consists of Hall Lane and Broad Lane which is durable and could prevent encroachment beyond the site if the site was developed. The site north western boundary consists of intermittent hedges which are not durable and parts of a wooded area which is not permanently durable. The site's southern boundary consists of hedge lining which does not represent a durable boundary which could prevent encroachment beyond the site if the site was developed. The site consists of open countryside in agricultural use. The site is flat and there is no built form within the site however there is a wooded area within the site which hinders long line views. Due to the vegetation to the west of the site there are no long line views from the settlement outwards. Therefore the site supports a moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its moderate openness, strong connection to the countryside and mostly non-durable boundaries with the countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, and no contribution to three. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and there are some non-durable boundaries between the site and the countryside, the site's connection with the settlement along its western corner has a durable boundary which could prevent development from encroaching into the site. Therefore the overall openness and permanence of the Green Belt would not be threatened. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
R18/048 3130	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The boundary between the site and the settlement consists of the M56 to the north which represents a durable boundary which could prevent encroachment. The boundary between the site and the countryside to the west consists of Arley Road which represents a durable boundary. The remaining boundaries consist of the runways of the disused airfield to the east, and the limits of existing development to the south which do not represent durable boundaries which could prevent encroachment. The existing development within the Green Belt to the south consisting of Burley Heyes Mill which includes warehouse buildings does limit further encroachment south. The site is well connected to open countryside to the east and west. The existing land use is open countryside that is predominately in agricultural use. The site is flat, has less than 10% built form. There is a strong degree of openness due to low levels of vegetation and open long line views. Overall, the site makes a strong contribution to	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and there are non-durable boundaries between the site and the countryside, the boundary between the site and the settlement consists of the M56 which represents a very durable boundary which could prevent encroachment into the site. This boundary would contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site does not contribute to preventing towns from merging, checking unrestricted	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			protecting the countryside from encroachment due to the non-durable boundaries with the countryside and its openness.			sprawl, or preserving the setting and special character of historic towns.	
R18/049 3131	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and Leigh in the neighbouring authority of Wigan. Development of the site would slightly reduce the actual gap between the towns although it would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the settlement is not durable as it consists of the garden boundaries to the east which are marked by fences and low-lying hedges and also the edge of the school playing field. Half of the northern boundary also links the site and the settlement and is formed by garden boundaries and a dense tree line. These are not considered to be durable boundaries able to prevent encroachment into the site. The boundaries between the site and the countryside are formed by dense tree line to the north, an unmarked field boundary to the west and a field boundary to the south. These are not durable boundaries able to prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is currently in agricultural use, with Hurst Lane running through the site. The site is well connected to the open countryside to the west. The site is flat, with no built form, minimal vegetation and long line views and thus supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding from encroachment due to its strong openness and predominately non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is connected to open countryside to the west, it has a strong degree of openness and has predominantly non-durable boundaries. Therefore the site has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/050	Not in Green Belt						
R18/051 2705 R18/101 R18/P2/024	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is connected to the settlement along its northern boundary. This consists of garden boundaries, which are not durable and would not be able to prevent encroachment into the site. The site is well connected to the countryside along three sides. The Avenue to the south, Cherry Lane to the west and Lakeside Road to the east form durable boundaries which would be able to prevent further encroachment beyond the site if the site were developed. Along the east and west boundaries there are two sections of the boundary which are not formed by Cherry Lane or Lakeside Road and are the limits of dwellings and Cherry Lane Farm which are not durable however the overall boundary is predominately durable. The existing land use consists mainly of open countryside and there is little vegetation. The site helps to prevent further encroachment particularly given the residential properties on The Avenue. The site supports some long line views to the west and overall supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong degree of openness and non-durable boundaries with the settlement.	Strong contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. The majority of the site's eastern boundary lies adjacent to the Lymm Conservation Area and the nearby Bridge at Lymm Dam is a Grade II listed building. Therefore the site makes a strong contribution to preserving the setting and special character of historic towns.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to two purposes, a moderate contribution to one and no contribution to two. In line with the methodology, the site has been judged to make a strong overall contribution. The site makes a strong contribution to preserving the historic town of Lymm and makes a strong contribution to safeguarding from encroachment as it supports a strong degree of openness, and there are non-durable boundaries between the site and the settlement which would not be able to prevent encroachment into the site.	Strong contribution
R18/052 3132	No contribution: The site is not adjacent to the Warrington urban	Weak contribution: The site forms a less essential gap between	Strong contribution: The boundaries between the site and the settlement consists of the rear gardens of residential properties along the north which do not represent durable boundaries which	No contribution: The site is not adjacent to a historic town. The	Moderate contribution: The Mid Mersey	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	area and therefore does not contribute to this purpose	the Warrington urban area and Lowton whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	could prevent encroachment. The boundaries between the site and the countryside consists of a field boundary with a hedge to the west and unmarked field boundaries to the south and the east which are not durable boundaries and could not prevent encroachment beyond the site if it were developed. A small section of the site is an access strip between the site and Smithy Brow. The existing use is open countryside that is in agricultural use. The site is flat, with less than 10% built form, low levels of vegetation and open long line views and thus it supports a strong degree of openness. Overall, the site make a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable boundaries with the settlement and countryside.	site does not cross an important viewpoint of the Parish Church.	Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Although the site has a strong degree of openness and there are non-durable boundaries with the settlement and the countryside, the wider boundaries to the south, east and west of the site consist of durable road boundaries (Dam Lane, Smithy Lane and Smithy Brow). These boundaries could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	
R18/053 R18/P2/146 A	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Cadishead (within the administrative authority of Salford) and the Warrington urban area whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement albeit it is in very close proximity to it. The site is well connected to the countryside along all of its boundaries albeit there is existing development within the Green Belt to the west and south of the site. The site is connected to open countryside to the north. The boundaries between the site and the countryside are of mixed durability. The western boundary is formed by Moss Side Lane and the southern boundary is formed by School Lane which are durable boundaries able to prevent encroachment beyond the site if the site were developed. The northern and eastern boundaries are formed by field boundaries which are not marked by durable features on the ground. These boundaries are not considered to be able to prevent encroachment beyond the site if the site were developed. The existing land use is open countryside in agricultural use, with a large farm located on the site. The farm is an appropriate use within the Green Belt. The site is flat, with low levels of vegetation, although there is some vegetation along field boundaries and open long line views to the north, away from the farm. The site therefore supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its non-durable northern boundary with the open countryside and its strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and there are non-durable boundaries between the site and the open countryside to the north thus the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/054 R18/P2/028	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and St Helens and Newton-le-Willows whereby development of the site would reduce the actual gap but not the perceived gap between the towns. Overall, the	Strong contribution: The boundary between the site and the settlement is non-durable, consisting of fenced/hedged garden boundaries to the east and south of the site. As the majority of the boundary follows garden lines, these will not be able to prevent encroachment into the site in the long term. The boundary between the site and the countryside is a durable road boundary to the north with Lumber Lane however the western boundary follows field boundaries which are not durable. Lumber Lane would be able to prevent encroachment beyond the site if it were developed, but the field boundaries would not be able to prevent encroachment. The existing land use is open countryside in agricultural use. The site is connected to open countryside along two boundaries to the north	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the boundaries between the site and the settlement are non-durable, there are durable boundaries between the site and the countryside to the north and also further west beyond the site. Thus any development would be contained and would therefore	Moderate contribution

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		site makes a weak contribution to preventing towns from merging.	and west. There is no built form and low levels of vegetation in the site, and the site is flat and has open long line views and thus supports a strong degree of openness. Overall, the site makes a strong contribution to protecting the countryside from encroachment due to the non-durable boundaries between the site and the settlement.		contribution to this purpose.	not threaten the openness and permanence of the Green Belt. The site makes a moderate contribution in assisting in urban regeneration.	
R18/055 3133 R18/P2/146 A	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is not connected to the settlement and is surrounded by countryside however the settlement is located approximately 50m to the north. The site's boundaries are of mixed durability. The northern boundary is dense tree line that marks a gap between School Lane and Marsh Brook Close. This is not considered to be a durable boundary which could prevent encroachment beyond the site. The eastern boundary is formed by dense tree lined which runs parallel to the housing along Marsh Brook Close and the southern boundary is defined by a minor watercourse and dense tree line. These are not considered to be durable boundaries able to prevent encroachment beyond the site if the site were developed, however development could not encroach further beyond the eastern boundary as there is already existing development. The western boundary is formed by School Lane which is a durable boundary able to prevent encroachment beyond the site if the site were developed. The existing use is open countryside that is predominantly in agricultural use. There is no built form within the site, the site is flat and there are low levels of vegetation within the site, however the residential development restricts some long line views although there are views in various directions. The site therefore supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the non-durable boundaries and strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose and no contribution to three purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and it has predominately non-durable boundaries. The site makes a strong contribution to safeguarding from encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Strong contribution
R18/056 R18/P2/146 C	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Moderate contribution: The site is connected to the settlement on the northern boundary which is dense tree line that is marking the limits of the residential development along Orchard Brow. This is not considered to be a durable boundary able to prevent encroachment into the site. The remaining boundaries of the site are enclosed by existing residential development within the Green Belt along Marsh Brook Close. Only the eastern boundary adjoins open countryside. The site's remaining boundaries are predominantly not durable. The western and part of the southern boundary are also defined by dense tree line marking the limits of residential development along Marsh Brook Close, and the eastern boundary is defined by a field boundary. These are not durable boundaries able to prevent encroachment beyond the site if the site were developed. A small section of the southern boundary is defined by the end of Marsh Brook Close which is a durable boundary. The existing land use is open countryside that is predominantly in agricultural use, however the site is surrounded by existing residential development to the north, south and west	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports a moderate degree of openness however it is enclosed by existing development within the Green Belt and therefore makes a moderate contribution to safeguarding the countryside from encroachment. The site makes a moderate contribution to assisting in urban regeneration and no contribution to preventing towns from merging.	Weak contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			which impacts on the openness and the perception of countryside. There is no built form within the site and generally low levels of vegetation, except on the northern and western boundaries, however the surrounding development impacts on the open long line views and therefore the site supports a moderate degree of openness. Overall, the site make a moderate contribution to safeguarding the countryside from encroachment as it is enclosed by existing residential development within the Green Belt and it is only connected to open countryside along the eastern boundary which is not durable.				
R18/057	Not in Green Belt						
R18/058 2146	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not connected to the settlement. The site is connected to the countryside almost entirely along non-durable boundaries. The boundaries of the main area of the site consist of tree lined field boundaries which are not durable and may not be able to prevent further encroachment beyond the site. The small areas of the site along the Transpennine Trail have more durable boundaries consisting of a major footpath with thick vegetation on either side. The existing land use is relatively open countryside. While the site was formerly in use as a sewage works, there is no visible built form on the site. There are moderate levels of vegetation on the site, mainly consisting of tall trees close to its southern and eastern boundaries. The site is well connected to the countryside on all sides. The site supports a strong degree of openness as it contains no built form, moderate vegetation and supports long line views of the countryside to the north and west. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable boundaries.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a strong overall contribution. While the site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving historic towns, its openness, complete connection with the countryside, and non-durable boundaries mean that it makes a strong contribution to safeguarding the countryside from encroachment. It therefore supports Paragraph 79 of the NPPF by keeping land permanently open. The site also makes a moderate contribution to assisting in urban regeneration.	Strong contribution
R18/059 2671 R18/P2/041 R18/P2/067	Moderate Contribution: The rear of residential development combined with dense tree line and field boundaries form a mixed-durability eastern boundary between the site and the built-up area, which may not be able to prevent sprawl in the long term. The site is connected to the built-up area along this eastern boundary. Given the shape of the built-up area, development of the site would not round of the settlement pattern.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn in the neighbouring authority of Halton whereby a reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundaries between the site and the built-up area are not all durable and may not be able to prevent encroachment in the long term. The boundaries between the site and the countryside consist of Chester Road to the north, a field boundary to the south and a dense wooded area to the west, these boundaries are mostly durable and may be able to prevent encroachment beyond the site if it were developed. The existing land uses consist of open countryside. The site is flat, has no built form, low levels of vegetation and there are long line views within the site and therefore it supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and the less durable boundaries with the settlement.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to two, a weak contribution to one and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness, the boundaries between the site and the countryside are mostly durable thus any development would be contained and would not therefore not threaten the overall openness and permanence of the Green Belt. The site makes a moderate contribution to checking unrestricted sprawl and assisting in urban regeneration.	Moderate contribution

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	Overall the site makes a moderate contribution to checking unrestricted sprawl.						
R18/060 2457 R18/P2/084	Site is same as parcel BW8 so not reassessed.						Strong contribution
R18/061 3353 R18/P2/100	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is adjacent to Appleton Thorn along its western boundary consisting of Barleycastle Lane which is durable and could prevent encroachment into the site and Bradley Brook which is not durable. The site is connected to open countryside along two of its boundaries consisting of a field boundary to the east which is only lined by shrubs and which does not represent a durable boundary. To the north is Bradley Brook which is lined by a fence and trees albeit some of these are intermittent and therefore this does not represent a durable boundary which could prevent encroachment beyond the site if the site was developed. The existing land use consists of open countryside in agricultural use. Booth's Farm is excluded from the site. The site is flat with no built form, and low levels of vegetation apart from the copse to the east of the site. Thus the site has open long line views and supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong openness and predominantly non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and it has non-durable boundaries with the countryside. The site therefore has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns form merging.	Strong contribution
P18/062 3177 R18/P2/129	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. Overall the site makes a weak contribution to	Weak contribution: The site is not adjacent to the settlement and is fully surrounded by countryside and the wider Green Belt however there is existing light industrial development in the Green Belt to the south and west. The site's northern boundary consisting of Stockport Road is durable and could prevent encroachment beyond the site if the site was developed. The site's remaining boundaries consists of the limits of development to the east, south and west. Whilst tall tree lining marks these boundaries, these are not permanently durable boundaries however there is limited potential for further encroachment due to the existing development to the east, south and west. Furthermore there are durable boundaries further east and south consisting of the M6 and the former disused railway line which is now a heavily tree lined footpath. The existing land use consists of a residential dwelling and outbuildings with associated garden. The site has approximately 30% built form, the topography of the site slopes slightly upwards from north to south, there is heavy vegetation around the site's boundaries and there are no long line views due to the surrounding developments.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to two, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to safeguarding from encroachment as it lacks openness and has a limited connection to the open countryside. The site makes a moderate contribution to assisting in urban regeneration. It makes a weak contribution to preventing towns from merging and no contribution to checking unrestricted sprawl and preserving the historic town.	Weak contribution

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		preventing towns from merging.	Thus the site supports a weak-no degree of openness. Overall the site makes a weak contribution to safeguarding from encroachment due to its lack of openness and limited connection to the open countryside.				
R18/063 3137 R18/P2/131 C	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and Leigh in the neighbouring authority of Wigan. Development of the site would slightly reduce the actual gap between the towns although it would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The eastern boundary connects the site and the settlement. The boundary consists of the limits of the development along Warrington Road (A574). This boundary is predominately not durable and could not prevent encroachment into the site. The boundaries between the site and the countryside are predominately not durable. The northern, western and southern boundaries are formed by field boundaries with some low lying hedges. These are not marked by durable features and so would not be able to prevent encroachment beyond the site if the site were developed. The existing land use is agricultural. The site is well connected to open countryside to the west. The site is flat, with no built form, long line views and no vegetation and thus the site has a strong degree of openness. Overall, the site makes a strong contribution to safeguarding from encroachment due to its strong openness and non-durable boundaries between the site and the settlement and the site and the countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it has a strong degree of openness and there are non-durable boundaries between the site and the settlement and the site and the countryside. Therefore the site has a strong role in preventing encroachment. The site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/064 3138 R18/P2/112	Site is same as parcel WI3 so not reassessed						Strong contribution
R18/065 3139 R18/P2/043 R18/P2/136	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Moderate contribution: The site is connected to the settlement on its north eastern boundary. This consists of Crouchley Lane, which is durable and would be able to prevent encroachment into the site. The site is well connected to the countryside along partially durable boundaries which would be able to prevent further encroachment beyond the site if the site was developed. These consist of a path that provides a walking route around Lymm Dam which is surrounded by dense tree line, and forms the northern and western boundaries and could prevent encroachment beyond the site if the site were developed. However the southern boundary is an unmarked field boundary and could not prevent encroachment beyond the site. The existing land use consists of open countryside that is in agricultural use. The site is predominantly flat with some slight undulations in topography, there is no built form and there are generally low levels of vegetation, with some interspersed trees throughout the site and dense vegetation to the north and west. Overall, the site supports a strong-moderate degree of openness as there are open, long line views. The site makes a moderate contribution to safeguarding the countryside from encroachment, due to the degree of openness and durable boundary with the settlement and partially durable boundaries with the countryside.	Strong contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. The entire north western boundary of the site lies adjacent to the Lymm Conservation Area. Therefore the site makes a strong contribution to preserving the setting and special character of historic towns.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to two and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as, while it makes a strong contribution to preserving the Lymm Conservation Area, it makes a moderate contribution to safeguarding from encroachment as it has a strong-moderate degree of openness and durable boundaries with the settlement.	Moderate contribution
R18/066 3140 R18/P2/081	No contribution: The site is not adjacent to the Warrington urban	Weak contribution: The site forms a less essential gap between	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt. The boundaries between the site and the countryside are	No contribution: The site is not adjacent to a historic town. The	Moderate contribution: The Mid Mersey	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	area and therefore does not contribute to this purpose.	the Warrington urban area and St. Helens whereby development of the site would reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	predominantly durability. The northern boundary is formed by Joy Lane which is durable and the limits of Finger Post Farm, which is not a durable boundary although there is some dense tree line marking the boundary and Joy Lane is beyond the farm. The eastern boundary is formed by Burtonwood Road and the southern boundary consists of dense tree line that follows Wright's Lane and Limekiln Lane which are both durable boundaries. The western boundary is an area of dense tree line and there is a track which runs less than 40m to the west of the tree line and therefore this is considered to be a durable boundary, due to the thickness of the vegetation and the track. The durable boundaries are considered to be able to prevent encroachment beyond the site if the site were developed. The site is well connected to the countryside along all of its boundaries. The existing land use is open countryside that is predominately in agricultural use. The site is flat with less than 10% built form and no vegetation within the site however there is dense vegetation along the southern and western boundaries which limits views in places and thus the site supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and complete connection with the open countryside.	site does not cross an important viewpoint of the Parish Church.	Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as it supports a strong-moderate degree of openness and is completely connected with the open countryside although it has durable boundaries which could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution in assisting in urban regeneration and a weak contribution to preventing towns from merging.	
R18/067 1629 R18/044	Site is same as parcel WR77 so not reassessed						Moderate contribution
R18/068 3141 R18/P2/011	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is connected to the settlement along its southern and western boundaries. Its southern boundary consists of Longbutt Lane, which is durable, however its western boundary consists of thick tree lined field and garden boundaries which may not be durable enough in the long term to prevent encroachment into the site. The site is connected to the countryside along its northern and western boundaries. Its northern boundary is not defined by any features, and would not be durable enough to prevent further encroachment if the site was developed. Its eastern boundary mainly consists of garden boundaries, however it lies close to Oughtrington Lane and the gap between the site and this durable boundary already contains development in the Green Belt. Therefore there would be limited scope for further encroachment beyond the site to the east. The existing land use consists of open countryside. There is no built form and minimal vegetation. The site is connected to the open countryside to the north as there is built development which is within the Green Belt to the east of the site. The site supports a strong degree of openness as it contains no built form, minimal vegetation and supports long line views of the countryside to the north. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and the non-durability of its northern boundary.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a strong overall contribution. While the site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving historic towns, its openness and non-durable boundaries mean that it makes a strong contribution to safeguarding the countryside from encroachment. It therefore supports Paragraph 79 of the NPPF by keeping land permanently open. The site also makes a moderate contribution to assisting in urban regeneration.	Strong contribution
R18/069 R18/P2/026	Not in Green Belt						

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
R18/070 2143	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not connected to a settlement. The site is connected to the countryside along a mix of durable and non-durable boundaries. The sites' northern and western boundaries are comprised of Warrington Lane and the B5159 Burford Lane, which may be able to prevent further encroachment if the site was developed. However the site's southern and eastern boundaries consist of field boundaries which are not durable and would not be able to prevent encroachment. The existing land use of the site is open countryside, and there is no built form and minimal vegetation besides internal field boundaries. The site is well connected to the countryside on all sides, however to the north and south west there is limited built development which is within the Green Belt. The site supports a strong degree of openness as there is no built form, low vegetation and it supports long line views of the countryside to the west. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable boundaries.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a strong overall contribution. While the site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving historic towns, its openness and non-durable boundaries mean that it makes a strong contribution to safeguarding the countryside from encroachment. It therefore supports Paragraph 79 of the NPPF by keeping land permanently open. The site also makes a moderate contribution to assisting in urban regeneration.	Strong contribution
R18/071 (North) 3144 (North)	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not connected to a settlement. With the exception of the site's southern boundary along Bradshaw Lane and the northern boundary of Gailey Wood, the site generally has non-durable boundaries which may not prevent further encroachment if the site was developed. These consist of field boundaries to the west, and no features to the east. The existing land use of the site is open countryside. There is no built form and minimal vegetation. The site is well connected to the countryside on all sides. The site supports a strong degree of openness as it contains no built form, minimal vegetation and supports long line views of the countryside. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable boundaries.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a strong overall contribution. Whilst the site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving historic towns, its openness and non-durable boundaries particularly the eastern boundary which has no definable features mean that it makes a strong contribution to safeguarding the countryside from encroachment. It therefore supports Paragraph 79 of the NPPF by keeping land permanently open. The site also makes a moderate contribution to assisting in urban regeneration.	Strong contribution
R18/071 (South) 3144 (South)	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site consists of two separate sections of land. There is a small gap between them consisting of a residential property and garden on Bradshaw Lane. The site is not connected to a settlement. The site is connected to the countryside along a mix of durable and non-durable boundaries. The site's northern and southern boundaries along Bradshaw Lane and the Bridgewater Canal are durable. However the site's eastern boundary consists of field boundaries which are not durable and may not be able to prevent further encroachment if the site was developed. However the proposed route for HS2 Phase 2b which has been safeguarded runs close to the eastern boundary of the site and cuts through the north eastern corner of the site. The existing land use of the site is open countryside. There is no built form and minimal vegetation. The site is well connected to the countryside on all sides, however to the south of both sections of the site there is built development	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a moderate overall contribution.. Whilst the site supports a strong degree of openness it has predominantly durable boundaries with the exception of the eastern boundary however the presence of the HS2 route close to the eastern boundary means that development would not threaten the overall permanence and openness of the Green Belt. The site also makes a moderate contribution to assisting in urban regeneration. The site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving historic towns.	Moderate contribution

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			which is within the Green Belt. The site supports a strong degree of openness as it contains no built form, minimal vegetation and supports long line views of the countryside. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its size, openness and non-durable eastern boundary.				
R18/072 3145	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt. The boundaries with the countryside are of mixed durability. The western boundary is predominately defined by field boundaries which are not durable however a short extent of this boundary is defined by Cherry Lane (B5185) which is a durable boundary, although the overall boundary is not durable. The northern boundary is also not durable and consists of a field boundary with some sections of dense tree line but this is not solid enough to be considered as a durable boundary. The southern boundary is formed by dense tree line and is not considered to be durable on its own. These boundaries are all not considered to be durable and able to contain encroachment beyond the site if the site were developed. However, the eastern boundary consists of The Bongs which is an area of dense woodland which contains Bradley Brook and is considered to be a durable boundary that could prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is predominately in agricultural use. The site is well connected to the countryside along all of its boundaries. The site is generally flat however there is a gentle slope to the east towards Bradley Brook. There is no built form and low levels of vegetation within the site, however there is dense vegetation along the boundaries and therefore the long line views are restricted and therefore the site supports a strong-moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness, complete connection with the open countryside, and the predominantly non-durable boundaries between the site and the countryside.	Weak contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. The northernmost edge of the site is located within the 250m buffer area around Lymm Conservation Area however it is separated by dense vegetation and residential properties located on The Avenue. Therefore the site makes a weak contribution to preserving the setting and special character of historic towns.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong-moderate degree of openness, it is completely connected to the open countryside and there are predominantly non-durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/073 R18/P2/108	Not in Green Belt						
R18/074	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and Leigh in the neighbouring authority of Wigan. Development of the site would slightly reduce the actual gap between the towns although it would not	Strong contribution: The site is connected to the settlement along the eastern boundary which is comprised of the edge of development which is less durable and would not prevent encroachment. The site is connected to the countryside on its western, southern and northern boundaries. The northern boundary is comprised of Carr Brook which is durable, and the western boundary is comprised of field boundaries which is less durable and would not prevent encroachment if the site were developed. The southern boundary is comprised of a railway track which is durable and would prevent encroachment if the site were developed. The existing land use consists of open countryside and	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and there are non-durable boundaries between the site and the countryside including one long boundary to the west. Therefore the site has a strong role in preventing	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	there is a cricket ground in the centre of the site which provides a beneficial Green Belt use. The site topography undulates across the site and there is low levels of vegetation on the site, apart from a small area of dense vegetation in the north of the site. The site supports some long line views to the north and overall the site supports strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its less boundaries with the countryside and strong degree of openness.		contribution to this purpose.	encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	
R18/075 R18/P2/030	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not play a role in preventing towns from merging.	Weak contribution: The site is not connected directly to any settlements and is fully surrounded by the countryside and wider Green Belt however there are a number of existing developments within the Green Belt close to the site. The boundaries between the site and the countryside are of mixed durability. The eastern boundary is the A559 and the southern boundary is Hall Lane which are durable boundaries between the site and the countryside. The western boundary is defined by dense tree line and the northern boundary is a field boundary which are not durable boundaries able to prevent encroachment beyond the site. However the A49 is located close to this northern boundary which represents a durable boundary. The existing use is dwellings and another business, and therefore there has already been significant encroachment into the site. The site is flat, however there is dense vegetation along all boundaries and a significant amount of built form and no long line views and therefore the site supports no degree of openness. Overall, the site makes a weak contribution to safeguarding the countryside from encroachment due its lack of openness, presence of durable boundaries and existing encroachment.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to safeguarding from encroachment with existing encroachment within the site and no degree of openness. The site makes a moderate contribution to assisting in urban regeneration. The site does not contribute to preventing towns from merging, checking unrestricted sprawl, or preserving the setting and special character of historic towns.	Weak contribution
R18/076 2901	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is connected to the settlement on its northern and north western sides along hedge lined garden boundaries. These are not durable and would not be able to prevent encroachment into the site. The site's boundaries with the countryside largely consist of field boundaries, the southern boundaries are unmarked and the eastern boundary is a hedge and tree lined field boundary. These are not durable boundaries which could prevent encroachment beyond the site if the site was developed. The existing land use is open countryside that is in agricultural use. There is no built form and low levels of vegetation within the site which supports long line views of the surrounding countryside and overall supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to the non-durable boundaries between the site and the countryside and the site and the settlement, and the strong degree of openness the site supports.	Weak contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. The north western edge of the site is located within the 250m buffer area around Lymm Conservation Area. The Conservation Area is separated from the Green Belt and from the site by modern residential development along Manor Road. Therefore the site	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and there are non-durable boundaries between the site and the settlement and the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
				makes a weak contribution to preserving the setting and special character of historic towns.			
R18/077	Weak contribution: The railway line forms a durable boundary to the north of the site and the M6 forms a durable boundary to the west. These are both able to prevent sprawl into the site. The site is connected to the built up area along two of its boundaries. Given the shape of the built-up area, development of the site would not round of the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The boundary between the site and the built up area is durable consisting of the railway line to the north and the M6 to the west, these are able to prevent encroachment into the site. The boundaries between the site and the countryside are not durable, consisting of field boundaries to the east of the site and the south which are not marked by any physical features on the ground and are not durable enough to prevent encroachment beyond the site if it were developed. The site is split into two with Moss Lane running through the site which provides access to Moss Lane Farm which is located outside of the site. The site is connected to open countryside along two boundaries however feels disconnected from the settlement to the north and west due to the strong boundaries. The existing land use consists of open countryside in agricultural use. The site is flat with less than 10% built form and no vegetation. There are open long line views thus the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable boundaries with the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two, and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is well connected to the open countryside and supports a strong degree of openness and there are non-durable boundaries between the site and the countryside and therefore the site has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	Strong contribution
R18/078 3147	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn in the neighbouring authority of Halton whereby a reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Strong Contribution: The site is not adjacent to any settlements. The boundaries between the site and the countryside are mixed, with the northern boundary consisting of Hatton Lane and the southern and western boundaries formed by Pilmoss Lane which are durable in the long term and able to prevent encroachment beyond the site if the site were developed. However the eastern boundary consists of a field boundary which is not considered to be durable. The existing land use consists of open countryside that is predominantly within agricultural use. The site is flat, with no built form, low levels of vegetation and long line views and thus supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and strong connection to the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one, and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness, it is completely connected to the countryside along all boundaries, and the eastern boundary with the countryside is non-durable and therefore the site plays a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/079	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not contribute to preventing towns from merging.	Weak contribution: The site is adjacent to the settlement along the northern boundary and western boundaries. The northern boundary is formed from the rear of residential development and field boundaries which is not a durable boundary that is able to prevent encroachment into the site. The western boundary also links the site to the settlement and is formed by Cherry Lane which is a durable	Weak contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban	The site makes a moderate contribution to one purpose, a weak contribution to two, and no contribution to two purposes. In line with the methodology, the site has been judged to make a weak overall contribution. There is existing encroachment as the site is currently being developed as a dwelling. Given the level of	Weak contribution

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			boundary able to prevent encroachment into the site. The boundaries with the countryside are not durable. The southern and eastern boundaries are defined by field boundaries which are not durable or able to prevent encroachment beyond the site if the site were developed. However, the site is currently being developed for use as one large dwelling set in a garden and therefore there has already been encroachment into the site. The site is reasonably well connected to the countryside along two boundaries. As the site is currently being developed, this will result in over 30% built form and therefore will prevent any long line views, resulting in the site having no degree of openness. Overall the site makes a weak contribution to safeguarding the countryside from encroachment due to its existing land use and presence of built form.	The eastern section of the site is located within the 250m buffer area around Lymm Conservation Area however it is on the very edge of the buffer. Therefore the site makes a weak contribution to preserving the setting and special character of historic towns.	capacity for potential development, therefore the site makes a moderate contribution to this purpose.	development within the site, the site has no degree of openness and makes a weak contribution to safeguarding from encroachment. The site makes a weak contribution to preserving the setting and special character of Lymm. The site makes a moderate contribution to assisting in urban regeneration.	
R18/080	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and St. Helens whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Weak contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt albeit the washed over village of Collins Green is located to the north of the site and there is existing development within the Green Belt to the south. The boundaries between the site and the countryside are of mixed durability. The northern boundary is Broad Lane, the eastern boundary is Penny Lane and the western boundary is dense woodland which forms part of Colliers Moss Common Nature Reserve. These are durable boundaries able to prevent encroachment beyond the site if it were developed. The southern boundary dissects the existing development on the site and is not marked by a durable feature, it is therefore not a durable boundary able to contain encroachment. The existing land use in the northern part of the site is open countryside and White House Farm, whilst the southern section consists of part of the brewery within the site. The site contains less than 20% built form, and is flat, however there is dense vegetation and built form surrounding the site which prevent open views. Therefore the site supports a weak degree of openness. Overall the site makes a weak contribution to protecting the countryside from encroachment due to the existing built form and predominantly durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to two, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to safeguarding the countryside from encroachment as it has mostly durable boundaries and there is existing built form. The site makes a weak contribution to preventing towns from merging. The site does not contribute to preserving the setting of historic towns.	Weak contribution
R18/081 1612 R18/P2/032 R18/P2/101	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Lymm and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. The M6 ensures that separation is retained.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt albeit Lymm is located less than 50m to the north of the site. The boundaries with the countryside are of mixed durability. The northern boundary is Booths Lane and part of the eastern boundary is Cherry Lane (B5185). These are both durable boundaries that would be able to prevent encroachment beyond the site if the site were developed. The southern, western and remainder of the eastern boundary consist of unmarked field boundaries. Massey Brook also forms part of the western boundary but is not considered to be durable. These boundaries would not prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is predominately in agricultural use. The site is well connected to the countryside along	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong-moderate degree of openness and there are non-durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		Overall, the site makes a weak contribution to preventing towns from merging.	all of its boundaries. The site is generally flat however there is a gentle slope to the west towards Massey Brook. There is no built form and low levels of vegetation within the site, however there is intermittent vegetation along some of the boundaries. Due to this vegetation and the topography, the site does not support open long line views and thus has a strong-moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the non-durable boundaries between the site and the countryside and the degree of openness.				
R18/082 3178 R18/P2/072 R18/P2/073	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is connected to the settlement along its western and southern boundaries. The western boundary consists of hedge lined garden boundaries which may not be durable enough to prevent encroachment into the site. The southern boundary consists of the A6144 Rush Green Road, which is more durable. The site is connected to the countryside along its northern and eastern boundaries. Part of the northern boundary consists of the Transpennine Trail, which is durable, but the majority of the site's northern and eastern boundary consists of non-durable field boundaries which are not durable however the durable Transpennine Trail is within 100m of the boundary and this would contain any encroachment. The existing land use consists of open countryside. There is no built form and low levels of vegetation, mainly consisting of trees along Reddish Lane within the site. The site is well connected to the open countryside to the north. The site supports a strong degree of openness as it contains no built form, low levels of vegetation and supports long line views of the countryside to the north. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable boundaries to the west and east.	Strong contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. The majority of the site is located within the 250m buffer area around Lymm Conservation Area. Part of the site's southern boundary lies adjacent to the Conservation Area. Therefore the site makes a strong contribution to preserving the setting and special character of historic towns.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to two purposes, a moderate contribution to one and no contribution to two. In line with the methodology, the site has been judged to make a strong overall contribution. While the site does not contribute to checking unrestricted sprawl or preventing towns from merging, it makes a strong contribution to preserving the character of the Lymm Conservation Area and safeguarding the countryside from encroachment due to its location, openness and non-durable boundaries. The site also makes a moderate contribution to assisting in urban regeneration.	Strong contribution
R18/083 1654 R18/P2/075 R18/P2/128	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and St Helens and Newton-le-Willows whereby development of the site would reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the settlement is non-durable, consisting of fenced/hedged garden boundaries to the south of the site. As the majority of the boundary follows garden lines and field boundaries, these will not be able to prevent encroachment into the site in the long term. The boundary between the site and the countryside is a durable road boundary with Green Lane to the west, and the limits of existing properties on Lumber Lane forms the northern boundary however Lumber Lane is beyond this and is a durable boundary. These boundaries would be able to prevent encroachment beyond the site if the site were developed. However the eastern boundary follows field boundaries and is not a durable boundary able to prevent encroachment into the site. The existing land use is open countryside in agricultural use. The site is connected to open countryside to the north and east as there is existing residential development in the Green Belt to the west. There is no built form and low levels of vegetation in the site, and the site is flat and has open long line views and thus supports a strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the boundaries between the site and the settlement are non-durable, there are durable boundaries between the site and the countryside to the west and north and also further east beyond the site. Thus any development would be contained and would therefore not threaten the openness and permanence of the Green Belt. The site makes a moderate contribution in assisting in urban regeneration.	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			Overall, the site makes a strong contribution to protecting the countryside from encroachment due to its openness and non-durable boundaries with the settlement.				
R18/084 1655	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and St. Helens whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement along the southern and eastern boundaries. To the south the boundary is non-durable consisting of dense tree line which may not be able to prevent encroachment into the site in the long term. The eastern boundary consists of Phipps Lane which is a durable boundary that would be able to prevent encroachment into the site in the long term. The boundaries between the site and the countryside are mixed as there is the northern section of Phipps Lane to the east and north which are durable, however most of the northern boundary is formed by a field boundary and the limits of residential development which is not durable albeit Phipps Lane is beyond this. The western boundary is a metalled road with tree lining which is a fairly durable boundary which could prevent encroachment. The existing land use is agricultural. The site is well connected to open countryside to the west given there is existing residential development within the Green Belt to the immediate north of the site. The site is flat, with no built form, low levels of vegetation and open long line views and thus supports a strong degree of openness. Overall, the site makes a strong contribution to protecting the countryside from encroachment due to its strong openness and non-durable southern boundary with the settlement.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the southern boundary with the settlement is not durable, the site's boundaries with the countryside are durable and could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes a weak contribution to preventing towns from merging.	Moderate contribution
R18/085 656	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and St Helens and Newton-le-Willows whereby development of the site would reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt albeit the site is nearly completely enclosed by existing residential development within the Green Belt. The boundaries between the site and the countryside are of mixed durability. The northern boundary predominantly consists of Lumber Lane which is durable, with a section of the site formed by the rear of a strip of existing development along Lumber Lane. The southern boundary is similar, with the boundary mostly formed by Phipps Lane, with a section of the boundary the limits of Derby Farm. These boundaries are both predominantly durable. The eastern and western boundaries are both formed by field boundaries and the limits of residential development and school along Green Lane and Forshaw's Lane. These are not durable boundaries however Green Lane and Forshaw's Lane are durable boundaries beyond this which could prevent encroachment beyond the site if it were developed. The existing land use is agricultural. The site is connected to open countryside to the north and south west. The site is flat, with no built form, low levels of vegetation and open long line views and thus supports a strong degree of openness. Overall, the site makes a strong contribution to protecting the countryside from encroachment due to its openness and the existing encroachment around the boundaries of the site.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness, its boundaries with the countryside beyond the existing residential development consist of durable road boundaries which could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a weak contribution to preventing towns from merging and a moderate contribution to assisting in urban regeneration.	Moderate contribution

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R18/086	Not in Green Belt						
R18/087	Not in Green Belt						
R18/088 (East) 2902 (East) R18/P2/013 (East)	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not directly connected to any settlements although the Warrington urban area is located approximately 25m to the north across the B5356. The site is well connected to open countryside to the east and south albeit the M56 is located to the south. To the west and north west there is existing development within the Green Belt. The boundaries between the site and the countryside are of mixed durability. The northern boundary consists of a short section of the B5356 which is durable, with the remainder of it consisting of the limits of existing development within the Green Belt. Whilst this is not durable there is limited potential for further encroachment north. The eastern boundary consists of field boundaries, some of these are marked by tree line however these are not durable and not able to prevent encroachment beyond the site if the site were developed. The western boundary is Spark Hall Close, with part of the boundary formed by the limits of the public house and the southern boundary is the M56 which are durable boundaries able to prevent encroachment beyond the site if it were developed. The existing land use consists of open countryside that is in agricultural use. The site is flat with just slight undulations, there is no built form and low vegetation with just the low-lying vegetation marking some field boundaries, and the site therefore has long line views and supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding from encroachment due to the openness and non-durable eastern boundaries with the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as whilst it supports a strong degree of openness and the eastern boundary with the countryside is non-durable, the remaining boundaries are predominately durable and the southern boundary of the M56 is very durable and could contain development. This would prevent development from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
R18/088 (West) 2902 (West) R18/P2/013 (West)	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is not directly connected to any settlements although the Warrington urban area is located less than 50m to the north of the site. The site has some connections to the open countryside however there is existing development within the Green Belt to the east, south east and west. The M56 is also located to the south. The boundaries between the site and the countryside are durable, with the B5356 to the north, A49 to the west, Spark Hall Close to the east and the A49 roundabout and a road leading to a public house to the south. These are durable boundaries that are able to prevent encroachment beyond the site if the site were developed. The existing land use consists of open countryside that is in agricultural use. The site is flat, with no built form and low levels of vegetation except low-lying vegetation marking field boundaries and therefore the site supports open, long line views and a strong degree of openness. Overall, the site makes a moderate contribution to safeguarding from encroachment due to its strong openness but completely durable boundaries.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding from encroachment as although it supports a strong degree of openness all of its boundaries are durable. The site makes a moderate contribution to assisting in urban regeneration. The site does not contribute to preventing towns from merging, checking unrestricted sprawl, or preserving the setting and special character of historic towns.	Weak contribution
R18/089 3151	No contribution: The site is not adjacent to	Weak contribution: The site forms a less	Strong contribution: The site is not connected to the settlement and is well connected to the countryside along all of its boundaries. The	No contribution: The site is not adjacent to	Moderate contribution: The	The site makes a strong contribution to one purpose, a moderate contribution to two purpose, a weak	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
R18/P2/130 A R18/P2/060 A	the Warrington urban area and therefore does not contribute to this purpose	essential gap between Culcheth and Leigh, which falls within the administrative authority of Wigan. Development of the site would result in the actual gap being reduced but not the perceived gap. It would also not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	boundaries are formed by field boundaries which are not marked on the ground by durable features. These are therefore not durable boundaries able to prevent encroachment beyond the site if the site were developed. The site is currently in active use by a company named Orica, and appears to be for explosives engineering. The site is flat and there is less than 10% built form, all of which is low lying and there is minimal vegetation and therefore there are open long line views and the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness, strong connection with the countryside and non-durable boundaries.	a historic town. The site does not cross an important viewpoint of the Parish Church.	Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	contribution to one purpose, and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. The site supports a strong degree of openness, and the boundaries with the countryside are not durable, however the site is in active use as a business and therefore there has been existing encroachment. This existing encroachment has not threatened the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes a weak contribution to preventing towns from merging.	
R18/090 3152 R18/P2/130 B R18/P2/060 B	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Moderate contribution: The site forms a largely essential gap between the Warrington urban area, Culcheth and Leigh which falls within the administrative authority of Wigan. Development of the site would reduce the actual gap and the perceived gap between the towns however it would not result them merging. The A580 ensures that some separation is retained. Overall, the site makes a moderate contribution to preventing towns from merging.	Strong contribution: The site is not connected to any settlements. The site is connected to open countryside along all of its boundaries. The northern boundary is formed by the A580 and links the site to the Green Belt within Wigan. The western boundary is formed by a dismantled railway line, which is mostly tree lined and Wilton Lane and the southern boundary is formed by a disused railway line which is surrounded by dense vegetation. These are durable boundaries able to prevent encroachment beyond the site if the site were developed. The eastern boundary with the countryside however, is formed by a series of field boundaries and paths which is not a durable boundary able to prevent encroachment beyond the site if the site were developed. The existing land use is predominantly open countryside and Carr Brook runs through the site, with the Orica Depot being located in the centre of the site. Despite the location of Orica, the site has less than 10% built form, it is flat and there are pockets of dense vegetation with most of the site having little or no vegetation. Therefore open long line views are present and the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment, due to its strong openness, strong connection with the countryside and non-durable eastern boundary.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to two purposes and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site supports a strong degree of openness, it is well connected to the open countryside and the eastern boundary is not durable. It therefore makes a strong contribution to safeguarding the countryside from encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to preventing towns from merging and to encouraging urban regeneration.	Strong contribution
R18/091	Not in Green Belt						
R18/092	No contribution: The site is not adjacent to the Warrington urban area and therefore does	No contribution: The site does not contribute to preventing towns from merging.	Weak contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt. The boundaries between the site and the countryside are of mixed durability. The northern, southern, eastern and western boundaries are defined by the limits of the dwelling and gardens of the site,	No Contribution: Lymm is a historic town however the site is not within 250m of its	Moderate contribution: The Mid Mersey Housing Market Area has 2.08%	The site makes a moderate contribution to one purpose, a weak contribution to one, and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. There is existing encroachment within the site with the	Weak contribution

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	not contribute to this purpose.		which are not durable boundaries, regardless of the presence of dense tree line along the northern boundary. There has already been encroachment within the site with a residential dwelling and the associated gardens present. The site is completely connected to open countryside along all of its boundaries. The site is flat however there is built form and dense vegetation present which restricts long line views and therefore the site supports a weak degree of openness. Overall the site makes a weak contribution to safeguarding the countryside from encroachment due to its existing land use and presence of built form.	Conservation Area. The site does not cross an important viewpoint of the Parish Church.	brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	residential dwelling. Given the level of development within the site, the site has a weak degree of openness and makes a weak contribution to safeguarding from encroachment. The site makes a moderate contribution to assisting with urban regeneration. The site does not contribute to preventing towns from merging or checking unrestricted sprawl.	
R18/093 3154	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lowton whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is well connected to the countryside along all of its boundaries, which are of mixed durability. The northern boundary is an access road which is a made round and the western boundary consists of Heath Lane, these are durable boundaries able to prevent encroachment beyond the site if the site were developed. The southern boundary is low-lying vegetation which is marking the field boundary and the eastern boundary is a low-lying hedge line. These are not considered to be durable boundaries and could not prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is in agricultural use. The site is flat, with low levels of vegetation and no built form and open long line views and thus the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and is well connected to the countryside with the southern and eastern boundary with the countryside being non-durable and therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/094 2452 R18/P2/057	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	Weak contribution: The site forms a less essential gap between Lymm and the settlement of Partington in the neighbouring authority of Trafford. Development of the site would slightly reduce the actual but not the perceived gap between the settlements.	Moderate contribution: The site is connected to the settlement along part of its southern boundary, which consists of the Transpennine Trail. This comprises a footpath and two tall lines of mature trees, and may be durable enough to prevent encroachment into the site. The site is connected to the countryside along its northern, western and eastern boundaries and part of its southern boundary. The northern boundary along Birch Brook Road is durable. Other boundaries along field and garden boundaries may not be durable, however all of these are close to durable boundaries along roads and permanent footpaths which would limit encroachment beyond the site if it was developed. The existing land use consists of open countryside. There is no built form and minimal vegetation. Whilst the site is within the countryside there is built development within the Green Belt to the north, east, south and west of the site. The site is connected to open countryside to the north west. The site supports a strong degree of openness as it contains no built form, minimal vegetation and supports long line views of the countryside to the north west. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one and no contribution to two. In line with the methodology, the site has therefore been judged to make a weak overall contribution. While the site makes a moderate contribution to safeguarding the countryside from encroachment due to its mix of durable and non-durable boundaries and to assisting in urban regeneration, it makes no contribution to checking unrestricted sprawl or preserving historic towns. The site also makes a weak contribution to preventing Lymm and Partington from merging.	Weak contribution

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			openness, mix of durable and non-durable boundaries, and enclosure by built development within the Green Belt.				
R18/095 3155 R18/P2/056	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lowton whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The boundaries between the site and the settlement to the west are non-durable consisting of the rear gardens of residential properties on Deacon Close with fences/hedges and a tree lined boundary with the playing field at Croft Primary School to the west. The boundaries between the site and the countryside are of mixed durability, the southern boundary is a hedge lined made footpath which is durable, the northern boundary is a field boundary with intermittent tree line which is not durable and the eastern boundary is an unmarked field boundary which is not durable. These non-durable boundaries are not able to prevent encroachment beyond the site if the site were developed. The existing land use is in part open countryside, with a section of the site in use by Heatheroft Stud which is an equestrian centre. This also provides beneficial uses in terms of outdoor sports and recreation. The site is flat, with low levels of vegetation however has between 20 and 30% built form with low line views in some places albeit restricted in others by the built form. Thus the site supports a moderate-weak degree of openness. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment as it has a moderate-weak degree of openness however has non-durable boundaries and therefore has a moderate role in safeguarding the countryside	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports a moderate-weak degree of openness due to the built form however it has non-durable boundaries and therefore makes a moderate contribution to safeguarding the countryside from encroachment. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns form merging.	Weak contribution
R18/096 3156 R18/P2/131 D	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Weak contribution: The site is not connected to any settlements. The site is within the washed over village of Little Town and is fully enclosed by existing development within the Green Belt consisting of a church to the west of the site and residential properties to the north, east and south. The site is not connected to the open countryside The northern boundary is Mustard Lane and the eastern boundary is Lady Lane. These are durable boundaries able to prevent encroachment beyond the site if the site were developed. The western boundary consists of tree line and the southern boundary is a mix of a tree and hedge line which marks the limit of the site. These are not durable boundaries and would not be able to prevent encroachment beyond the site however there is limited potential for encroachment given the surrounding existing development. The existing land use is open countryside, and the site does not appear to be in an active use. There is no built form within the site and it is generally flat with a slight slope towards Lady Lane. There is dense vegetation on the site and therefore there are no open views and the site supports a moderate degree of openness. Overall the site makes a weak contribution to safeguarding the countryside from encroachment due to its lack of connection with the open countryside as it is fully enclosed by existing development within the Green Belt.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to three. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports a moderate degree of openness however it is not connected to the open countryside given it is fully enclosed by existing development within the Green Belt therefore it makes a weak contribution to safeguarding from encroachment. The site makes a moderate contribution to assisting in urban regeneration.	Weak contribution
R18/097 3157	No contribution: The site is not adjacent to	Weak contribution: The site forms a less	Moderate contribution: The boundaries between the site and the settlement are varied. To the west is the A574, which is a durable	No contribution: The site is not adjacent to	Moderate contribution: The	The site makes a moderate contribution to two purposes, a weak contribution to one purpose, and no	Weak contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
R18/P2/069	the Warrington urban area and therefore does not contribute to this purpose	essential gap between the Warrington urban area, Culcheth and Leigh which falls within the administrative authority of Wigan. Development of the site would result in the actual gap being slightly reduced although would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	boundary that could prevent encroachment into the site in the long term. However the southern boundary is a hedge line with trees which could not prevent encroachment into the site in the long term. The eastern boundary links the site and the countryside and consists of a hedge line with intermittent trees which would not prevent encroachment beyond the site if the site were developed however to the north is the B5212 which is a durable boundary that could prevent encroachment beyond the site if the site were developed. Part of the northern boundary is formed by the limit of the development along the B5212 which is not durable however the B512 is close by to the north. The existing land use is predominantly open countryside in agricultural use. The site is reasonably well connected to the countryside as it has links on two boundaries. The site is flat with minimal built form and no vegetation and there are open long line views thus it supports a strong degree of openness. Overall, the site makes a moderate contribution to safeguarding from encroachment.	a historic town. The site does not cross an important viewpoint of the Parish Church.	Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	contribution to two purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports a strong degree of openness and has both durable and non-durable boundaries and it makes a moderate contribution to safeguarding the countryside from encroachment. The site makes a weak contribution to preventing towns from merging and a moderate contribution to encouraging urban regeneration. The site does not contribute to checking unrestricted sprawl or preserving the setting of historic towns.	
R18/098 3159 R18/P2/014	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lowton whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the settlement consists of the rear gardens of residential properties to the north east of the site. This does not represent a durable boundary that could prevent encroachment. The site has a limited connection to the settlement and is well connected to the countryside. The site is connected to the countryside along Smithy Brow to the north which is a durable boundary able to prevent encroachment beyond the site if the site was developed. The remaining boundaries with the countryside are less durable, with the eastern boundary a field boundary marked with a low-lying hedge and the southern and western boundaries consisting of field boundaries with intermittent tree line. These are not durable and could not prevent encroachment beyond the site if the site were developed. The existing land use is open countryside in agricultural use. The site is flat, with no built form and low levels of vegetation, thus the site supports long line views and has a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its non-durable boundaries with the countryside and strong openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Although the site has a strong degree of openness and there are non-durable boundaries to the south and the east, the wider boundaries further south and east consist of durable road boundaries (Dam Lane and Smithy Lane). These boundaries could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
R18/099 3158	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lowton whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result	Strong contribution: The site is not connected to the settlement. The site is well connected to open countryside along most of its boundaries however the washed over village of New Lane End is located to the south east corner of the site. The site's boundaries are of mixed durability. The southern boundary is formed by Stone Pit Lane and the eastern boundary is formed by Kenyon Lane which are durable boundaries able to prevent encroachment beyond the site if the site were developed. The northern and western boundaries are formed by dense tree line which are not durable boundaries able to prevent encroachment beyond the site if the site were developed. The existing land use is open countryside in	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and is well connected to open countryside with the western and northern boundaries with the countryside being non-durable and therefore the site has a strong role in preventing encroachment into the open	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		in them merging. Overall, the site makes a weak contribution to preventing towns from merging	agricultural use. The site is flat, with no built form and low levels of vegetation and there are open long line views and therefore the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable northern and western boundaries.		contribution to this purpose.	countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	
R18/100 1620 R18/P2/104 F	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. Overall the site makes a weak contribution to preventing towns from merging.	Weak contribution: The site is not adjacent to the settlement and is fully surrounded by countryside and the wider Green Belt however it is enclosed by existing residential and industrial development in the Green Belt to the north, east and west. The site is connected to open countryside to the south. The site has predominantly durable boundaries consisting of Stockport Road to the north and the former disused railway line which is now a heavily tree lined footpath to the south. These durable boundaries could prevent encroachment beyond the site if the site was developed. To the east and west, the limits of development are demarcated by tall mature trees. These may not be permanently durable boundaries however there is already existing encroachment to the east and west which enclose the site. The existing land use consists of ADS recycling with the site being used for waste disposal, recycling and skip hire. This site is therefore completely developed. It has more than 50% built form, there are no long line views and the boundaries consist of heavy vegetation, thus it supports no degree of openness. Overall the site makes a weak contribution to safeguarding from encroachment due to its lack of openness as it is completely developed and its limited connection to the open countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to two, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to safeguarding from encroachment as it is completely developed and has a limited connection to the open countryside. The site makes a moderate contribution to assisting in urban regeneration. It makes a weak contribution to preventing towns from merging and no contribution to checking unrestricted sprawl and preserving the historic town.	Weak contribution
R18/101 2705 R18/051 R18/P2/024	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is connected to the settlement along its northern boundary. This consists of garden boundaries, which are not durable and would not be able to prevent encroachment into the site. The site is well connected to the countryside along three sides. The Avenue to the south, Cherry Lane to the west and Lakeside Road to the east form durable boundaries which would be able to prevent further encroachment beyond the site if the site were developed. Along the east and west boundaries there are two sections of the boundary which are not formed by Cherry Lane or Lakeside Road and are the limits of dwellings and Cherry Lane Farm which are not durable however the overall boundary is predominately durable. The existing land use consists mainly of open countryside and there is little vegetation. The site helps to prevent further encroachment particularly given the residential properties on The Avenue. The site supports some long line views to the west and overall supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong degree of openness and non-durable boundaries with the settlement.	Strong contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. The majority of the site's eastern boundary lies adjacent to the Lymm Conservation Area and the nearby Bridge at Lymm Dam is a Grade II listed building. Therefore the site makes a strong contribution to preserving the setting and special character of historic towns.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to two purposes, a moderate contribution to one and no contribution to two. In line with the methodology, the site has been judged to make a strong overall contribution. The site makes a strong contribution to preserving the historic town of Lymm and makes a strong contribution to safeguarding from encroachment as it supports a strong degree of openness, and there are non-durable boundaries between the site and the settlement which would not be able to prevent encroachment into the site.	Strong contribution
R18/103	Not in Green Belt						

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
R18/104 R18/P2/104 A	Not in Green Belt						
R18/105 3161 R18/P2/104 E	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Weak contribution: The site is not connected to a settlement. The site is connected to the countryside mainly along durable boundaries including the Bridgewater Canal and the B5159 Burford Lane. The site's southern boundary is not defined by any features but is close to the durable Warrington Lane. The site's eastern boundary is also not defined by any features but potential further encroachment if the site was developed would be minimal as there is already development within the Green Belt for around 600 metres to the east of the site. The existing land use of the site is a vacant warehouse. The site entirely consists of built form and there is no vegetation. The site is well connected to the open countryside to the north and west with existing built development within the Green Belt to the east and south. The site supports no degree of openness as it consists of more than 30% built form and does not support long line views. Overall the site makes a weak contribution to safeguarding the countryside from encroachment due to its durable boundaries and the level of development already on the site.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one and no contribution to three. In line with the methodology, the site has therefore been judged to make a weak overall contribution. The site makes no contribution to checking unrestricted sprawl, preventing towns from merging or preserving historic towns. While it makes a moderate contribution to assisting in urban regeneration, the site only makes a weak contribution to safeguarding the countryside from encroachment due to its durable boundaries and the fact that it already contains significant levels of built form.	Weak contribution
R18/106 3369 R18/P2/145	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is adjacent to Appleton Thorn along its western boundary consisting of the limits of the Barleycastle Trading Estate which includes tree lining but does not represent a durable boundary and would not be able to prevent encroachment into the site. The site is connected to the countryside along its remaining boundaries. These are of mixed durability. The northern boundary with the countryside consists of the B5356 Grappenhall Lane which represents a durable boundary. The eastern boundary consists of the M6 which represents a durable boundary. These boundaries could prevent encroachment beyond the site if the site was developed. The southern boundary consists of Bradley Brook which is lined by a fence and trees albeit some of these are intermittent and therefore this does not represent a durable boundary which could prevent encroachment beyond the site if the site was developed. The existing land use consists of open countryside in agricultural use. Bradley Hall Farm and Cottages is located in the middle of the site. The site has less than 10% built form, it is fairly flat with low levels of vegetation overall, with the exception of Bradley Gorse to the south east corner of the site. Thus there are open long line views and the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable western and southern boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and has some non-durable boundaries, the eastern and northern boundaries are particularly durable motorway and road boundaries and could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging.	Moderate contribution
R18/107 3162 R18/P2/088	No contribution: The site is not adjacent to the Warrington urban	No contribution: The site does not play a	Strong contribution: The site is connected to the settlement along its northern and western boundaries. The western boundary consists of garden boundaries which, while clear and contiguous along the	No Contribution: Lymm is a historic town however the	Moderate contribution: The Mid Mersey	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
R18/P2/089 R18/P2/090	area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	role in preventing towns from merging.	boundary, may not be durable enough to prevent encroachment into the site. The northern boundary is durable in some sections along Longcroft Place and Chaise Meadow, although other sections consist of garden boundaries and an unmade section of Millers Lane which are less durable. The site is connected to the countryside predominantly along Mill Lane to the east and Stage Lane to the south, both of which form durable boundaries which could prevent further encroachment if the site was developed. The site's north eastern boundary is comprised of a water body (Healey Flash) which is durable and of garden boundaries close to Mill Lane as there is development within the Green Belt up to the durable boundary of Mill Lane. To the south east of the site, field boundaries form a non-durable boundary however Stage Lane and Mill Lane are in close proximity and would therefore limit any encroachment. The existing land use is open countryside. There is no built form and minimal vegetation, which mainly consists of internal field boundaries. The site is connected to the open countryside on two sides, to the east and south. The site supports a strong degree of openness as it contains no built form, minimal vegetation and supports long line views to the east. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and the non-durable boundaries between the site and the settlement.	site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and there are non-durable boundaries with the settlement, the boundaries between the site and the countryside are mostly durable and would therefore contain any development preventing it from threatening the overall openness and permanence of the Green Belt. The site also makes a moderate contribution to assisting in urban regeneration.	
R18/108 1611 R18/P2/104 C	Site is same as parcel WR63 so not reassessed						Moderate contribution
R18/109 3163	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Cadishead (within the administrative authority of Salford) and the Warrington urban area whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is well connected to the open countryside along all of its boundaries, and is not connected to the settlement albeit the washed over village of Glazebrook is located to the south west of the site. The boundaries are of mixed durability. The northern boundary is the M62 motorway and the southern boundary is the railway line which are durable. The eastern boundary is also durable, consisting of Glaze Brook which is durable and represents the administrative boundary. The western boundary is predominately durable as it is formed by Glazebrook Lane which is durable however sections of the boundary are formed by the rear of existing residential, and these garden boundaries are not considered to be durable boundaries. The existing land use is predominantly open countryside in agricultural use. Woolden Road runs through the site, there are a number of water bodies in the northern section and also an area of allotments. The site is flat, with no built form and low levels of vegetation and therefore there are long line views and the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness and as it is well connected to the open countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site has a strong degree of openness and is well connected to the open countryside, the site's boundaries are predominantly durable. These durable boundaries could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging.	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
R18/110 2903	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: Cartridge Lane runs through the site. The south western corner of the site lies adjacent to Appleton Thorn and is separated by the B5356 which represents a durable boundary which could prevent encroachment into the site. The remainder of the site is well connected to the open countryside. The eastern boundary with the countryside consists of the A50 Knutsford Road which represents a durable boundary which could prevent encroachment beyond the site if it were developed. The southern boundary with the countryside consists partly of the B5356 which is a durable boundary which could prevent encroachment beyond the site if it were developed. Part of this southern boundary also consists of the limits of existing farm properties on Cartridge Lane which are excluded from the site and which do not have durable boundaries however Cartridge Lane and the B5356 are located approximately 200m further south and therefore the potential for further encroachment into the countryside is limited. The northern and western boundaries consist of heavy tree and hedge lining which follows a drain within a ditch and therefore represents a durable boundary however the northern most section of the boundary is not defined and consists of field boundaries which are not durable. The existing land use consists of open countryside in agricultural use. The site has no built form. The site has pockets of dense vegetation to the north however overall it has low levels of vegetation, and a topography which is fairly flat sloping down in the middle allowing for long line views across the site. The site therefore has a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness, strong connection to the countryside and the presence of some non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. The site supports a strong degree of openness and is well connected to the countryside along most of its boundaries however the majority of these boundaries are durable and could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging.	Moderate contribution
R18/111 3164	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is connected to the settlement along part of its western boundary. This consists of a short section of Oughtrington Lane, which is durable, and a row of garden boundaries for properties on Oughtrington Lane, which may not be durable enough to prevent encroachment into the site. The site is connected to the countryside along mainly non-durable boundaries consisting of tree lines and field and garden boundaries, which may not be able to prevent further encroachment if the site was developed. Part of the eastern boundary consists of Helsdale Wood which represents a durable boundary however the remainder of this eastern boundary is not durable. The site has a southern boundary along Higher Lane which is durable. The existing land use is open countryside. There is no built form on the site and minimal vegetation mainly consisting of internal field boundaries. The site is well connected to the countryside on all except its south western side. The site supports a strong degree of openness as it contains no built form, minimal vegetation and supports long line views to the east. Overall the site makes a strong contribution to safeguarding the	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a strong overall contribution. While the site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving historic towns, its openness and predominantly non-durable boundaries mean that it makes a strong contribution to safeguarding the countryside from encroachment. It therefore supports Paragraph 79 of the NPPF by keeping land permanently open. The site also makes a moderate contribution to assisting in urban regeneration.	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			countryside from encroachment due to its openness and mostly non-durable boundaries.				
R18/112 2904	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt. To the north there is some existing residential ribbon development within the Green Belt. The northern boundary consists of the rear gardens of residential properties which does not represent a durable boundary which could prevent encroachment beyond the site if it were developed. The eastern boundary consists of a wooded area in the south (Thelwall Gorse) which represents a durable boundary and continues with low lying hedges with some gaps which do not represent a durable boundary. The southern boundary is durable consisting of Knutsford Road. The western boundary consists of low lying hedges which follow an unmade track and which end in a footpath to the north accessible from Weaste Lane. This is not a durable boundary which could prevent encroachment beyond the site if it were developed. The existing land use consists of open countryside in agricultural use. The site is very flat with no vegetation and open long line views throughout. Thus it supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness, its complete connection to the countryside and predominantly non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness, it is completely connected to the countryside and it has predominantly non-durable boundaries with the countryside. The site therefore has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns form merging.	Strong contribution
R18/113 1886 R18/P2/104 G	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt. The boundaries between site and the countryside are of mixed durability. The eastern boundary is formed by Cherry Lane which is a durable boundary that is able to prevent encroachment beyond the site if the site were developed. The northern, southern and western boundaries consist of hedge lined field boundaries, which are not durable and would not be able to prevent further encroachment. The existing land use is predominately open countryside however there has already been some encroachment into the site with a dwelling located off Cherry Lane. The site is well connected to the countryside along all of its boundaries. The site is generally flat and there is less than 10% built form. There is some dense vegetation along the boundaries, and therefore the long line views are limited in places so the site supports a strong-moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the predominantly non-durable boundaries between the site and the countryside, the site's complete connection with the countryside and the strong-moderate degree of openness.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong-moderate degree of openness, it is completely connected to the countryside and there are predominantly non-durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/114 1532	No contribution: The site is not adjacent to the Warrington urban area and therefore does	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is connected to the settlement along two boundaries. The boundaries between the site and the settlement consist of the rear gardens of residential properties and the grounds of a school to the north which does not represent a durable boundary which could prevent encroachment. To the east, the	No contribution: The site is not adjacent to a historic town. The site does not cross an	Moderate contribution: The Mid Mersey Housing Market Area has 2.08%	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	not contribute to this purpose		boundary with the settlement is durable consisting of Arley Road which could prevent further encroachment. The boundary with the countryside to the south consists of the M56 which is a durable boundary which could prevent encroachment beyond the site if the site were developed. The western boundary with the countryside consists of a field boundary which is not durable. The existing land use consists of open countryside in agricultural use. Nook Farm to the north is excluded from the site boundary.. The site has no built form and low levels of vegetation. There are open long line views and the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable western boundary with the countryside.	important viewpoint of the Parish Church.	brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	a moderate overall contribution as although it supports a strong degree of openness and the western boundary with the countryside is not durable, the M56 represents a very durable southern boundary with the countryside which could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	
R18/115 R18/P2/091	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lowton whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundaries between the site and the settlement to the south and west are non-durable consisting of the rear gardens of residential properties with fences/hedges. These boundaries would not be able to prevent encroachment into the site. The boundaries between the site and the countryside are the northern and eastern boundaries which consist of dense tree line. These are not durable boundaries able to prevent encroachment beyond the site if the site were developed. The existing land use is open countryside, with the site being covered by trees. The site is flat, with no built form however there is dense vegetation covering the entire site, and therefore there are no long line views and the site supports a moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it makes a strong contribution to safeguarding the countryside from encroachment due to its moderate openness and non-durable boundaries, the wider area of Green Belt to the north and east has durable road boundaries (Lady Lane and Mustard Lane). These boundaries could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
R18/116 3165 R18/P2/104 B	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. Overall the site makes a weak contribution to	Strong contribution: The site is not adjacent to the settlement and is fully connected to the countryside and wider Green Belt however there is existing development within the Green Belt to the west, south and further north and north east of the site. The boundaries between the site and the countryside are of mixed durability consisting of Lymm Road to the north and Stockport Road to the south, both of which are durable boundaries which could prevent encroachment beyond the site if the site was developed. The western boundary consists of the rear gardens of residential properties and a wooden and wire post fence which are not durable and would not be able to prevent encroachment. The eastern boundary consists of tall mature trees which due to their height represent a durable boundary. The site contains no built form and the topography is undulating sloping upwards from Lymm Road. The site consists of open countryside, it has no built form and is flat with vegetation around the boundaries. Views are fairly open although long line views are somewhat hindered by vegetation and	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. The site supports a strong-moderate degree of openness and although the western boundary is not durable, the remaining boundaries are all durable plus there is existing development within the Green Belt to the immediate west and south and further east which therefore limits the impact of development on the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging and checking unrestricted sprawl.	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		preventing towns from merging.	thus it supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable western boundary.				
R8/117 R18/P2/053	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is connected to the settlement along its northern boundary. This largely consists of tree lined garden boundaries, which are not durable and may not be able to prevent encroachment into the site. The site is connected to the countryside along the eastern boundary which has some tree lining but is not durable. The western boundary consists of a tree lined access road however the access road does not follow the full length of the boundary thus this may not be permanently durable. The site's southern boundary has no features but lies with around 30 metres of the durable Bridgewater Canal, meaning that any further encroachment beyond the site would be extremely limited. The site is currently occupied by a mix of greenhouses and warehouse units used by small businesses. There are also moderate levels of vegetation on the site. The site is connected to the open countryside to the east and the south. The site supports a weak degree of openness as it contains 20-30% built form, moderate vegetation and does not support long line views of the countryside. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment as, while it has mainly non-durable boundaries, it supports a weak degree of openness.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes and no contribution to three. In line with the methodology, the site has therefore been judged to make a weak overall contribution. While the site makes a moderate contribution to safeguarding the countryside from encroachment due to its weak degree of openness and non-durable boundaries, it makes no contribution to checking unrestricted sprawl, preventing towns from merging or preserving historic towns. The site also makes a moderate contribution to assisting in urban regeneration.	Weak contribution
R18/118 R18/P2/054 R18/P2/133	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is connected to the settlement mainly along its northern boundary. This consists mostly of tree lined garden boundaries, which are not durable and may not be able to prevent encroachment into the site, along with a short section along the durable A6144 Rush Green Road. A section of the site's southern boundary along the Bridgewater Canal is also connected to the settlement, and this is durable. The site is connected to the countryside mainly along its eastern and western boundaries. The western boundary consists of field boundary which is not durable. The eastern boundary consists of a tree lined access road however the access road does not follow the full length of the boundary thus this may not be permanently durable. A section of the site's southern boundary along the Bridgewater Canal is also connected to the countryside, and this is durable. The existing land use mainly consists of open countryside, although the site is currently used as an informal tipping ground. There is one residential property in the north of the site, and minimal levels of vegetation. The site is only connected to open countryside to the south given that there are existing warehouse buildings within the Green Belt to the east of the site which enclose the site. The site supports a strong to moderate degree of openness as it contains less than 10% built form, minimal vegetation and does not support long line views of the countryside. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment as it has a strong-	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purpose, and no contribution to three. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding the countryside from encroachment due to its strong-moderate degree of openness and adjacent development within the Green Belt to the east. The site also makes a moderate contribution to assisting in urban regeneration however it does not contribute to checking unrestricted sprawl or preventing towns from merging.	Weak contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			moderate degree of openness but only has a limited connection to open countryside due to existing development within the Green Belt to the east.				
R18/119 1888 R18/P2/134	Site is same as parcel LY17 so not reassessed						Strong contribution
R18/120 R18/P2/135	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site largely covers the same area as site 2161. The site is not connected to the settlement. The site is connected to the countryside along mainly non-durable boundaries, with the exception of the eastern boundary which consists of Oughtrington Lane and is durable. The northern boundary along the unmade Sutch Lane is not durable, however it is close to the durable Bridgewater Canal and therefore there would be limited scope for further encroachment to the north of the site if the site was developed. The western and southern boundaries are not defined by any features and are not durable. The existing land use consists of open countryside. There is no built form and minimal vegetation. The site is well connected to the countryside on all sides, however there is built development which is within the Green Belt to the north of the site. The site supports a strong degree of openness as it contains no built form, minimal vegetation and supports long line views of the countryside to the north and west. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and the non-durability of its southern boundary.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a strong overall contribution. While the site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving historic towns, its openness and non-durable boundaries mean that it makes a strong contribution to safeguarding the countryside from encroachment. It therefore supports Paragraph 79 of the NPPF by keeping land permanently open. The site also makes a moderate contribution to assisting in urban regeneration.	Strong contribution
R18/121	Weak contribution: The northern most section of the site includes non-Green Belt land. The site is only connected to the built up area along the northern boundary which consists of a tree lined footpath which is less durable and may not be able to prevent sprawl. There is also a short extent of the River Mersey which is a durable boundary between the site and built-up area. Given the shape of the built-up area, development of the site alongside other areas of land surrounding the site could be seen as	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn in the neighbouring authority of Halton whereby a reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the built-up area is mostly not durable, consisting of a tree lined footpath and short extent of the River Mersey. The boundaries between the site and the countryside consist of a path adjacent to the Runcorn and Latchford Canal to the south, a track to the west and a field boundary to the east. These are predominately durable with the exception of the field boundary and may not be able to prevent encroachment beyond the site in the long term if it were developed. The existing use is open countryside with part of the site in use as the tip. The site is well connected to the countryside along three boundaries. The site is flat with minimal built form, however there is dense vegetation and thus no long line views and therefore the site supports a moderate degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to the durability of the boundaries.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two, and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as it supports a moderate degree of openness and although not all of its boundaries are durable, development of the site could be seen as rounding off the settlement pattern. It would therefore not and threaten the overall openness and permanence of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	rounding off the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.						
R18/122	Not in Green Belt						
R18/123	Weak contribution: The site has a very limited connection to the built up area being only connected along the north western corner of Knutsford Road. This represents a durable boundary however may not be permanently durable in the long term given the existing sprawl to the south of the site consisting of residential development. Thus overall the site makes a weak contribution to checking unrestricted sprawl.	No contribution: The site does not play a role in preventing towns from merging.	Weak contribution: The site is only connected to the built up area along its north western corner with Knutsford Road which represents a durable boundary. The site is connected to the countryside along predominantly durable boundaries consisting of the Bridgewater Canal to the north, Cliff Lane to the east, and Knutsford Road to the west. These durable boundaries could prevent encroachment beyond the site if it were developed. The southern boundary consists of a fence marking the limits of residential development to the south which may not be permanently durable. The site is surrounded by existing development within the Green Belt in the form of residential development to the east and south, it is therefore enclosed and does not adjoin any open countryside. The existing land use consists of the marina with access to the canal with some temporary cabin buildings including a small office and toilets and an area of surface car parking. The site is set at a higher level compared to its surroundings particularly compared to Cliff Lane. There is less than 20% built form however there are no long line views due to its enclosure by existing development and due to heavy vegetation thus the site supports a weak degree of openness. Overall the site makes a weak contribution to safeguarding from encroachment due to its weak openness and enclosure by existing development within the Green Belt.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	Weak contribution: The site makes a moderate contribution to one purpose, a weak contribution to two purposes and no contribution to two purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to assisting in urban regeneration. The site makes a weak contribution to safeguarding from encroachment due to its weak degree of openness and enclosure by existing development within the Green Belt. It makes a weak contribution to checking unrestricted sprawl. It does not contribute to preventing towns from merging.	Weak contribution
R18/124	Not in Green Belt						
R18/125 2710	Weak Contribution: The Manchester Ship Canal forms the northern boundary between the site and the built-up area which is a durable boundary that is able to prevent sprawl into the site in the long term. Given the shape of the built-up area, development of the site would not round off the settlement pattern. Overall the site makes a	Moderate contribution: The site forms a largely essential gap between the Warrington urban area and Runcorn whereby development of the site would reduce the actual gap between the towns however would not result in them merging, although it would reduce the perception of the gap. Overall, the site makes	Moderate contribution: The boundary between the site and the built-up area is durable consisting of the Manchester Ship Canal. The boundary is durable and could prevent encroachment into the site. The boundaries between the site and the countryside include the proposed Western Link Road, the Bridgewater Canal, railway line and Chester New Road (A56) which are durable boundaries that would be able to prevent encroachment beyond the site if it were developed. The western section of the site extends into Halton Council. The boundary to the west which adjoins Moore which is a washed over village in the Green Belt and is located within Halton Council follows the rear gardens of residential properties which are not durable boundaries and Moore Lane which is a durable boundary. The existing land use is a mix with the site predominately open countryside, but also containing a number of dwellings, farms, a dismantled railway line and roads. The site is	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to three purposes, a weak contribution to one purpose, and no contribution to one. In line with the methodology, the site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness, it has predominantly durable boundaries. The site makes a weak contribution in terms of preventing sprawl and moderately in encouraging urban regeneration. It makes a moderate contribution to preventing towns from merging.	Moderate contribution

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	weak contribution to checking unrestricted sprawl.	a moderate contribution to preventing towns from merging.	well connected to the countryside along three boundaries. The site has less than 10% built form, low levels of vegetation (although there are small, denser pockets of vegetation) and open, long line views and therefore supports a strong degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to the predominantly durable boundaries and strong openness.				
R18/126 2171 R18/P2/096 B	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Cadishead (within the administrative authority of Salford) and the Warrington urban area whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The site is only connected to the settlement along a short stretch of its north western boundary. This consists of Manchester Road (A57) which is a durable boundary which could prevent encroachment into the site. The site's boundaries with the countryside are predominately durable. The Manchester Ship Canal to the east and Manchester Road to the west form durable boundaries. The sites northern boundary consists of a made entrance road to the water works, which may not be able to prevent further encroachment beyond the site in the long term if the site was developed. The southern boundary is formed by Marsh Brook and field boundaries which are not durable but also Warburton Bridge Road which is considered to be durable. The existing land use is mainly agricultural land. There is no built form and generally low levels of vegetation. The site supports some long line views to the south east and overall supports a strong degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its durable boundary with the settlement and predominantly durable boundaries with the countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports a strong degree of openness however it has durable boundaries with the settlement and predominantly durable boundaries with the countryside. Thus it makes a moderate contribution to safeguarding the countryside from encroachment. The site makes a moderate contribution to assisting in urban regeneration.	Weak contribution
R18/127 15231 R18/P2/096 A	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lowton whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundaries between the site and the settlement to the south and west are non-durable consisting of the rear gardens of residential properties with fences/hedges. These boundaries would not be able to prevent encroachment into the site. The boundaries between the site and the countryside consist of Lady Lane to the east which is a durable boundary which could prevent encroachment beyond the site if the site were developed. However the northern boundary is partly durable consisting of a hedge lined made footpath which is durable and a series of field boundaries that are tree lined in some sections, which are not durable and would not be able to prevent encroachment beyond the site if the site were developed. The existing land use is undeveloped countryside. The site is flat with less than 10% built form however there is an area of dense woodland to the south west of the site with some tree lining along field boundaries within the site. The site therefore supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong-moderate openness and non-durable boundaries with the settlement.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it makes a strong contribution to safeguarding the countryside from encroachment due to its strong-moderate openness and non-durable boundaries with the settlement, its boundaries with the countryside are mostly durable and the wider area of Green Belt to the north and east has durable road boundaries (Lady Lane and Mustard Lane). These boundaries could contain development and prevent it from threatening the overall openness and permanence of the Green Belt.	Moderate contribution
R18/128 1542 R18/P2/096 E	No contribution: The site is not adjacent to the Warrington urban area and therefore does	Weak contribution: The site forms a less essential gap between Culcheth and Leigh,	Strong contribution: The southern and western boundaries are between the site and the settlement. They are non-durable, consisting of the edge of gardens with intermittent tree line along the settlement boundary, and also the edge of Culcheth High	No contribution: The site is not adjacent to a historic town. The site does not cross an	Moderate contribution: The Mid Mersey Housing Market	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional	Strong contribution

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	not contribute to this purpose	which falls within the administrative authority of Wigan. Development of the site would result in the actual and perceived gap being reduced although would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	School. Part of the western boundary is also formed by field boundaries to the north west. These boundaries would not prevent encroachment into the site in the long term. The boundaries between the site and the countryside are of mixed durability. The northern boundary is formed by a disused railway line which is surrounded by dense vegetation and would be able to prevent encroachment beyond the site if the site were developed. The eastern boundary is formed by a series of field boundaries which are not considered to be durable boundaries able to prevent encroachment beyond the site if the site were developed. There is Warrington Road to the south east which could prevent encroachment, however the other boundaries are a hedge line to the north and low lying hedges to the east and a tree line to the west which would not prevent encroachment beyond the site if the site were developed. The existing land use is agricultural with one farm building present within the site. The site is connected to the countryside on two boundaries. The site is flat, with no built form, there are four areas of dense vegetation within the site, however there is predominantly low vegetation due to the large scale of the site and therefore there are open long line views and thus it supports a strong degree of openness. The site has a beneficial use as it provides access to the countryside. Overall, the site makes a strong contribution to safeguarding from encroachment due to its strong openness and some non-durable boundaries.	important viewpoint of the Parish Church.	Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it has a strong degree of openness and there are non-durable boundaries between the site and the settlement and the site and the countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging.	
R18/129 2709  R18/P2/096 C (this site is very slightly smaller although the same assessment applies to all three)	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Moderate contribution: The site forms a largely essential gap between the Warrington urban area and Lowton whereby development of the site would reduce the actual and perceived gap between the towns, however it would not result in the merging of the settlements. Overall, the site makes a moderate contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the settlement consists of the rear gardens of residential properties along Smithy Brow/Lord Street which is not a durable boundary able to prevent encroachment into the site. Although the existing residential properties on Lord Street form part of the site, these are not within the Green Belt. The boundaries between the site and the countryside consist of Heath Lane to the east and Stone Pit Lane to the north which are durable boundaries able to prevent encroachment beyond the site if the site were developed. The western boundary is a mix of a number of boundaries, including Sandy Brow Lane to the north west which is durable and then a series of tree lined field boundaries, unmarked field boundaries and tracks. These are not durable boundaries and would not be able to prevent encroachment beyond the site if it were developed. The existing land use is predominantly open countryside which is in agricultural use including Cockshott Farm to the south west of the site. There is also residential development present in the site, which is along Smithy Brow, Lord Street, Stone Pit Lane and Heath Lane. In the north west section of the site there is a builders merchants. Although there are a number of buildings within the site due to the large scale of it these make up less than 10% overall, and there are generally low levels of vegetation, the site is flat and supports long line views across and thus supports a strong degree of openness. Overall, the site makes a strong contribution to protecting the	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and the boundary with the settlement, as well as the western boundary with the countryside is not durable and therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site also makes a moderate contribution to preventing towns from merging due to its large scale and openness.	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			countryside from encroachment due to its openness and the non-durable boundary with the settlement as well as the non-durable western boundary.				
R18/130	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Cadishead (within the administrative authority of Salford) and the Warrington urban area whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is well connected to the countryside along all of its boundaries, and is not connected to the settlement. The boundaries are predominantly not durable, as the northern, southern and western boundaries are formed by field boundaries. The eastern boundary is formed by Glaze Brook which is durable and represent the administrative boundary. The existing land use is open countryside that is within agricultural use. The site is flat, with no built form and low levels of vegetation and therefore there are long line views and the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and predominantly non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site has a strong degree of openness and has predominately non-durable boundaries, the wider area to the north and south of the site is enclosed by durable boundaries. These boundaries could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging.	Moderate contribution
R18/131	Not in Green Belt						
R18/132 1545 R18/P2/096 D	Site is same as parcel LY16 so not reassessed. LY16 was originally completed in October 2016 but was revised in June 2017 (Addendum following Regulation 18 Consultation Report)						Weak contribution
R18/133	Weak contribution: The site is connected to the built up area along a short eastern boundary, which is formed by the embankment adjacent to the railway line, which has dense vegetation. This is a durable boundary however there is existing sprawl within the site. Overall the site makes a weak contribution to checking unrestricted sprawl.	Moderate contribution: The site forms a largely essential gap between the Warrington urban area and Runcorn whereby development of the site would reduce the actual gap but not the perceived gap between the towns. The Manchester Ship Canal ensures the separation is retained. Overall, the site makes a moderate contribution to preventing towns from merging.	Moderate contribution: The boundary between the site and the built-up area is durable as it is the railway embankment however this is a very short extent of the boundary for the site. The boundaries between the site and the countryside consist of the Manchester Ship Canal to the south and part of the northern boundary is formed by the Runcorn and Latchford Canal. The short western boundary is formed by a track and dense tree line and all of these boundaries with the countryside are considered to be durable and able to prevent encroachment beyond the site if it were developed. However, part of the northern boundary is formed by field boundaries, and although there is dense vegetation, it is not considered that these form durable boundaries that could prevent encroachment beyond the site if it were developed. The existing use of the site is split, there are water bodies and roads within the site, however it is predominately Moore Nature Reserve with some warehouse units in the south east. The site is well connected to the countryside along three of the boundaries. The site has less than 20% built form, and dense vegetation which restricts views, and therefore the site supports a weak degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to three purposes, a weak contribution to one purpose, and no contribution to one. In line with the methodology, the site has been judged to make a moderate overall contribution. The site supports a weak degree of openness and has durable boundaries between the site and settlement. The site performs moderately in terms of preventing towns from merging and encouraging urban regeneration. It makes a weak contribution to preventing sprawl.	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
R18/134	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt. The boundaries between the site and the countryside are of mixed durability. The southern boundary is defined by dense tree line and the Mersey Way (a long distance path) with the River Mersey beyond this, thus this represents a durable boundary. The other boundaries are field boundaries which are not marked on the ground and are therefore not durable boundaries which are able to prevent encroachment beyond the site if it were developed. The existing land use consists of Rixton New Hall Farm and land that is open countryside in agricultural use. The site is connected to the countryside along all of its boundaries. The site is flat and has less than 10% built form as the built form is appropriate within the Green Belt, and there are low levels of vegetation on the site. There are also open, long line views to the south and therefore the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable boundaries with the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is well connected to the countryside and supports a strong degree of openness and there are non-durable boundaries between the site and the countryside and therefore the site has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	Strong contribution
R18/135	Weak contribution: The M6 and A57 form a durable boundary between the site and the built up area which could prevent sprawl into the site. The site has a limited connection to the built up area along its western boundary. Given the shape of the built-up area, development of the site would not round of the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the gap between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the built up area is durable consisting of the M6 to the west and a small section of the A57 to the north. These are able to prevent encroachment into the site. The boundaries between the site and the countryside are of mixed durability. The River Mersey forms a durable boundary to the south, the A57 forms a durable boundary to the north, and an unmarked field boundary forms a non-durable boundary to the east. This eastern boundary would not be able to prevent encroachment beyond the site if it were developed. The site is connected to the countryside along two boundaries and feels disconnected from the Warrington urban area to the west as it is across the motorway. The existing land use consists of open countryside that is predominantly in agricultural use. The site is flat with no built form or vegetation. There are open long line views thus the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable eastern boundary with the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two, and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the eastern boundary with the countryside is not durable, the remaining boundaries are durable and consist of strong boundaries (M6, A57 and River Mersey) which could prevent encroachment from the settlement or contain development so it would not threaten the overall openness and permanence of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	Moderate contribution
R18/136	Not in Green Belt						
R18/137	Not in Green Belt						
R18/138 R18/P2/124	Strong contribution: The rear of the residential development along Stocks Lane forms the boundary with the built-up area along the eastern edge of the site,	Weak contribution: The site forms a less essential gap between the Warrington urban area and Widnes whereby development of the site would	Strong contribution: The boundary between the site and the built-up area is the rear gardens of residential development along Stocks Lane to the east and Farnworth Road (A5080) to the south. The long eastern boundary means these are predominately not durable and could not prevent encroachment into the site. The boundaries between the site and the countryside include the railway line to the north and which is durable and field boundaries to the east which	No contribution: Warrington is a historic town however the site is not within 250m of the	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for	The site makes a strong contribution to three purposes, a moderate contribution to one and no contribution to one. In line with the methodology, the site has been judged to make a strong overall contribution. It supports a strong-moderate degree of openness and there are non-durable boundaries between the site and the settlement which mean that the site has a strong	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	which is not durable and could not prevent sprawl into the site in the long term. Farnworth Road (A5080) forms the southern boundary between the site and built-up area which is durable and could prevent sprawl. The site only has a limited connection to the built-up area. Given the shape of the built-up area, development of the site would not round off the settlement pattern. Overall the site makes a strong contribution to checking unrestricted sprawl.	slightly reduce the actual gap but not the perceived gap between the towns. The gap is already narrower in other locations. Overall, the site makes a weak contribution to preventing towns from merging.	are not durable. The non-durable boundaries would not be able to prevent encroachment beyond the site if it were developed. The existing land use is open countryside that is predominately in agricultural use, with a number of houses located on the site to the south east. The site has less than 10% built form and dense vegetation however there are open views and therefore the site supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment.	Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	potential development, therefore the site makes a moderate contribution to this purpose.	role in preventing encroachment into the Green Belt. In addition, the site makes a strong contribution to checking the unrestricted sprawl of Warrington and from preventing towns from merging.	
R18/139A R18/P2/107 3168 (These references cover all sites R18/139A-Q)	Weak contribution: The site is connected to the built up area along its northern boundary consisting of the Bridgewater Canal and Chester Road which represents a durable boundary which could prevent sprawl into the site. Overall the site makes a weak contribution to checking unrestricted sprawl.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The northern boundary between the site and the built up area is durable consisting of the Bridgewater Canal and Chester Road which could prevent encroachment into the site. The site adjoins open countryside to the south and Grappenhall Village Sports Club to the west. The southern boundary with the countryside consists of Stockton Lane which although is a durable boundary, may not be permanently durable in the long term to prevent encroachment beyond the site if the site was developed. The western boundary which consists of the boundary of the Sports Club is formed by a concrete post fence and trees however there are gaps in the trees and this therefore does not represent a durable boundary which could prevent encroachment. The existing land use consists of a small triangular area of open countryside with a few trees on it and which forms part of the embankment to the Canal. The site has no built form, sparse trees and it is flat with open long line views thus it supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and not permanently durable boundaries.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the southern and western boundaries with the open countryside may not be permanently durable enough to prevent encroachment, the boundary with the settlement consists of the Bridgewater Canal and Chester Road. This therefore represents a durable boundary which could prevent development from encroaching into the site and from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to checking unrestricted sprawl.	Moderate contribution
R18/139B R18/P2/107 3168 (These references cover all sites)	Weak contribution: The site only has a limited connection to the built up area along part of the northern boundary. The boundaries between the site and the built up area	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is connected to the Warrington urban area to the north and Grappenhall Heys to the south. The boundaries between the site and the settlements to the north and south are durable consisting of the Bridgewater Canal and Stockton Lane to the north and a very dense wooded area to the south. These boundaries could prevent encroachment into the site. The boundaries between the site and the countryside are mostly durable	No contribution: Warrington is a historic town however the site is not within 250m of the	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban	The site makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports a strong degree of openness however it is contained by the Warrington urban area and Grappenhall Heys and there are durable	Weak contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
R18/139A-Q)	consists of the Bridgewater Canal lined by Stockton Lane which represents a durable boundary which could prevent sprawl into the site. Overall the site makes a weak contribution to checking unrestricted sprawl.		with the exception of the eastern boundary which consists of a low hedge and the boundary around Grappenhall Cricket Club. The remaining durable boundaries consist of Lumb Brook Road to the west, dense wooded area and tree lining to the south west, and a made metalled footpath with hedge lining to the south east. This south eastern boundary may not be permanently durable in the long term however the remaining boundaries could prevent encroachment beyond the site if the site was developed. The site is connected to the open countryside along a number of boundaries however given that it adjoins both the Warrington urban area and Grappenhall Heys it is fairly contained by the settlement. The site consists of undeveloped open countryside in agricultural use. The site is flat with limited vegetation consisting of low lying hedges, field lines, and vegetation along the southern boundaries. It has long line views, thus it supports a strong degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its durable boundaries with the settlements and being contained by both the Warrington urban area and Grappenhall Heys.	Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	capacity for potential development, therefore the site makes a moderate contribution to this purpose.	boundaries between the site and both settlements. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to checking unrestricted sprawl. The site does not contribute to preventing towns from merging or preserving the setting and character of historic towns.	
R18/139C R18/P2/107 3168 (These references cover all sites R18/139A-Q)	Weak contribution: The boundary between the site and the built up area consists of the tree lined Lumb Brook. Due to the thickness of the vegetation, this forms a durable boundary and could prevent sprawl into the site. The site is only connected to the built up area along this section of the western boundary. Overall the site makes a weak contribution to checking unrestricted sprawl.	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The boundary between the site and the settlement is durable, consisting of the tree lined Lumb Brook to the west of the site which due to the thickness of the vegetation is a durable boundary that could prevent encroachment into the site. The boundaries between the site and the countryside consist of Witherwin Avenue to the south, Lumb Brook Road to the east and the Lumb Brook Millenium Green to the north, which has dense tree lining and a footpath. These are durable boundaries that could prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is in agricultural use. The site is well connected to the countryside along three boundaries. The site has no built form and low levels of vegetation except on the boundaries however the topography of the site is sloping down from the east to the west towards Dingle Brook. As a result, the long line views are limited and the site supports a moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment, due to its openness and durable boundaries with the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding from encroachment as whilst it supports a strong degree of openness it has durable boundaries which could prevent encroachment and contain development. The site makes a moderate contribution to assisting in urban regeneration. The site does not contribute to preventing towns from merging or preserving the setting and special character of historic towns.	Weak contribution
R18/139D R18/P2/107 3168 (These references cover all sites R18/139A-Q)	Site is very similar to parcel GH8 so not reassessed						Weak contribution
R18/139E	No contribution: The site is not adjacent to	No contribution: The site does not play a	Moderate contribution: The boundaries between the site and the settlement consist of a dense wooded area which is durable and	No contribution: The site is not adjacent to	Moderate contribution: The	The site makes a moderate contribution to two purposes, and no contribution to three purposes. In line	Weak contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
R18/P2/107 3168 (These references cover all sites R18/139A-Q)	the Warrington urban area and therefore does not contribute to this purpose.	role in preventing towns from merging.	could prevent encroachment into the site. The site's boundaries with the countryside are of mixed durability. The southern boundary consists of an intermittent hedge line which is not durable and would not be able to prevent encroachment and also part of a wooded area, some of which is durable. The northern boundary consists of a made metalled footpath with hedge lining which is durable although may not be permanently durable in the long term. The eastern boundary consists of Broad Lane which is durable. These durable boundaries could prevent encroachment beyond the site if the site was developed. The site is well connected to the countryside along three boundaries. The existing land use consists of open countryside in agricultural use. The northern section of the site is being used as a Christmas tree farm and there are mature Christmas trees which hinder long line views in this northern section. The site is flat and there is no built form within the site however due to the dense vegetation to the west of the site, there are no long line views from the settlement outwards thus the site supports a moderate degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its moderate openness and durable boundaries with the settlement.	a historic town. The site does not cross an important viewpoint of the Parish Church.	Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	with the methodology, the site has been judged to make a weak overall contribution. The site supports a moderate degree of openness and the boundary between the site and the settlement is durable thus it makes a moderate contribution to safeguarding from encroachment. The site makes a moderate contribution to assisting in urban regeneration. It makes no contribution to checking unrestricted sprawl, preventing towns from merging or preserving the setting and character of historic towns.	
R18/139F R18/P2/107 3168 (These references cover all sites R18/139A-Q)	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is connected to Grappenhall Heys along a short section of its eastern boundary which consists of Lumb Brook Road which forms a durable boundary between the site and the settlement. The site is well connected to the countryside. Witherwin Avenue to the north, Lumb Brook Road to the east and a metalled track to the south and west form durable boundaries between the site and the countryside that could prevent further encroachment beyond the site if the site were developed. The existing land use consists of open countryside and the site is well connected to the countryside along the majority of its boundaries. Within the site there is no built form, low levels of vegetation and the site is flat, thus it supports long line views and overall supports a strong degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its openness and durable boundaries.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safe guarding from encroachment as whilst it has a strong degree of openness all of its boundaries are durable and could prevent encroachment. The site does not contribute to preventing towns from merging, checking unrestricted sprawl, or preserving the setting and special character of historic towns.	Weak contribution
R18/139G R18/P2/107 3168 (These references cover all sites R18/139A-Q)	Weak contribution: The boundary between the site and the built up area is Dingle Wood. Due to the thickness of the vegetation, this forms a durable boundary and could prevent sprawl into the site. The permanence of the boundary means that the site is poorly connected to the built up area	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is connected to the Warrington urban area along its western boundary and to Grappenhall Heys along a short section of its eastern boundary. Both Dingle Wood to the west and Lumb Brook Road to the east form durable boundaries between the site and the settlement. The site is well connected to the countryside. Witherwin Avenue to the north, Lumb Brook Road to the east and Dingle Lane to the south all form durable boundaries which would be able to prevent further encroachment beyond the site if the site was developed. The existing land use mainly consists of open countryside that is predominately in agricultural use. There is no built form and low levels of vegetation. The site slopes slightly down to the west towards Dingle Brook within Dingle Wood however the site still supports	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding from encroachment as whilst it supports a strong degree of openness all of its boundaries are durable and could prevent encroachment. The site makes a moderate contribution to assisting in urban regeneration, and a weak contribution to checking unrestricted sprawl.	Weak contribution

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	along one side. Overall the site makes a weak contribution to checking unrestricted sprawl.		long line views and overall supports a strong degree of openness. Overall, the site makes a moderate contribution to safeguarding from encroachment due to its openness and durable boundaries.				
R18/139H	Not in Green Belt						
R18/139I R18/P2/107 3168 (These references cover all sites R18/139A-Q)	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is connected to Grappenhall Heys along its northern boundary. This consists partly of a tree lined footpath with the remainder of it being unmarked by any features on the ground. This does not represent a durable boundary which could prevent encroachment into the site. The site is well connected to the countryside along the rest of its boundaries. These boundaries are mostly durable and could prevent encroachment beyond the site if the site was developed. The western boundary consists of Lumb Brook Road which is durable. A small part of this western boundary adjacent to the school is not marked by any features on the ground and is not durable. The southern boundary consists of New Lane and Lumb Brook Road which are both durable. The existing ribbon development to the south of the site is excluded from the boundary however Lumb Brook Road is beyond this. The south eastern boundary is durable consisting of the B5356. The north eastern boundary consists of a dense wooded area which is durable. The eastern boundary consists of hedge and tree lined field boundaries which are not durable and would not be able to prevent encroachment beyond the site if the site was developed. The existing land use consists of open countryside in agricultural use. The site is undulating although the northern sections are fairly flat. There are areas of dense vegetation to the west of the site which hinder long line views in some places albeit in some sections of the site there are very open long line views, particularly from the settlement towards New Lane. Thus the site supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong-moderate degree of openness and non-durable boundaries with the settlement.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, and no contribution to three. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong-moderate degree of openness and the boundaries between the site and the settlement are not durable, the site's boundaries with the countryside are mostly durable and could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
R18/139J R18/P2/107 3168 (These references cover all sites R18/139A-Q)	Weak contribution: The boundary between the site and the built up area consists of Dingle Wood. Due to the thickness of the vegetation, this forms a durable boundary and could prevent sprawl into the site. The site is connected to the built up area along this southern boundary. Overall the	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is connected to the Warrington urban area along its southern boundary of Dingle Wood which represents a durable boundary which could prevent encroachment. The boundaries between the site and the countryside consist of Dingle Lane and Lumb Brook Road to the north and Dood's Lane to the east which represent durable boundaries which could prevent encroachment beyond the site. The western boundary is defined by a field boundary which is not a durable boundary able to prevent encroachment beyond the site if it were developed however the proximity of the Warrington urban area to the west limits the potential for encroachment to the west of the site. There is no built form and no vegetation thus there are long line views within the site thus it supports a strong degree of openness. Overall the site	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports a strong degree of openness however there are durable boundaries between the site and the built up area and mostly durable boundaries between the site and the countryside which could prevent encroachment thus it makes a moderate contribution to safeguarding from encroachment. The site makes a weak contribution to checking unrestricted sprawl. The site does not	Weak contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	site makes a weak contribution to checking unrestricted sprawl.		makes a moderate contribution to safeguarding from encroachment due to its openness and predominantly durable boundaries.			contribute to preventing towns from merging or preserving the setting of historic towns.	
R18/139K R18/P2/107 3168 (These references cover all sites R18/139A-Q)	Moderate contribution: Green Lane consists of a tree lined footpath and forms a durable boundary between the site and the built up area. Whilst this is a durable boundary it may not be permanently durable enough to prevent sprawl in the long term. The site is only connected to the urban area along part of its southern boundary. There is existing ribbon development along Lumb Brook Road to the north of the site and the site has a role in preventing further ribbon development. Overall the site makes a moderate contribution to checking unrestricted sprawl.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the built up area consists of the durable boundary of Green Lane which may not be permanently durable enough to prevent encroachment. The boundary between the site and Appleton Thorn consists of the durable boundary of Lumb Brook Road to the east. This represents a durable boundary which could prevent encroachment into the site. The boundary between the site and the countryside consists of Lumb Brook Road to the north and north east, a field boundary to the south east, Green Lane to the south, and Dood's Lane to the west. With the exception of the field boundary, these represent durable boundaries which could prevent encroachment beyond the site if the site were developed. Beyond the field boundary to the south east is Lumb Brook Road and Green Lane which would limit any encroachment. The existing land use consists of open countryside in agricultural use. The site has no built form with low levels of vegetation and open long line views thus it supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and not permanently durable boundary with the settlement.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to one. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although the site supports a strong degree of openness and the boundary with the settlement may not be permanently durable, the boundaries with the countryside are predominately durable and could prevent encroachment. Thus these boundaries could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to checking unrestricted sprawl and a weak contribution to preventing towns from merging.	Moderate contribution
R18/139L R18/P2/107 3168 (These references cover all sites R18/139A-Q)	Site is very similar to parcel AT16 so not reassessed.						Moderate contribution
R18/139M R18/P2/107 3168 (These references cover all sites R18/139A-Q)	Site is same as parcel WR44 so not reassessed.						Moderate contribution
R18/139N	Not in Green Belt						

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
R18/139O  R18/P2/107 3168 (These references cover all sites R18/139A-Q)	Site is same as parcel WR45 so not reassessed.						Moderate contribution
R18/139P	Not in Green Belt						
R18/139Q  R18/P2/107 3168 (These references cover all sites R18/139A-Q)	Moderate contribution: The boundary between the site and the built up area consists of London Road (A49). This represents a durable boundary however it may not be permanently durable enough to prevent sprawl into the site in the long term given the existing ribbon development to the south of the site. The site is only connected to the built up area along parts of its eastern boundary. The site makes a moderate contribution to checking unrestricted sprawl.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is connected to the settlement along parts of its eastern boundary which although is a durable boundary consisting of London Road, it may not be permanently durable given the existing development to the south of the site. The site is connected to open countryside to the west although this boundary is not durable consisting of tree lined field boundaries and it would not be able to prevent encroachment beyond the site. The northern and southern boundaries consist of the limits of existing development within the Green Belt which are not durable however these limit the potential for encroachment beyond the site if the site was developed. The existing land use is open countryside that is predominately in agricultural use. The site is flat, with no built form and low levels of vegetation and therefore supports open long line views and a strong degree of openness. Overall, the site makes a strong contribution to safeguarding from encroachment due to the openness and non-durable boundaries with the countryside to the west.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and there are non-durable boundaries between the site and the countryside to the west therefore the site has a strong role in preventing encroachment into the open countryside. Furthermore the boundary with the settlement may not be permanently durable enough to prevent encroachment into the site in the long term given the existing encroachment into the Green Belt to the south of the site. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/140 3175	Weak contribution: The A49 forms a durable boundary between the site and the built up area to the west. This is a durable boundary that is able to prevent sprawl into the site in the long term. The site is only connected to the urban area along a very short section of this western boundary. Overall the site makes a weak	Weak contribution: The site forms a less essential gap between Newton-le-Willows and the Warrington urban area whereby development of the site would slightly reduce the gap between the towns however would not result in them merging. Overall, the site makes a weak contribution to	Strong contribution: The site is adjacent to the settlement along a short section of the western boundary which consists of the A49 which is durable. The site's boundaries with the countryside are predominantly not durable. The southern boundary consists of Townfield Lane and tense tree line which is durable in part and the western boundary consists of the A49 which is also durable. These durable boundaries could prevent encroachment beyond the site if the site was developed. The northern and eastern boundaries consist of field boundaries which are not durable and could not prevent encroachment. The site is connected to open countryside to the east whilst the Arbury Court Mental Health Hospital is located to the south. The existing land use is open countryside that is in agricultural use, as well as the Hollins Park Social Club and accompanying car park. The site contains less than 10% built form, low levels of vegetation and is flat with open long line views and	No contribution: Warrington is a historic town however the site is not within 250m of the relevant Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although the site supports a strong degree of openness and the northern and eastern boundaries are not durable, the boundary between the site and the settlement consisting of the A49 is durable enough to prevent development from encroaching into the site and therefore not threatening the openness and permanence of the Green Belt. The site makes a moderate contribution in assisting in urban regeneration.	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	contribution to checking unrestricted sprawl.	preventing towns from merging.	thus it supports a strong degree of openness. Overall, the site makes a strong contribution to protecting the countryside from encroachment due to the strong openness and non-durable boundaries to the north and east.				
R18/141	Weak contribution: Delph Lane forms a durable boundary between the site and the built up area. This is a permanent boundary that is durable enough to prevent sprawl into the site in the long term. Delph Lane only forms a short extent of the southern boundary, which is the section which connects the site and the Warrington urban area. The site is only connected to the urban area along this southern boundary. Overall the site makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The site forms a less essential gap between Newton-le-Willows and the Warrington urban area whereby development of the site would slightly reduce the gap between the towns however would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the settlement is Delph Lane which is durable and would prevent encroachment. The boundaries between the site and the countryside consist of Mill Lane to the west which is durable and to the north and east is dense tree lining from Coney Grove Woods, the majority of which is durable although some of the north western sections may not be permanently durable in the long term. The majority of the southern boundary is only defined by field boundaries which is not a durable boundary about to prevent encroachment beyond the site if the site were developed, however just to the south is Delph Lane and the M62 and in combination, these could prevent encroachment beyond the site. The site is connected to open countryside to the north west and west as there is existing development within the Green Belt to the north east and east.. The existing land use consists of open countryside in agricultural use, with animals present on the site. The site is flat, with no built form, minimal vegetation and open long line views and thus it supports a strong degree of openness. Overall, the site makes a strong contribution to protecting the countryside from encroachment.	No contribution: Warrington is a historic town however the site is not within 250m of the relevant Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two, and no contribution to one. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the boundaries between the site and the countryside are not permanently durable, the boundaries between the site and the settlement, beyond the field boundary to the south consist of the M62 and Delph Lane. These are durable boundaries which could prevent development from encroaching into the site and therefore not threatening the openness and permanence of the Green Belt. The site makes a moderate contribution in assisting in urban regeneration.	Moderate contribution
R18/142 3169	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to	Strong contribution: The site is adjacent to Appleton Thorn along its eastern boundary consisting of Barleycastle Lane which represents a durable boundary which could prevent encroachment into the site. The site is well connected to the open countryside however these boundaries are predominantly not durable. To the north, west, and south west are hedge and tree lined field boundaries which are not durable and would not be able to prevent encroachment beyond the site if the site was developed. To the south is the B5356 which is a durable boundary which could prevent encroachment. The existing land use consists of open countryside in agricultural use. The topography is fairly flat with some undulations and there is no built form and low levels of vegetation thus there are very open long line views and the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and non-durable boundaries with the countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and there are non-durable boundaries between the site and the countryside, the boundaries between the site and the settlement are durable enough to prevent development from encroaching into the site and therefore not threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging.	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		preventing towns from merging.					
R18/143 2706 R18/P2/082	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and Leigh, which falls within the administrative authority of Wigan. Development of the site would result in the actual gap being reduced but not the perceived gap. It would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is well connected to the open countryside along all of its boundaries although there are a few residential properties to the north east. The boundaries are all marked by dense tree line which is marking the limit of the development of the farm which are not durable and could not prevent encroachment beyond the site if it were developed. The existing land use is a farm and agricultural uses and is therefore an appropriate use in the Green Belt. The site is flat, with no built form however there is dense vegetation and no long line views and therefore the site supports a moderate degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its non-durable boundaries and strong connection with the open countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site supports a moderate degree of openness, it is completely connected to the countryside and has non-durable boundaries, and it therefore makes a strong contribution to safeguarding from encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes a weak contribution to preventing towns from merging.	Strong contribution
R18/144 3170 R18/P2/023	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not connected to the settlement as Broome Edge is a washed over village within the Green Belt. The site is connected to the countryside along a mix of durable and non-durable boundaries. The site's western boundary consists of the B5159 High Legh Road and is durable, however the site's other boundaries consist of field boundaries which are not durable and may not contain further encroachment if the site was developed. The existing land use of the site is open countryside. There is no built form and minimal vegetation. The site is well connected to the countryside to the east and west as it adjoins open countryside however to the north and south there is built development which is within the Green Belt. The site supports a strong degree of openness as there is no built form, low vegetation and it supports long line views to the east. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable boundaries.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a moderate overall contribution. Whilst the site has a strong degree of openness and boundaries of mixed durability, the site is contained by existing built development in the Green Belt to the north and south and therefore development would not threaten the overall openness and permanence of the Green Belt. The site also makes a moderate contribution to assisting in urban regeneration. The site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving historic towns.	Moderate contribution
R18/145 3171	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is not connected to the settlement. The site is connected to the countryside along a mix of durable and non-durable boundaries. The site's eastern boundary consists of Oughtrington Lane, which is durable. The site's other boundaries consist of tree lined field and garden boundaries, which are not durable and may not be able to prevent further encroachment if the site was developed. The current land use of the site is a former nursing home, which has been closed since 2015, along with associated driveways and gardens. There is between 20 and 30% built form and moderate vegetation. The site is connected to the open countryside to the west however there is built development	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate	The site makes a moderate contribution to two purposes and no contribution to three. In line with the methodology, the site has therefore been judged to make a weak overall contribution. While the site makes a moderate contribution to safeguarding the countryside from encroachment due to its weak degree of openness and predominantly non-durable boundaries, it makes no contribution to checking unrestricted sprawl, preventing towns from merging or preserving historic towns. The site also makes a	Weak contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			which is within the Green Belt to the north, east and south of the site. The site supports a weak degree of openness as it contains between 20 and 30% built form, has moderate levels of vegetation and does not support long line views of the countryside. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment as it supports a weak degree of openness although has predominantly non-durable boundaries.		contribution to this purpose.	moderate contribution to assisting in urban regeneration.	
R18/146 3179 R18/P2/110	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is connected to the settlement along its northern boundary. Half of this is durable consisting of a very dense wooded area which could prevent encroachment whilst the other half consists of a tree lined field boundary which is not durable and would not be able to prevent encroachment into the site. The site is well connected to the open countryside along three boundaries. These boundaries are predominantly not durable. They consist of tree and hedge lined field boundaries to the east and south which do not represent durable boundaries which could prevent encroachment beyond the site if the site was developed. The western boundary consists of a dense wooded area which is a durable boundary which could prevent encroachment. The existing land use consists of open countryside in agricultural use. There is no built form and the site slopes up from the northern boundary to the southern boundary. Apart from the western section of woodland, there is limited vegetation within the site. Thus the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong openness and predominantly non-durable boundaries with the countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, and no contribution to three. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and the boundaries between the site and the countryside are predominantly not durable, the site's boundaries with the settlement are partly durable and could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
R18/147	Site is same as parcel AT10 so not reassessed						Weak contribution
R18/148 3353 R18/P2/099	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. In addition, the gap between the towns is already narrower in other places.	Strong contribution: The site is not adjacent to the settlement and is fully surrounded by open countryside and the wider Green Belt. The site's boundaries with the countryside are not durable consisting of Bradley Brook which is lined by a fence and trees albeit some of these are intermittent and therefore this does not represent a durable boundary which could prevent encroachment. The eastern boundary consists of a field boundary with a path and intermittent trees which is not durable and would not be able to prevent encroachment. The southern boundary consists of Barleycastle Lane which does represent a durable boundary. The western boundary consists of a field boundary which is only lined by shrubs and which does not represent a durable boundary. The existing land use consists of open countryside in agricultural use. There is a farm (Barleycastle Farm) located within the site. The site is flat with no built form, no vegetation and open long line views thus it supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong openness, complete connection with the countryside and predominantly non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness, it is completely connected to the countryside and it has predominantly non-durable boundaries with the countryside. The site therefore has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns form merging.	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		Overall the site makes a weak contribution to preventing towns from merging.					
R18/149	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and St. Helens whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. The site is located on the administrative boundary between Warrington and St Helens. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt albeit the settlement of Derbyshire Hill in St Helens is to the north west of the site and there is existing development to the north east of the site. The boundaries between the site and the countryside are of mixed durability. The northern boundary is defined by Broad Lane which is a durable boundary able to prevent encroachment beyond the site if the site were developed. The western boundary consists of a track which is not accessible by the public, the southern boundary is defined by dense tree line and the eastern boundary is a field boundary which is only marked in part by tree line. These are not durable features and would not be able to contain encroachment. The existing land use in the north eastern part of the site is residential with some small businesses and farm buildings linked to the farm in this section. The remainder of the site is open countryside which is in part in agricultural use. The site contains less than 20% built form, and is flat, however there is dense vegetation along the eastern boundary and in the south of the site, which along with the built form in the north prevent open views. Therefore the site supports a weak degree of openness. Overall the site makes a moderate contribution to protecting the countryside from encroachment due to the existing built form and predominantly non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding the countryside from encroachment as it has predominantly non-durable boundaries and there is existing built form. The site makes a weak contribution to preventing towns from merging. The site does not contribute to preserving the setting of historic towns, checking unrestricted sprawl and assisting in urban regeneration.	Weak contribution
R18/150 3351 R18/P2/098	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to	Strong contribution: The site is not adjacent to the settlement and is fully surrounded by open countryside and the wider Green Belt. The site's boundaries with the countryside predominantly not durable consisting to the north of Bradley Brook which is lined by a fence and trees albeit some of these are intermittent and therefore this does not represent a durable boundary which could prevent encroachment. The western boundary consists of a field boundary with a path and intermittent trees which is not durable and would not be able to prevent encroachment. The southern boundary consists of Barleycastle Lane which does represent a durable boundary. The eastern boundary is only marked by a wooden fence and is therefore not durable however the M56 is located close by to the east and represents a durable boundary. The existing land use consists of open countryside in agricultural use. The site is flat with no built form, no vegetation and open long line views thus it supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong openness, complete connection with the countryside and predominantly non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness, it is completely connected to the countryside and it has predominantly non-durable boundaries with the countryside. The site therefore has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns form merging.	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		preventing towns from merging.					
R18/151 3350 R18/P2/097	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The site is not adjacent to the settlement and is surrounded by open countryside to the north and east. To the south of the site beyond the M56 within High Peak is a large warehouse property. Stretton Green Distribution Park is located less than 250m to the west of the site. The site's boundaries with the countryside are all durable consisting of Barleycastle Lane to the north, east and west and the M56 to the south. These durable boundaries could prevent encroachment beyond the site if the site was developed. The existing land use consists of open countryside in agricultural use. The site is flat with no built form, no vegetation and open long line views thus it supports a strong degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment as although it has a strong degree of openness all of its boundaries are durable and could prevent encroachment.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding from encroachment as although it has a strong degree of openness, all of its boundaries are durable and could prevent encroachment. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging. It makes no contribution to checking unrestricted sprawl or preserving the historic town.	Weak contribution
R18/152 R18/P2/087	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is completely connected to the open countryside. The site's boundaries with the countryside are of mixed durability. The eastern boundary consists of heavy tree and hedge lining which follows a drain within a ditch and also part of a footpath and therefore represents a durable boundary which could prevent encroachment beyond the site if the site was developed. The northern boundary consists partly of wooded areas which are durable however a section of it consists of field boundaries which are not durable. The western boundary consists of field boundaries which are not durable and may not be able to prevent encroachment beyond the site. The southern boundary with the countryside consists of Cartridge Lane which is durable and could prevent encroachment. The existing land use consists of open countryside in agricultural use. The site has no built form. The site has pockets of dense vegetation and a topography which is fairly flat sloping down in the middle allowing for long line views across the site. The site therefore has a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness, strong connection to the countryside and the presence of some non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site supports a strong degree of openness and is well connected to the countryside however its long western boundary and part of the northern boundary are not durable and would not be able to prevent encroachment into the countryside. The site therefore has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging.	Moderate contribution
R18/153	Weak contribution: Part of the eastern boundary	No contribution: The site does not play a	Strong contribution: The boundaries between the site and the settlement consist of rear gardens of residential properties which	No contribution: Warrington is a	Moderate contribution: The	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	of the site links to the built-up area. The north eastern edge consists of the rear gardens of residential properties which represents a non-durable boundary which may not be able to prevent sprawl. The south eastern corner consists of rear gardens of residential properties which represents a non-durable boundary which may not be able to prevent sprawl. Given the shape of the built-up area, development of the site would not round of the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.	role in preventing towns from merging.	are non-durable and would not be able to prevent encroachment into the site. The boundaries between the site and the countryside consist of a series of field boundaries to the north, east and west which are not durable and would not be able to prevent encroachment beyond the site if the site were developed. However the southern boundary is Hatton Lane (B5356) which is a durable boundary that is able to prevent encroachment beyond the site if it were developed. The site is open countryside that is predominately in agricultural use. The site is well connected to the countryside. The site has less than 10% built form, low levels of vegetation and open, long line views and therefore supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment.	historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and there are non-durable boundaries between the site and the countryside and it therefore has a strong role in preventing encroachment into the countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and a moderate contribution to assisting in urban regeneration.	
R18/154	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Lymm and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. The M6 ensures that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all sides, with mainly less durable boundaries. Booth's Lane forms a short durable boundary along the sites southern boundary which would be able to prevent encroachment if the site were developed. The remaining boundaries are less durable and consist of tree and hedge lined field boundaries along the eastern boundary, a tree lined public right of way along the northern boundary and a mix of tree lined field boundary and the edge of development along the western boundary. These less durable boundaries would not be able to prevent encroachment if the site were developed. The existing land use consists of open countryside in agricultural use. There are some trees within the site but generally vegetation is low. The site supports some limited long line views to the north and the topography of the site slopes gently down towards the north west. There is no built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mainly less durable boundaries and its strong degree of openness.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong degree of openness and there are less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/155	No contribution: The site is not adjacent to the Warrington urban area and therefore does	Weak contribution: The site form a less essential gap between the Warrington urban area and Culcheth,	Strong contribution: The site is connected to the settlement along its western and a section of its southern boundary. This is comprised of the edge of residential development which is less durable and may not be able to prevent encroachment into the site. The site is well connected to the countryside along three of its	No contribution: The site is not adjacent to a historic town. The site does not cross an	Moderate contribution: The Mid Mersey Housing Market Area has 2.08%	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	not contribute to this purpose	Golborne and Newton-le-Willows whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. The M6 and the M62 ensure that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	boundaries. The eastern boundary consists of a hedge lined field boundary, the northern boundary consists of the edge of development comprised of an equestrian centre and the southern boundary consists of dense vegetation. These are all less durable boundaries which would not be able to prevent encroachment if the site were developed. The existing land use consists of grassland and there is low levels of vegetation on the site. There is no built form on the site and the site slopes down gradually towards the centre. The site supports some long line views and overall supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its less durable boundaries with the countryside and its strong degree of openness.	important viewpoint of the Parish Church.	brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	site has been judged to make a strong overall contribution as it supports a strong degree of openness and there are less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	
R18/162 1528	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Lymm and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. The M6 ensures that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: There is a mix of durable and non-durable boundaries between the site and the settlement. The Transpennine Trail is lined with thick vegetation and forms a durable southern boundary which may be able to prevent encroachment into the site although the tree lined boundaries between the site, the settlement and Statham Community Primary School on the site's eastern side are not durable, however there is a short extent of the eastern boundary formed by Barsbank Lane that is durable. The boundaries between the site and the countryside are largely durable. The northern boundary is Warrington Road which is a durable boundary which would be able to prevent further encroachment beyond the site, if the site were developed. The western boundary is dense tree line and part of the southern boundary is connected to the countryside and is formed by the Transpennine Trail. These are also durable boundaries able to prevent encroachment beyond the site if it were developed. The existing land use is open countryside that is predominantly in agricultural use. The site includes allotment gardens to the south east however these are not located in the Green Belt and form part of the urban area. There is a strip of dense tree line and a path that runs through the site. The site is connected to the countryside along two boundaries, and due to the shape of the site, it is well connected to the settlement as it is partially enclosed by it. The site has no built form and dense vegetation through the middle of the site. The site slopes slightly towards the Transpennine Trail however the topography and vegetation restrict the long line views and therefore the site supports a moderate degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to the varying durability of the boundaries between the site and the settlement.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as the site supports a moderate degree of openness and the boundaries with the countryside are mostly durable and could contain any development and prevent it from threatening the overall openness and permanence of the Green Belt. Furthermore the M6 is located further west and represent a very durable boundary which could prevent encroachment beyond. The site makes a moderate contribution to checking unrestricted sprawl.	Moderate contribution
R18/163 1531	No contribution: The site is not adjacent to the Warrington urban	Weak contribution: The site forms a less essential gap between	Weak contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt. The boundaries between the site and the countryside are of mixed	No Contribution: Lymm is a historic town however the	Moderate contribution: The Mid Mersey	The site makes a moderate contribution to one purpose, a weak contribution to two, and no contribution to two. In line with the methodology, the site has been judged	Weak contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	area and therefore does not contribute to this purpose	Lymm and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. The M6 ensures that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	durability. The southern boundary is formed by Warrington Road, the eastern boundary is Pool Lane and the north and west boundaries are dense tree line. The dense tree line boundaries are not considered to be durable boundaries that are able to prevent encroachment beyond the site if the site were developed. There has already been encroachment within the site as the existing land use of the site is Statham Lodge Hotel and the associated grounds, with a large part of the site in use as a car park. Therefore there is a significant amount of built form on the site, which equates to more than 30%, and some dense vegetation, therefore there are no long line views and the site has no degree of openness. Overall the site makes a weak contribution to safeguarding from encroachment due to the non-durable boundaries between the site and the countryside and the site not supporting a degree of openness.	site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	to make a weak overall contribution. The site is not connected to the built up area and there is existing encroachment within the site with the hotel. Given the level of development within the site, the site has no degree of openness and makes a weak contribution to safeguarding from encroachment.	
R18/172 1618	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. Overall the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The site is not adjacent to the settlement and is fully surrounded by countryside and the wider Green Belt however there is existing residential and industrial development in the Green Belt to the north and west and the M6 is located to the east. The site is connected to open countryside to the south. The site has boundaries of mixed durability consisting of the M6 to the east which is durable, the Bridgewater Canal to the south which is durable, and Stockport Road to the north which is durable. These durable boundaries could prevent encroachment beyond the site if the site was developed. The western boundary is not durable, the northern half consists of a heavily tree lined access road whilst the remainder of it consists of a drain with some tree and hedge lining which may not be permanently durable enough to prevent encroachment. Part of the northern boundary cuts through the Camsley Grange Farm site and does not represent a durable boundary however Stockport Road is close by to the north. The existing land use consists of areas of open countryside and heavy woodland to the south. The disused railway line cuts through the site and includes a heavily tree lined footpath. To the north, the site includes part of Camsley Grange Farm which is being used for various light industrial uses including a garage. There are also a number of greenhouses to the north east corner of the site. There are also a number of light industrial uses occupying the north western section of the site. The site has less than 20% built form and the topography of the site is varied with the northern section at a lower level. There are areas of dense vegetation which hinder long ling views in some places. Thus the site supports a moderate-weak degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its moderate-weak degree of openness and the presence of non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding from encroachment as it is connected to open countryside to the south, it has a moderate-weak degree of openness and it has some non-durable boundaries. The site makes a moderate contribution to assisting in urban regeneration. It makes a weak contribution to preventing towns from merging and no contribution to checking unrestricted sprawl and preserving the historic town.	Weak contribution
R18/173 1621	No contribution: The site is not adjacent to	Weak contribution: The site forms a less	Moderate contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt	No Contribution: Lymm is a historic	Moderate contribution: The	The site makes a moderate contribution to two purposes, a weak contribution to one, and no	Weak contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
R18/004	the Warrington urban area and therefore does not contribute to this purpose	essential gap between Lymm and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. The M6 ensures that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	albeit there is existing development within the Green Belt to the south. The boundaries between the site and the countryside are of mixed durability. The western boundary is formed by Pool Lane and is durable and the southern boundary is formed Oldfield Road (footpath) and dense tree line which is also durable, however the northern and eastern boundaries are formed by the limits of the existing development, which is predominantly farm buildings. These are not durable boundaries that would be able to prevent encroachment beyond the site if it were developed albeit Lymm is located less than 100m to the east and therefore there is limited potential for encroachment east. There are existing residential properties within the site along Pool Lane. The site is connected to open countryside to the north and west. The site is flat, it has less than 10% built form however there is dense vegetation on the boundaries and the existing properties limit the open views and therefore the site supports a moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate degree of openness and predominantly durable boundaries.	town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site is not connected to the built up area and only performs a weak contribution to preventing towns from merging. The site makes a moderate contribution to safeguarding form encroachment due to its moderate degree of openness and predominantly durable boundaries.	
R18/175 1623	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt although Highfields Manor is located to the north of the site. The site's boundaries with the countryside are of mixed durability. The northern boundary of the limits of development of Highfields Manor which does not represent a durable boundary which could prevent encroachment. The western boundary consists of a wooded area which is durable. The eastern and southern boundaries consist of field boundaries which are not durable and would not be able to prevent encroachment beyond the site if the site was developed. The existing land use consists of open countryside. There is no built form, the site is flat with low levels of vegetation. There are long line views with Knutsford Road visible in the distance. The site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and predominantly non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness, it is well connected to the countryside and it has predominantly non-durable boundaries with the countryside. The site therefore has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging.	Strong contribution
R18/176 1624	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt. The site's boundaries with the countryside are not durable and would not be able to prevent encroachment beyond the site if the site was developed. The northern and western boundaries consist of field boundaries which are not durable whilst the eastern and southern boundaries consist of low lying hedges which are not durable. The existing land use consists of open countryside in	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness, it is completely connected to the open countryside and all of its	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		actual gap between the towns but not the perceived gap. It would not result in the towns merging. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	agricultural use. There is no built form, the site is flat with no vegetation within it. There are long line views with Knutsford Road visible in the distance. The site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and lack of any durable boundaries.		development, therefore the site makes a moderate contribution to this purpose.	boundaries with the countryside are non-durable. The site therefore has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging.	
R18/177 1625	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt although there is some existing residential ribbon development within the Green Belt to the west of the site. Highfield Manor is located to the south of the site. The site's boundaries with the countryside are of mixed durability. The northern boundary of Weaste Lane is a durable boundary. The western boundary consists of the made access road into Highfield Manor which is heavily tree lined and represents a durable boundary. The eastern boundary consists of a private road to Highfield Farm and Cottages, this is an unmade road lined by hedges and tree however this would not be durable enough to prevent encroachment beyond the site if it was developed. The southern boundary consists of the limits of development of Highfield Manor which does not represent a durable boundary which could prevent encroachment. The existing land use consists of open countryside. There is no built form, the site is very open and flat with no vegetation within it. There are long line views with Knutsford Road visible in the distance. The site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness, it is well connected to the countryside and it has non-durable boundaries with the countryside. The site therefore has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging.	Strong contribution
R18/178 1626	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. In addition, the gap	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt although there is some existing residential ribbon development within the Green Belt to the north of the site. The site's boundaries with the countryside are of mixed durability. The southern boundary consists of a wooded area which is durable. The northern boundary consists of the rear gardens of the residential properties on Weaste Lane which is not a durable boundary which could prevent encroachment. The eastern boundary consists of the made access road into Highfield Manor which is heavily tree lined and represents a durable boundary. The western boundary consists of hedge and tree lined field boundaries which are not durable and would not be able to prevent encroachment beyond the site if the site was developed. The existing land use consists of open	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness, it is well connected to the countryside and it has non-durable boundaries with the countryside. The site therefore has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	countryside in agricultural use. The site is flat with no built form and with vegetation only along its boundaries, it therefore supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and non-durable boundaries.			assisting in urban regeneration and a weak contribution to preventing towns from merging.	
R18/179 1627	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt although there is some existing residential ribbon development within the Green Belt to the south west of the site and a large residential property to the north east of the site. The site's boundaries with the countryside are predominantly not durable. The southern boundary of Weaste Lane is a durable boundary which could prevent encroachment. The northern, eastern and western boundaries consist of field boundaries lined by low lying hedges to the east and west and trees to the north. These do not represent durable boundaries which could prevent encroachment beyond the site if the site was developed. The existing land use consists of open countryside. There is no built form, the site is very open and flat with no vegetation within it. There are long line views and the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and predominantly non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and it has predominantly non-durable boundaries with the countryside. The site therefore has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging.	Strong contribution
R18/180 1628	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is connected to open countryside along all of its boundaries although the southern boundary is adjacent to existing residential ribbon development within the Green Belt along Weaste Lane. The site's boundaries with the countryside are of mixed durability. The northern boundary consists of the Bridgewater Canal which is a durable boundary which could prevent encroachment beyond the site if it was developed. The eastern boundary consists of intermittent tree line which has fencing in parts but also has gaps and is not durable. The western boundary consists of a tree line and concrete post fence however this has gaps and is not durable. The southern boundary consists of the fenced rear gardens of residential properties which is not a durable boundary. These non-durable boundaries may not be able to prevent encroachment beyond the site if it was developed. The existing land use consists of open countryside in agricultural use. There is no built form. The site is flat and very open with no vegetation and long line views thus it supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and predominately non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, and no contribution to three. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness, it is well connected to the countryside and it has predominantly non-durable boundaries with the countryside. The site therefore has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Strong contribution

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R18/197 2177	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Weak contribution: The site is not connected to the settlement and is fully surrounded by open countryside and the wider Green Belt however there is existing residential development within the Green Belt to the north and west. The existing use of the site consists of the former Grappenhall School with associated car parking area and playground area. The school is no longer in use. The site's boundaries therefore consist of the limits of development and car parking and do not represent durable boundaries which could prevent encroachment beyond the site if the site was developed. The site is completely developed and therefore has more than 50% built form. There is vegetation around the boundaries of the site and there are no long line views thus the site supports no degree of openness. Overall the site makes a weak contribution to safeguarding from encroachment as whilst it lacks openness it is well connected to open countryside, with non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to safeguarding from encroachment as it is well connected to the countryside with non-durable boundaries however it lacks openness. The site makes a moderate contribution to assisting in urban regeneration. It makes no contribution to checking unrestricted sprawl, preventing towns from merging or preserving the setting and character of historic towns.	Weak contribution
R18/206 2470	Weak contribution: The site is connected to the built up area along its eastern boundary. This boundary consists of the Bridgewater Canal which represents a durable boundary which could prevent sprawl. Given the shape of the built up area, development of the site alongside the adjacent areas of land to the west and north could be seen as rounding off the settlement pattern. Given that the site is completely developed representing existing sprawl within the Green Belt, it has a limited role in preventing further sprawl. Overall the site makes a weak contribution to checking unrestricted sprawl.	No contribution: The site does not play a role in preventing towns from merging.	Weak contribution: The site is connected to the built up area along its eastern boundary consisting of the Bridgewater Canal. This is a durable boundary which could prevent encroachment into the site. The site is connected to the countryside along its remaining boundary however it is surrounded by existing development within the Green Belt. The existing land use of the site consists of The Old Rectory pub restaurant and associated car park and garden. The northern boundary consists of the limits of the pub garden which is lined by trees, whilst the western boundary consists of the wall of the adjacent churchyard. These are not durable boundaries which could prevent encroachment, however given that the church is located to the west of the site there is limited potential for further encroachment. The southern boundary consists of Church Lane which represents a durable boundary which could prevent encroachment beyond the site if the site was developed. The site has more than 30% built form. There is some vegetation within the pub gardens and due to the built form within and surrounding the site there are no long line views thus the site supports no degree of openness. Overall the site makes a weak contribution to safeguarding from encroachment as it lacks openness, has a durable southern boundary and is surrounded by existing development to the west.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to safeguarding from encroachment as it lacks openness, has a durable southern boundary and is surrounded by existing development to the west. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to checking unrestricted sprawl. It makes no contribution to preventing towns from merging or preserving the setting and character of historic towns.	Weak contribution
R18/217 2590 3366	Weak contribution: The M62 combined with Delph Lane forms a durable boundary between the site and the built up area. This is a	Weak contribution: The site forms a less essential gap between Newton-le-Willows and the Warrington urban area whereby	Moderate contribution: The southern boundary between the site and the settlement is the M62 and Delph Lane which is durable and would prevent encroachment. The boundaries between the site and the countryside consist of Mill Lane to the west which is durable, to the north the boundary is formed by Watery Lane and Hollins Lane. The eastern boundary is defined by field boundaries in part,	No contribution: Warrington is a historic town however the site is not within 250m of the relevant	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban	The site makes a moderate contribution to two purposes, a weak contribution to two, and no contribution to one. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding the countryside from encroachment as	Weak contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	permanent boundary that is durable enough to prevent sprawl into the site in the long term. The site is only connected to the urban area along this southern boundary. Overall the site makes a weak contribution to checking unrestricted sprawl.	development of the site would slightly reduce the gap between the towns however would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	with the majority of the eastern boundary marked by Coney Grove Woods, which in part runs through the site. The boundaries with the countryside are predominantly considered to be durable boundaries able to prevent encroachment beyond the site if the site were developed. Mill Lane splits part of the site, and therefore forms the eastern boundary for a small section, and the western boundary for these areas is a disused railway line (Sankey Valley Park Trail). The two smaller sites are split by Old Alder Lane, which forms the north boundary for one and southern boundary for the other. These are also durable boundaries able to prevent further encroachment. The site is connected to open countryside to the north and west. To the east is Hollins Park Hospital and existing residential development within the Green Belt. The existing land use consists of open countryside in agricultural use. The site is flat, with less than 10% built form but with some areas of dense vegetation which restricts long line views in places and therefore the site supports a strong-moderate degree of openness. Overall, the site makes a moderate contribution to protecting the countryside from encroachment due to its strong-moderate openness and durable boundaries with both the settlement and the countryside.	Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	capacity for potential development, therefore the site makes a moderate contribution to this purpose.	although it supports a strong-moderate degree of openness, the boundaries between the site and the settlement are durable, and the boundaries between the site and the countryside are also predominately durable.. The site makes a weak contribution to checking unrestricted sprawl and from preventing towns from merging. The site does not contribute to preserving the setting of historic towns.	
R18/229 2668	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn in the neighbouring authority of Halton whereby a reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Strong Contribution: The site is not adjacent to any settlements. The boundaries between the site and the countryside to the north, east and west are primarily field boundaries with some hedge and tree line which are not considered to be durable and could not prevent encroachment beyond the site if the site were developed. The southern boundary however is formed by Hatton Lane which is a durable boundary that is able to prevent encroachment. The existing land use is open countryside that is predominately in agricultural use, and the site is completely connected to the countryside along all of its boundaries. The site has no built form and there are pockets of vegetation, with the site having slight undulations with its topography and therefore there are some long line views so the site supports a strong-moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and its non-durable north, east and western boundaries.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong-moderate degree of openness and there are non-durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/233 2722	Site is same as parcel WR52 so not reassessed						Strong contribution
R18/245 1866 R18/P2/017	Moderate contribution: A section of the eastern boundary links the site with the built-up area. This boundary is defined by the rear of residential dwellings along Acton Avenue. This is not a durable	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The boundary between the site and the built-up area is not durable, consisting of the rear of residential development which could not prevent encroachment into the site. The boundaries between the site and the countryside consist of Hatton Lane (B5356) to the south which is durable and able to prevent encroachment beyond the site if it were developed, and a series of field boundaries to the north and west which are not durable and would not be able to prevent encroachment beyond the site if the site were developed. The site is open countryside that is	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development,	The site makes a strong contribution to one purpose, a moderate contribution to two purposes, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site supports a strong degree of openness and there are non-durable boundaries with both the countryside and the settlement and the site has a strong role in	Strong contribution

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	boundary which could prevent sprawl into the site in the long term. The site is only connected to the built-up area along this short section of boundary. Given the shape of the built-up area, development of the site would not round off the settlement pattern. There is existing ribbon development along Hatton Lane outside of the site and the site has a role in preventing further ribbon development along Hatton Lane. Overall the site makes a moderate contribution to checking unrestricted sprawl.		predominately in agricultural use, with a farm located within the central section of the site. The site is well connected to the countryside along nearly all of its boundaries. The site has less than 10% built form, low levels of vegetation and open, long line views and therefore supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment.	does not cross an important viewpoint of the Parish Church.	therefore the site makes a moderate contribution to this purpose.	preventing encroachment into the countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to checking unrestricted sprawl.	
R18/P2/001	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Lymm and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. The M6 ensures that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement along its eastern and southern boundaries. The eastern boundary is comprised of a mix of durable and less durable boundaries including the edge of development, allotment boundaries, a railway and road boundaries including Whitbarrow Road and Yeald Brow, whilst the southern boundary is comprised of the Bridgewater Canal which is durable. The durable boundaries would prevent encroachment if the site were developed and the less durable boundaries may not be able to prevent encroachment if the site were developed. The site is connected to the countryside along two of its boundaries. The western boundary consists of the M6 which is durable and would be able to prevent encroachment if the site were developed. The northern boundary is comprised of a mix of field boundaries which are less durable and would not prevent encroachment if the site were developed and road boundaries including Pool Lane and Oldfield Road which are durable and would be able to prevent encroachment if the site were developed. The existing land use consists of open countryside including agricultural use and dense vegetation. In addition the site consists of Statham Lodge to the north which is a hotel and conference centre. There are generally low levels of vegetation on the site apart from an area of dense vegetation through the centre of the site. There is less than 10% built form on the site and the site slopes down towards the north. The site supports no long line views and	No contribution: Lymm is a historic town however the site is not within 250m of the Lymm Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong- moderate degree of openness and has a mix of durable and less durable boundaries with the countryside and settlement, the site's western boundary consists of the M6 which represents a very durable boundary which could contain development and prevent encroachment.. In addition, the site makes a weak contribution to preventing towns from merging.	Moderate contribution

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			overall supports a strong- moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mix of durable and less durable boundaries with the countryside and its strong- moderate degree of openness.				
R18/P2/002	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lowton whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement along its eastern and southern boundaries. These boundaries are comprised of the rear of residential development which is less durable and may not prevent encroachment if the site were developed. The site is connected to the countryside along two of its boundaries. The western boundary consists of the Health Lane which is durable and would be able to prevent encroachment if the site were developed. The northern boundary is comprised of a mix of field boundaries and edge of residential development which are less durable and would not prevent encroachment if the site were developed. The existing land use consists of a small field which some dense tree vegetation. There some dense vegetation in the site and along the northern and western boundaries. There is less than 10% built form on the site and the site appears to have a relatively flat topography. The site supports no long line views due to the dense vegetation and overall supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mix of durable and less durable boundaries with the countryside and its strong-moderate degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong-moderate degree of openness and there are less durable boundaries with the settlement and countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/P2/003 R18/P2/122	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lowton whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all sides, with mainly less durable boundaries. Heath Lane forms a durable boundary along the sites western boundary which would be able to prevent encroachment if the site were developed. The remaining boundaries are less durable and consist of hedge lined field boundary to the northern boundary and a fence along the eastern and southern boundaries. These less durable boundaries would not be able to prevent encroachment if the site were developed. The existing land use consists of open countryside. There are low levels of vegetation on the site. The site supports limited long line views to the east and the south and the topography of the site is flat. There is no built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mainly less durable boundaries and its strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong degree of openness and there are less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/P2/004	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all sides, comprising of mostly less durable boundaries. The eastern and southern boundaries are comprised of field boundaries and the northern boundary is comprised of the rear of residential which are less durable and would not prevent encroachment if the site were developed. The western boundary is comprised of Cherry Lane	Weak contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. The eastern section	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall	Strong contribution

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			which is durable and would be able to prevent encroachment if the site were developed. The existing land use consists of open countryside. There is low levels of vegetation and a flat topography on the site. There is less than 10% built form on the site. The site supports some long line views beyond the site to the north and east and overall supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mainly less durable boundaries with the countryside and its strong degree of openness	of the site is located within the 250m buffer area around Lymm Conservation Area however it is on the very edge of the buffer. Therefore the site makes a weak contribution to preserving the setting and special character of historic towns.	potential development, therefore the site makes a moderate contribution to this purpose.	contribution as it supports a strong degree of openness and there are non-durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	
R18/P2/005	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all sides. Mill Lane forms a durable boundary along the sites northern boundary which would be able to prevent encroachment if the site were developed. The remaining boundaries are less durable and consist of a path to the east, a treelined field boundary to the south, and a field boundary to the west. These less durable boundaries would not be able to prevent encroachment if the site were developed. The existing land use consists of scrubland and a house. There is some patchy vegetation across the site. The site supports limited long line views to the south and the topography of the site slopes up to the south. There is a residential house to the west but this still accounts for less than 10% built form on the site. As such, the site supports a strong- moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mainly less durable boundaries and its strong- moderate degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong- moderate degree of openness and there are mainly less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/P2/006 R18/P2/121	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lowton whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The site is connected to the settlement along its eastern boundary. The eastern boundary is comprised of Heath Lane which is durable and would prevent encroachment if the site were developed. The site is connected to the countryside along the remaining boundaries which are comprised of field boundaries which are less durable and would not prevent encroachment if the site were developed. The existing land use consists of a house and associated rear garden. There is low levels of vegetation and a flat topography on the site. Approximately 25% of the site is comprised of built form. The site supports long line views to the east and overall supports a moderate-weak degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its moderate-weak degree of openness and less durable boundaries with the countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, the site has been judged to make a weak contribution. The site has predominantly less durable boundaries with the countryside but it supports a moderate- weak degree of openness due to the existing built form on the site which reduces its openness. In addition, the site makes a moderate contribution to encouraging urban regeneration.	Weak contribution
R18/P2/007	Not in Green Belt						

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
R18/P2/008	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Widnes whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The site is not directly connected to the settlement. The site is connected to the countryside along the northern, western and southern boundaries. The boundary to the north is comprised of Station Road and the boundary to the south is comprised of the River Mersey which are durable and would be able to prevent encroachment if the site were developed. The boundary to the west is an unnamed road which is less durable and would not prevent encroachment if the site were developed. The existing land use consists of a caravan park and a dwelling. There are low levels of vegetation on the site. The site supports no long line views due to the existing use of the site as a caravan park and the topography of the site is generally flat. There is less than 10% built form on the site. As such, the site supports a strong- moderate degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its mainly durable boundaries with the countryside and its strong- moderate degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology the site has been judged to make a weak contribution to the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes a moderate contribution to safeguarding from encroachment as it has a strong- moderate degree of openness and mainly durable boundaries with the countryside.	Weak contribution
R18/P2/009	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all sides. The Bridgewater Canal to the north forms a durable boundary which would be able to prevent encroachment if the site were developed. The southern boundary is comprised of tree lined field boundaries and a section of Massey Brook which are less durable and would not be able to prevent encroachment if the site were developed. The eastern and western boundaries are a mix of durable and less durable boundaries. To the east this includes Booth's Lane, the M6 and the rear of residential and to the west this includes dense vegetation, field boundaries and Cinder Lane. As such, the durable boundaries would be able to prevent encroachment and the less durable boundaries would not be able to prevent encroachment if the site were developed. The existing land use consists of open countryside, the majority of which is in agricultural use. There are low levels of vegetation on the site. The site supports long line views and the topography of the site is undulating, dipping in the centre of the site along Weaste Lane. There is Massey Brook Farm to the east of the site which is considered an appropriate use in the Green Belt. Therefore, the site has no built form. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment as it is completely connected to the countryside, it has a mix of durable and less durable boundaries and a strong degree of openness.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong degree of openness and there are less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/P2/010	Not in Green Belt						
R18/P2/011 3141 R18/068	No contribution: The site is not adjacent to the Warrington urban area and therefore does	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is connected to the settlement along its southern and western boundaries. Its southern boundary consists of Longbutt Lane, which is durable, however its western boundary consists of thick tree lined field and garden boundaries which may	No Contribution: Lymm is a historic town however the site is not within	Moderate contribution: The Mid Mersey Housing Market	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	not contribute to checking the unrestricted sprawl of large built-up areas.		not be durable enough in the long term to prevent encroachment into the site. The site is connected to the countryside along its northern and western boundaries. Its northern boundary is not defined by any features, and would not be durable enough to prevent further encroachment if the site was developed. Its eastern boundary mainly consists of garden boundaries, however it lies close to Oughtrington Lane and the gap between the site and this durable boundary already contains development in the Green Belt. Therefore there would be limited scope for further encroachment beyond the site to the east. The existing land use consists of open countryside. There is no built form and minimal vegetation. The site is connected to the open countryside to the north as there is built development which is within the Green Belt to the east of the site. The site supports a strong degree of openness as it contains no built form, minimal vegetation and supports long line views of the countryside to the north. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and the non-durability of its northern boundary.	250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	been judged to make a strong overall contribution. While the site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving historic towns, its openness and non-durable boundaries mean that it makes a strong contribution to safeguarding the countryside from encroachment. It therefore supports Paragraph 79 of the NPPF by keeping land permanently open. The site also makes a moderate contribution to assisting in urban regeneration.	
R18/P2/012	Weak contribution: The boundary between the site and the built up area consists of the Bridgewater Canal which represents a durable boundary which could prevent sprawl. The site is connected to the built up area along its western boundary. Development of the site would not round off the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is connected to the settlement along its western boundary which is durable consisting of the Bridgewater Canal which could prevent encroachment. The site is connected to the countryside along its northern, eastern and southern boundaries. The northern boundary is comprised of a field boundary and the eastern boundary is comprised of the edge of residential development which are less durable and would not prevent encroachment if the site were developed. The boundary to the south is comprised of Stockton Lane which is durable and would be able to prevent encroachment if the site were developed. The existing land use consists of open countryside. There are low levels of vegetation on the site. The site supports long line views to the north and the topography of the site slopes up gradually to the east. There is less than 10% built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mix of durable and less durable boundaries with the countryside and its strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution to the Green Belt. Whilst the site supports a strong degree of openness and there are some less durable boundaries with the countryside, the site has a durable western boundary with the built-up area consisting of the Bridgewater Canal. This would prevent development from encroaching into the site and threatening the openness and permanence of the Green Belt.	Moderate contribution
R18/P2/013 2902 R18/088	Refer to R18/088 West and East						East site – Moderate contribution  West site – Weak contribution
R18/P2/014 3159 R18/098	No contribution: The site is not adjacent to the Warrington urban area and therefore does	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lowton	Strong contribution: The boundary between the site and the settlement consists of the rear gardens of residential properties to the north east of the site. This does not represent a durable boundary that could prevent encroachment. The site has a limited connection to the settlement and is well connected to the	No contribution: The site is not adjacent to a historic town. The site does not cross an	Moderate contribution: The Mid Mersey Housing Market Area has 2.08%	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	not contribute to this purpose	whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	countryside. The site is connected to the countryside along Smithy Brow to the north which is a durable boundary able to prevent encroachment beyond the site if the site was developed. The remaining boundaries with the countryside are less durable, with the eastern boundary a field boundary marked with a low-lying hedge and the southern and western boundaries consisting of field boundaries with intermittent tree line. These are not durable and could not prevent encroachment beyond the site if the site were developed. The existing land use is open countryside in agricultural use. The site is flat, with no built form and low levels of vegetation, thus the site supports long line views and has a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its non-durable boundaries with the countryside and strong openness.	important viewpoint of the Parish Church.	brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	site has been judged to make a moderate overall contribution. Although the site has a strong degree of openness and there are non-durable boundaries to the south and the east, the wider boundaries further south and east consist of durable road boundaries (Dam Lane and Smithy Lane). These boundaries could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	
R18/P2/015	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all of its boundaries. The northern boundary is comprised of Hatton Lane which is durable and the rear of residential development which is less durable, the southern boundary is comprised of the M56 which is durable, the eastern boundary is comprised of the edge of development and field boundaries which are less durable and part of Fir Tree Close which is durable, and the western boundary is comprised of field boundaries which are less durable. As such, the site is comprised of a mix of durable and less durable boundaries with the durable boundaries being able to prevent encroachment and the less durable boundaries being unable to prevent encroachment if the site were developed. The existing land use consists of open countryside in agricultural use. There are low levels of vegetation on the site. The site supports long line views to the north and the west. The topography of the site is flat. There is less than 10% built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mix of durable and less durable boundaries with the countryside and its strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution to the Green Belt. Whilst the site supports a strong degree of openness and is completely connected to the countryside, the site has some durable boundaries including Hatton Lane, the M56, and part of Fir Tree Close. Furthermore, the surrounding area to the east and west consists of durable road boundaries which would contain development and prevent it from encroaching into the wider Green Belt.	Moderate contribution
R18/P2/016 2683 R18/008	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is connected to the settlement of Lymm along the northern boundary. The boundary is defined by Booth's Lane which is a durable boundary that is able to prevent encroachment into the site. The boundaries between site and the countryside are of mixed durability. The eastern boundary is predominately formed by Cherry Lane, with a small section surrounding the limits of a small number of residential developments. The boundary to the east is predominately durable and able to prevent encroachment beyond the site if the site were developed. The southern and western boundaries are field boundaries that are in some areas marked by trees and hedges, however this is not durable enough to prevent encroachment beyond the site if the site were developed. The existing land use is	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and there are non-durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			open countryside that is predominately in agricultural use. The site is well connected to the countryside along three boundaries. The site is generally flat and there is no built form and low levels of vegetation within the site and therefore the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the non-durable boundaries between the site and the countryside and the degree of openness.			of the NPPF in protecting the openness of the Green Belt.	
R18/P2/017 1866	Moderate contribution: A section of the eastern boundary links the site with the built-up area. This boundary is defined by the rear of residential dwellings along Acton Avenue. This is not a durable boundary which could prevent sprawl into the site in the long term. The site is only connected to the built-up area along this short section of boundary. Given the shape of the built-up area, development of the site would not round off the settlement pattern. There is existing ribbon development along Hatton Lane outside of the site and the site has a role in preventing further ribbon development along Hatton Lane. Overall the site makes a moderate contribution to checking unrestricted sprawl.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The boundary between the site and the built-up area is not durable, consisting of the rear of residential development which could not prevent encroachment into the site. The boundaries between the site and the countryside consist of Hatton Lane (B5356) to the south which is durable and able to prevent encroachment beyond the site if it were developed, and a series of field boundaries to the north and west which are not durable and would not be able to prevent encroachment beyond the site if the site were developed. The site is open countryside that is predominately in agricultural use, with a farm located within the central section of the site. The site is well connected to the countryside along nearly all of its boundaries. The site has less than 10% built form, low levels of vegetation and open, long line views and therefore supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to two purposes, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site supports a strong degree of openness and there are non-durable boundaries with both the countryside and the settlement and the site has a strong role in preventing encroachment into the countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to checking unrestricted sprawl.	Strong contribution
R18/P2/018 3105 R18/011 R18/P2/042	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is not connected to a settlement. The site is connected to the countryside along mainly durable boundaries including Stage Lane, the B5169 Mill Lane and the Bridgewater Canal. The site's western boundary consists of a field boundary and is not durable, however further encroachment if the site was developed would be limited due to the site's proximity to the settlement of Lymm. The existing land use of the site is open	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for	The site makes a moderate contribution to two purposes and no contribution to three. In line with the methodology, the site has therefore been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding the countryside from encroachment due to its strong to moderate openness and mostly durable boundaries, combined	Weak contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	unrestricted sprawl of large built-up areas.		countryside. There is no built form and minimal vegetation. The site is connected to the countryside on all sides, with open countryside located to the south, however to the north and east it adjoins built development which is within the Green Belt. The site supports a strong to moderate degree of openness as there is no built form, minimal vegetation and it does not support long line views. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its openness and the fact that it is contained by existing built development in the Green Belt to the north and east which would limit further encroachment.	cross an important viewpoint of the Parish Church.	potential development, therefore the site makes a moderate contribution to this purpose.	with the fact that it is contained by existing development within the Green Belt to the north and east. It makes no contribution to checking unrestricted sprawl, preventing towns from merging or preserving historic towns. The site also makes a moderate contribution to assisting in urban regeneration.	
R18/P2/019 1865 R18/017	Weak contribution: The boundary between the site and the built up area consists of Stockport Road to the north west and Knutsford Road to the west, both of which represents durable boundaries which could prevent sprawl into the site. The site is connected to the built up area along these western and north western boundaries. Given the pattern of the built up area, development of the site alongside the adjacent area of land to the north could be seen as rounding off the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The boundaries between the site and the built up area are durable consisting of Stockport Road and Knutsford Road. The boundaries between the site and the countryside consists of the Bridgewater Canal and Cliff Lane to the south and All Saints Drive to the east, these represent durable boundaries which could prevent encroachment beyond the site if the site was developed. A small section of the southern boundary follows a private access road and field boundary which are not durable boundaries, however the Bridgewater Canal is within 100m of this and represents a durable boundary. The existing land uses consists of open countryside in agricultural use. Thelwall Hays manor is located in the middle of the site however it is excluded from the site. The site contains no built form. The topography of the site is slightly undulating and the land is higher to the north of the site. There are areas of dense vegetation which hinder long line views across the site. The site supports a moderate degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its level of openness and predominantly durable boundaries.	Weak contribution: Warrington is a historic town. The site crosses an important viewpoint of the Parish Church although it is separated from the historic centre of Warrington and it is not within 250m of the Warrington Town Centre Conservation Areas. The site therefore makes a weak contribution to this purpose.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to two, and no contribution to one. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to safeguarding from encroachment as it lacks openness and has a limited connection to the open countryside. There are durable boundaries between the site and the built up area and development of the site alongside other adjacent areas of land could be seen as rounding off the settlement pattern thus it makes a weak contribution to checking unrestricted sprawl. The site makes a moderate contribution to assisting in urban regeneration. It makes a weak contribution to preserving the setting and character of historic towns due to it crossing an important viewpoint of the Parish Church. It makes no contribution to preventing towns from merging.	Weak contribution
R18/P2/020 1522 R18/041	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site links to the settlement along the northern and eastern boundaries. The northern boundary is non-durable and consists of the garden boundaries and the eastern boundary consists of the rear gardens of residential properties with an intermittent tree line. These boundaries could not prevent encroachment into the site in the long term. The boundaries between the site and the countryside are mixed. The southern boundary is Culcheth Linear Park which is a durable boundary. The western boundary consists of a path that is bordered by dense tree line which is not a durable boundary and may not be able to prevent encroachment beyond the site if the site were developed.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Although it has a strong-moderate degree of openness, and the boundaries between the site and the settlement, as well as the western boundary with the countryside are non-durable, the remaining boundaries are durable and the safeguarded HS2 Phase 2b route passes close	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			The safeguarded HS2 Phase 2b route lies less than 50m to the south of the site and represents a durable boundary which would prevent encroachment. The existing land use is open countryside that is in agricultural use. The site is connected to the countryside along two boundaries. The site is flat, with no built form and there is dense vegetation but open long line views are still present and thus the site supports a strong-moderate degree of openness. Overall, the site makes a strong contribution to safeguarding from encroachment due to its strong-moderate openness and non-durable boundary with the settlement.		contribution to this purpose.	by representing a further durable boundary. These durable boundaries could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	
R18/P2/021 3176 3313 R18/042 R18/P2/022	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Cadishead (within the administrative authority of Salford) and the Warrington urban area whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to Cadishead along a short section of its eastern boundary of Glaze Brook which forms a durable boundary which could prevent encroachment. The site is well connected to the open countryside along its remaining boundaries. The boundaries between the site and the countryside are of mixed durability. The northern boundary is a field boundary, which runs parallel to the station car park and so is less than 50m from the railway line and therefore is a durable boundary as it has a combination of durable features in close proximity. The eastern boundary is the B5212 and the limits of the existing development along the B5212, which is not durable however the boundary as a whole is durable and would prevent existing encroachment into the site if it were developed. The southern boundary is formed by a series of field boundaries which is particularly dense at the south east and south west, however is not on its own considered to be a durable boundary which could prevent encroachment. The western boundary is the edge of an area of dense tree line, the limits of existing residential development and Bank Street which are a mix of durable and non-durable boundaries however overall is not considered to be durable. However the HS2 Phase 2b safeguarded route is located in close proximity to the western boundary of the site and represents a durable boundary. The existing land use is open countryside in agricultural use, however Bank Street runs through the site and there is existing built form in the form of the Country Club and residential development along Vetch Close. However, due to the large scale of the site, the built form is less than 10% of the site and the site is flat however there is dense vegetation in the west and eastern sections of the site which restrict views in these areas and therefore the site supports a moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the non-durable southern and western boundaries and it being well connected to the countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as it supports a moderate degree of openness and although the southern and western boundaries are not durable, the HS2 Phase 2b safeguarded route is located close to the western boundary of the site. This is a durable boundary which could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
R18/P2/022 3176 3313 R18/042 R18/P2/021	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Cadishead (within the administrative authority of Salford) and the Warrington urban area whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to Cadishead along a short section of its eastern boundary of Glaze Brook which forms a durable boundary which could prevent encroachment. The site is well connected to the open countryside along its remaining boundaries. The boundaries between the site and the countryside are of mixed durability. The northern boundary is a field boundary, which runs parallel to the station car park and so is less than 50m from the railway line and therefore is a durable boundary as it has a combination of durable features in close proximity. The eastern boundary is the B5212 and the limits of the existing development along the B5212, which is not durable however the boundary as a whole is durable and would prevent existing encroachment into the site if it were developed. The southern boundary is formed by a series of field boundaries which is particularly dense at the south east and south west, however is not on its own considered to be a durable boundary which could prevent encroachment. The western boundary is the edge of an area of dense tree line, the limits of existing residential development and Bank Street which are a mix of durable and non-durable boundaries however overall is not considered to be durable. However the HS2 Phase 2b safeguarded route is located in close proximity to the western boundary of the site and represents a durable boundary. The existing land use is open countryside in agricultural use, however Bank Street runs through the site and there is existing built form in the form of the Country Club and residential development along Vetch Close. However, due to the large scale of the site, the built form is less than 10% of the site and the site is flat however there is dense vegetation in the west and eastern sections of the site which restrict views in these areas and therefore the site supports a moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the non-durable southern and western boundaries and it being well connected to the countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as it supports a moderate degree of openness and although the southern and western boundaries are not durable, the HS2 Phase 2b safeguarded route is located close to the western boundary of the site. This is a durable boundary which could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	not contribute to this purpose	authority of Salford) and the Warrington urban area whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	are of mixed durability. The northern boundary is a field boundary, which runs parallel to the station car park and so is less than 50m from the railway line and therefore is a durable boundary as it has a combination of durable features in close proximity. The eastern boundary is the B5212 and the limits of the existing development along the B5212, which is not durable however the boundary as a whole is durable and would prevent existing encroachment into the site if it were developed. The southern boundary is formed by a series of field boundaries which is particularly dense at the south east and south west, however is not on its own considered to be a durable boundary which could prevent encroachment. The western boundary is the edge of an area of dense tree line, the limits of existing residential development and Bank Street which are a mix of durable and non-durable boundaries however overall is not considered to be durable. However the HS2 Phase 2b safeguarded route is located in close proximity to the western boundary of the site and represents a durable boundary. The existing land use is open countryside in agricultural use, however Bank Street runs through the site and there is existing built form in the form of the Country Club and residential development along Vetch Close. However, due to the large scale of the site, the built form is less than 10% of the site and the site is flat however there is dense vegetation in the west and eastern sections of the site which restrict views in these areas and therefore the site supports a moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the non-durable southern and western boundaries and it being well connected to the countryside.	important viewpoint of the Parish Church.	brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	site has been judged to make a moderate overall contribution as it supports a moderate degree of openness and although the southern and western boundaries are not durable, the HS2 Phase 2b safeguarded route is located close to the western boundary of the site. This is a durable boundary which could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	
R18/P2/023 3170 R18/041	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site links to the settlement along the northern and eastern boundaries. The northern boundary is non-durable and consists of the garden boundaries and the eastern boundary consists of the rear gardens of residential properties with an intermittent tree line. These boundaries could not prevent encroachment into the site in the long term. The boundaries between the site and the countryside are mixed. The southern boundary is Culcheth Linear Park which is a durable boundary. The western boundary consists of a path that is bordered by dense tree line which is not a durable boundary and may not be able to prevent encroachment beyond the site if the site were developed. The safeguarded HS2 Phase 2b route lies less than 50m to the south of the site and represents a durable boundary which would prevent encroachment. The existing land use is open countryside that is in agricultural use. The site is connected to the countryside along two boundaries. The site is flat, with no built form and there is dense vegetation but open long line views are still present and thus the site supports a strong-moderate degree of openness. Overall, the site makes a strong contribution to safeguarding from	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Although it has a strong-moderate degree of openness, and the boundaries between the site and the settlement, as well as the western boundary with the countryside are non-durable, the remaining boundaries are durable and the safeguarded HS2 Phase 2b route passes close by representing a further durable boundary. These durable boundaries could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			encroachment due to its strong-moderate openness and non-durable boundary with the settlement.				
R18/P2/024 2705 R18/051 R18/101	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is connected to the settlement along its northern boundary. This consists of garden boundaries, which are not durable and would not be able to prevent encroachment into the site. The site is well connected to the countryside along three sides. The Avenue to the south, Cherry Lane to the west and Lakeside Road to the east form durable boundaries which would be able to prevent further encroachment beyond the site if the site were developed. Along the east and west boundaries there are two sections of the boundary which are not formed by Cherry Lane or Lakeside Road and are the limits of dwellings and Cherry Lane Farm which are not durable however the overall boundary is predominately durable. The existing land use consists mainly of open countryside and there is little vegetation. The site helps to prevent further encroachment particularly given the residential properties on The Avenue. The site supports some long line views to the west and overall supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong degree of openness and non-durable boundaries with the settlement.	Strong contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. The majority of the site's eastern boundary lies adjacent to the Lymm Conservation Area and the nearby Bridge at Lymm Dam is a Grade II listed building. Therefore the site makes a strong contribution to preserving the setting and special character of historic towns.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to two purposes, a moderate contribution to one and no contribution to two. In line with the methodology, the site has been judged to make a strong overall contribution. The site makes a strong contribution to preserving the historic town of Lymm and makes a strong contribution to safeguarding from encroachment as it supports a strong degree of openness, and there are non-durable boundaries between the site and the settlement which would not be able to prevent encroachment into the site.	Strong contribution
R18/P2/025 3100 R18/001 R18/P2/066 R18/P2/144	Refer to R18/001 (North and South)						North site - Moderate contribution  South site – Strong contribution
R18/P2/026 R18/069	Not in Green Belt						
R18/P2/027 3109 R18/016	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is connected to the settlement along its southern boundary. This consists of the A6144 Rush Green Road, which forms a durable boundary which may be able to prevent encroachment into the site. The site is connected to the countryside on three sides. These boundaries consist of tree and hedge lined field boundaries, which are not durable and may not be able to prevent further encroachment if the site was developed. The existing land use is a mix of open countryside and a converted farm which is a residential property with associated residential gardens. Built form takes up around 12% of the site in its south western corner, and there is moderate vegetation clustered in the south of the site. The site is well connected to the open countryside on three sides, however there is built development which is within the Green Belt to the east of the site. The site supports a moderate degree of openness as it contains less than 20% built form, moderate levels of vegetation and does not support long line views	Weak contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. The western section of the site is located within the 250m buffer area around Lymm Conservation Area however it is on the edge of the buffer, albeit it is separated by open countryside.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one and no contribution to two. In line with the methodology, the site has therefore been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding the countryside from encroachment and assisting in urban regeneration, however its boundaries with the settlement are generally durable and it makes no contribution to checking unrestricted sprawl and preventing towns from merging. The site also makes a weak contribution to preserving the character of the Lymm Conservation Area.	Weak contribution

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			of the countryside. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate openness and mix of durable and non-durable boundaries.	Therefore the site makes a weak contribution to preserving the setting and special character of historic towns.			
R18/P2/028 R18/054	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and St Helens and Newton-le-Willows whereby development of the site would reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the settlement is non-durable, consisting of fenced/hedged garden boundaries to the east and south of the site. As the majority of the boundary follows garden lines, these will not be able to prevent encroachment into the site in the long term. The boundary between the site and the countryside is a durable road boundary to the north with Lumber Lane however the western boundary follows field boundaries which are not durable. Lumber Lane would be able to prevent encroachment beyond the site if it were developed, but the field boundaries would not be able to prevent encroachment. The existing land use is open countryside in agricultural use. The site is connected to open countryside along two boundaries to the north and west. There is no built form and low levels of vegetation in the site, and the site is flat and has open long line views and thus supports a strong degree of openness. Overall, the site makes a strong contribution to protecting the countryside from encroachment due to the non-durable boundaries between the site and the settlement.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the boundaries between the site and the settlement are non-durable, there are durable boundaries between the site and the countryside to the north and also further west beyond the site. Thus any development would be contained and would therefore not threaten the openness and permanence of the Green Belt. The site makes a moderate contribution in assisting in urban regeneration.	Moderate contribution
R18/P2/029 3316	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Lymm and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. The M6 ensures that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement along a small section of its eastern boundary. This consists of rear gardens of residential properties on Highfield Road which are less durable and would not be able to prevent encroachment into the site. The boundaries between the site and the countryside include Massey Brook Lane to the north which is durable and dense tree line and a minor watercourse to the west which is durable and could prevent encroachment beyond the site if the site were developed. However, the southern boundary is an unmarked field boundary which is not durable and would not prevent encroachment. The existing land use mainly consists of open countryside that is predominately in agricultural use. The site is well connected to the countryside along three boundaries albeit there is existing development within the Green Belt to the immediate west of the site and also further west along Massey Avenue and Massey Brook Lane. The site contains no built form and low levels of vegetation, however there are no long line views because of the surrounding development and the site is set at a lower level to the A56, however the site itself is predominately flat with some slight undulations. Therefore, the site supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to the non-durable boundaries between the site and the settlement and the site and the countryside.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as whilst it supports a strong-moderate degree of openness and the southern boundary with the countryside is not durable, the wider area of Green Belt surrounding the site is bound by the durable road boundaries of Booths Lane and Massey Brook Lane which could contain any encroachment and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to checking unrestricted sprawl.	Moderate contribution

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R18/P2/030 R18/075	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not play a role in preventing towns from merging.	Weak contribution: The site is not connected directly to any settlements and is fully surrounded by the countryside and wider Green Belt however there are a number of existing developments within the Green Belt close to the site. The boundaries between the site and the countryside are of mixed durability. The eastern boundary is the A559 and the southern boundary is Hall Lane which are durable boundaries between the site and the countryside. The western boundary is defined by dense tree line and the northern boundary is a field boundary which are not durable boundaries able to prevent encroachment beyond the site. However the A49 is located close to this northern boundary which represents a durable boundary. The existing use is dwellings and another business, and therefore there has already been significant encroachment into the site. The site is flat, however there is dense vegetation along all boundaries and a significant amount of built form and no long line views and therefore the site supports no degree of openness. Overall, the site makes a weak contribution to safeguarding the countryside from encroachment due its lack of openness, presence of durable boundaries and existing encroachment.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to safeguarding from encroachment with existing encroachment within the site and no degree of openness. The site makes a moderate contribution to assisting in urban regeneration. The site does not contribute to preventing towns from merging, checking unrestricted sprawl, or preserving the setting and special character of historic towns.	Weak contribution
2710 R18/125	Weak Contribution: The Manchester Ship Canal forms the northern boundary between the site and the built-up area which is a durable boundary that is able to prevent sprawl into the site in the long term. Given the shape of the built-up area, development of the site would not round off the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.	Moderate contribution: The site forms a largely essential gap between the Warrington urban area and Runcorn whereby development of the site would reduce the actual gap between the towns however would not result in them merging, although it would reduce the perception of the gap. Overall, the site makes a moderate contribution to preventing towns from merging.	Moderate contribution: The boundary between the site and the built-up area is durable consisting of the Manchester Ship Canal. The boundary is durable and could prevent encroachment into the site. The boundaries between the site and the countryside include the proposed Western Link Road, the Bridgewater Canal, railway line and Chester New Road (A56) which are durable boundaries that would be able to prevent encroachment beyond the site if it were developed. The western section of the site extends into Halton Council. The boundary to the west which adjoins Moore which is a washed over village in the Green Belt and is located within Halton Council follows the rear gardens of residential properties which are not durable boundaries and Moore Lane which is a durable boundary. The existing land use is a mix with the site predominately open countryside, but also containing a number of dwellings, farms, a dismantled railway line and roads. The site is well connected to the countryside along three boundaries. The site has less than 10% built form, low levels of vegetation (although there are small, denser pockets of vegetation) and open, long line views and therefore supports a strong degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to the predominantly durable boundaries and strong openness.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to three purposes, a weak contribution to one purpose, and no contribution to one. In line with the methodology, the site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness, it has predominantly durable boundaries. The site makes a weak contribution in terms of preventing sprawl and moderately in encouraging urban regeneration. It makes a moderate contribution to preventing towns from merging.	Moderate contribution
R18/P2/032 1612 R18/081 R18/P2/101	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Lymm and the Warrington urban area whereby development	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt albeit Lymm is located less than 50m to the north of the site. The boundaries with the countryside are of mixed durability. The northern boundary is Booths Lane and part of the eastern boundary is Cherry Lane (B5185). These are both durable boundaries that	No Contribution: Lymm is a historic town however the site is not within 250m of its	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. The M6 ensures that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	would be able to prevent encroachment beyond the site if the site were developed. The southern, western and remainder of the eastern boundary consist of unmarked field boundaries. Massey Brook also forms part of the western boundary but is not considered to be durable. These boundaries would not prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is predominately in agricultural use. The site is well connected to the countryside along all of its boundaries. The site is generally flat however there is a gentle slope to the west towards Massey Brook. There is no built form and low levels of vegetation within the site, however there is intermittent vegetation along some of the boundaries. Due to this vegetation and the topography, the site does not support open long line views and thus has a strong-moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the non-durable boundaries between the site and the countryside and the degree of openness.	Conservation Area. The site does not cross an important viewpoint of the Parish Church.	capacity for potential development, therefore the site makes a moderate contribution to this purpose.	contribution as it supports a strong-moderate degree of openness and there are non-durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	
R18/P2/033	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lowton whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all sides. Wilton Lane to the north and a railway track to the south form short durable boundaries which would be able to prevent encroachment if the site were developed. The remaining boundaries are less durable and consist of a tree lined field boundary to the east and a private unnamed road to the west which would not be able to prevent encroachment if the site were developed. The existing land use consists of scrubland and dense vegetation. In addition, there is a building in the centre of the site which appears to be linked to the railway line to the south. The site does not support any long line views due to the dense vegetation and the topography of the site slopes significantly down to the south from the road and is then flat across the site. There is less than 10% built form on the site. As such, the site supports a moderate degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its mix of durable and less durable boundaries and its moderate degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology the site has been judged to make a weak contribution to the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes a moderate contribution to safeguarding from encroachment as it has a moderate degree of openness and a mix of durable and less durable boundaries. In addition, the wider boundaries further east and west consist of Wilton Lane which would contain development and prevent it from threatening the overall openness and permeance of the Green Belt.	Weak contribution
R18/P2/034	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gal between the Warrington urban area and Cadishead and Partington area whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging.	Strong contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all sides. A short section of the eastern boundary is comprised of Chapel Lane which is durable and would be able to prevent encroachment if the site were developed. The remaining boundaries are less durable and are comprised of the edge of development and a tree lined field boundary to the north, a tree lined boundary to the west, a tree lined field boundary and edge of residential development to the south and the edge of development on the remainder of the eastern boundary. These less durable boundaries would not be able to prevent encroachment if the site were developed. The existing land use consists of a redundant clay excavation site and dense vegetation around the boundary. The site	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong- moderate degree of openness and there are less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under	Strong contribution

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		Overall, the site makes a weak contribution to preventing towns from merging.	does not support any long line views due to the dense vegetation on the boundary and the topography of the site slopes down to from the road to the north. There is no built form on the site. As such, the site supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mostly less durable boundaries and its strong-moderate degree of openness.			paragraph 79 of the NPPF in protecting the openness of the Green Belt.	
R18/P2/035 R18/P2/046	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and Leigh in the neighbouring authority of Wigan. Development of the site would slightly reduce the actual gap between the towns although it would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all sides, comprising of mostly less durable boundaries. The northern boundary is comprised of Carr Brook which is durable and could prevent encroachment in the site. The eastern boundary is comprised of field boundaries, which are all less durable and would not prevent encroachment if the site was developed however there is limited potential for encroachment to the east given the existing residential development. The southern boundary is comprised of a railway track which is durable and would prevent encroachment if the site were developed. The western boundary is comprised of field boundaries and the edge of development which is less durable and would not prevent encroachment and a section of Hurst Lane which is durable and would prevent encroachment. The existing land use consists open countryside in agricultural use. There is low levels of vegetation and the topography of the site rises gradually towards the north. There is no built form in the site. The site supports some long line views to the north and overall supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong degree of openness and mainly less durable boundaries with the countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and there are non-durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/P2/036 R18/P2/059 R18/P2/119	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. In addition, the gap is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all of its boundaries. The northern boundary is comprised of field boundaries and the edge of a dwelling, the eastern boundary is comprised of a tree lined walking track and the southern boundary is comprised of tree lined field boundaries and part of a wooded area which is durable. These are all less durable and would not prevent encroachment if the site were developed. The western boundary is mainly comprised of tree lined field boundaries which is less durable apart from a small section which is adjacent to Broad Lane which is durable and the edge of a farm house which is less durable. As such, the western boundary is comprised of mainly less durable boundaries which would not be able to prevent encroachment if the site were developed, and a small section of durable boundary which would be able to prevent encroachment if the site were developed. The existing land use consists of open countryside in agricultural use. The site supports some long line views to the north but this is limited by boundary vegetation. The topography of the site slopes up gradually to the east. There is no	Weak contribution: The site is not adjacent to a historic town. However, the site does cross an important viewpoint of the Parish Church. As such, the site makes a weak contribution to preserving the setting and special character of historic towns	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong degree of openness and there are mainly less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mainly less durable boundaries with the countryside and its strong degree of openness.				
R18/P2/037	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement and is completely connected to the countryside. A very short section of the northern boundary is comprised of Higher Lane which is durable and would be able to prevent encroachment if the site were developed. The remaining boundaries are less durable and are comprised of a tree lined private road to the east, a field boundary to the south, a tree lined field boundary to the west and dense vegetation to the remainder of the northern boundary. These less durable boundaries would not be able to prevent encroachment if the site were developed. The existing land use consists of a dwelling and field. The site supports long line views to the south and the topography of the site is flat. There is less than 10% built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mostly less durable boundaries and its strong degree of openness.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong degree of openness and there are mainly less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/P2/038	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Newton-le-Willows whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. The M62 ensures that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all sides. The southern boundary is comprised of Alder Lane and the eastern boundary is comprised of a wide Brook (Sankey Brook) which are durable and would be able to prevent encroachment if the site were developed. The northern and western boundaries are less durable and are comprised of a tree lined field boundary to the north and a tree lined boundary adjacent to a pub to the west. These less durable boundaries would not be able to prevent encroachment if the site were developed. The existing land use consists of open countryside. The topography of the site slopes down to the north and the site does not support long line views due to the dense vegetation on the boundary of the site. There is no built form on the site. As such, the site supports a strong- moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment as it is completely connected to the countryside with a mix of durable and less durable boundaries and it has a strong- moderate degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution to the Green Belt. The site is completely connected to the countryside, it supports a strong-moderate degree of openness and has a mix of durable and less durable boundaries therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/P2/039	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the	Strong contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all of its boundaries. The northern and eastern boundaries are comprised of Bradley Brook, the southern boundary is comprised of the edge of development, and the western boundary is not defined by a boundary. As such, these boundary represent less durable features which would not prevent encroachment if the site were developed. The existing land use consists of open in agricultural use. There are low levels of vegetation on the site. The site supports significant	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development,	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong degree of openness and there are mainly less durable boundaries between the site and the countryside	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	long line views to the north. The topography of the site is flat. There is no built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its completely less durable boundaries with the countryside and its strong degree of openness.		therefore the site makes a moderate contribution to this purpose.	therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	
R18/P2/040 R18/P2/143	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lowton whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement along the south boundary which is comprised of the edge of residential development which is less durable and would not prevent encroachment if the site were developed. The site is connected to the countryside on its eastern, western and northern boundaries. The western boundary is comprised of dense tree vegetation and the northern boundary is comprised of a tree lined field boundary, which are both less durable and would not prevent encroachment if the site were developed. The eastern boundary is comprised of Lady Lane which is durable and would prevent encroachment if the site were developed. The existing land use consists of grassland. There are low levels of vegetation on the site. The topography of the site slopes gently down to the west and there is no built form on the site. The site does not support long line views and overall the site supports a strong- moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mix of durable and less durable boundaries and strong- moderate degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and there are less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/P2/041 2671 R18/059 R18/P2/067	Moderate Contribution: The rear of residential development combined with dense tree line and field boundaries form a mixed-durability eastern boundary between the site and the built-up area, which may not be able to prevent sprawl in the long term. The site is connected to the built-up area along this eastern boundary. Given the shape of the built-up	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn in the neighbouring authority of Halton whereby a reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the site makes a weak contribution to	Strong contribution: The boundaries between the site and the built-up area are not all durable and may not be able to prevent encroachment in the long term. The boundaries between the site and the countryside consist of Chester Road to the north, a field boundary to the south and a dense wooded area to the west, these boundaries are mostly durable and may be able to prevent encroachment beyond the site if it were developed. The existing land uses consist of open countryside. The site is flat, has no built form, low levels of vegetation and there are long line views within the site and therefore it supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and the less durable boundaries with the settlement.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to two, a weak contribution to one and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness, the boundaries between the site and the countryside are mostly durable thus any development would be contained and would not therefore not threaten the overall openness and permanence of the Green Belt. The site makes a moderate contribution to checking unrestricted sprawl and assisting in urban regeneration.	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	area, development of the site would not round of the settlement pattern. Overall the site makes a moderate contribution to checking unrestricted sprawl.	preventing towns from merging.					
R18/P2/042 3105 R18/011 R18/P2/018	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is not connected to a settlement. The site is connected to the countryside along mainly durable boundaries including Stage Lane, the B5169 Mill Lane and the Bridgewater Canal. The site's western boundary consists of a field boundary and is not durable, however further encroachment if the site was developed would be limited due to the site's proximity to the settlement of Lymm. The existing land use of the site is open countryside. There is no built form and minimal vegetation. The site is connected to the countryside on all sides, with open countryside located to the south, however to the north and east it adjoins built development which is within the Green Belt. The site supports a strong to moderate degree of openness as there is no built form, minimal vegetation and it does not support long line views. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its openness and the fact that it is contained by existing built development in the Green Belt to the north and east which would limit further encroachment.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes and no contribution to three. In line with the methodology, the site has therefore been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding the countryside from encroachment due to its strong to moderate openness and mostly durable boundaries, combined with the fact that it is contained by existing development within the Green Belt to the north and east. It makes no contribution to checking unrestricted sprawl, preventing towns from merging or preserving historic towns. The site also makes a moderate contribution to assisting in urban regeneration.	Weak contribution
R18/P2/043 3139 R18/065 R18/P2/136	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Moderate contribution: The site is connected to the settlement on its north eastern boundary. This consists of Crouchley Lane, which is durable and would be able to prevent encroachment into the site. The site is well connected to the countryside along partially durable boundaries which would be able to prevent further encroachment beyond the site if the site was developed. These consist of a path that provides a walking route around Lymm Dam which is surrounded by dense tree line, and forms the northern and western boundaries and could prevent encroachment beyond the site if the site were developed. However the southern boundary is an unmarked field boundary and could not prevent encroachment beyond the site. The existing land use consists of open countryside that is in agricultural use. The site is predominantly flat with some slight undulations in topography, there is no built form and there are generally low levels of vegetation, with some interspersed trees throughout the site and dense vegetation to the north and west. Overall, the site supports a strong-moderate degree of openness as there are open, long line views. The site makes a moderate contribution to safeguarding the countryside from encroachment, due to the degree of openness and durable boundary with the settlement and partially durable boundaries with the countryside.	Strong contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. The entire north western boundary of the site lies adjacent to the Lymm Conservation Area. Therefore the site makes a strong contribution to preserving the setting and special character of historic towns.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to two and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as, while it makes a strong contribution to preserving the Lymm Conservation Area, it makes a moderate contribution to safeguarding from encroachment as it has a strong-moderate degree of openness and durable boundaries with the settlement.	Moderate contribution
R18/P2/045 2588	No contribution: The site is not adjacent to	Weak contribution: The site forms a less	Weak contribution: The site is connected to the countryside along all of its boundaries. The western boundary is formed by the A574	No contribution: The site is not adjacent to	Moderate contribution: The	The site makes a moderate contribution to one purpose, a weak contribution to two and no contribution to two.	Weak contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	the Warrington urban area and therefore does not contribute to this purpose	essential gap between Culcheth and the Warrington urban area, development of the site has reduced the actual gap but not the perceived gap between the towns. It would not result in the towns merging. Furthermore the M62 ensure that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	and the southern boundary is New Hall Lane and New Hall Lane path which is tree lined. These are durable boundaries able to prevent encroachment into the site if the site were developed. The northern and eastern boundaries consist of dense tree line, and the edge of Taylor Business Park which are not durable boundaries able to prevent encroachment beyond the site if the site were developed. The safeguarded HS2 Phase 2b route is located to the south of the site and represents a durable boundary which could prevent encroachment. The existing land use is Taylor Industrial Estate, which contains a number of businesses and built form with New Hall Lane running through and around the site to provide full access. The site is flat with low levels of vegetation, however it is completely developed with over 30% built form and therefore there are no long line views and the site supports no degree of openness. Overall, the site makes a weak contribution to safeguarding the countryside from encroachment as it is completely developed however there are some non-durable boundaries.	a historic town. The site does not cross an important viewpoint of the Parish Church.	Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	In line with the methodology, the site has been judged to make a weak overall contribution. The site supports no degree of openness due to the amount of built form as it has been completely developed consisting of the Taylor Industrial Estate. Thus the site makes a weak contribution to safeguarding the countryside from encroachment. The site makes a moderate contribution to encouraging urban regeneration and a weak contribution to preventing towns from merging.	
R18/P2/046 R18/P2/035	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and Leigh in the neighbouring authority of Wigan. Development of the site would slightly reduce the actual gap between the towns although it would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all sides, comprising of mostly less durable boundaries. The northern boundary is comprised of Carr Brook which is durable and could prevent encroachment in the site. The eastern boundary is comprised of field boundaries, which are all less durable and would not prevent encroachment if the site was developed however there is limited potential for encroachment to the east given the existing residential development. The southern boundary is comprised of a railway track which is durable and would prevent encroachment if the site were developed. The western boundary is comprised of field boundaries and the edge of development which is less durable and would not prevent encroachment and a section of Hurst Lane which is durable and would prevent encroachment. The existing land use consists open countryside in agricultural use. There is low levels of vegetation and the topography of the site rises gradually towards the north. There is no built form in the site. The site supports some long line views to the north and overall supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong degree of openness and mainly less durable boundaries with the countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and there are non-durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/P2/047	Removed from process by WBC						

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
R18/P2/048	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Moderate contribution: The site is not directly connected to the settlement of Lymm and is adjacent to the washed over village of Broomedge. The site is well connected to the countryside on all sides. A very short section of the northern and eastern boundaries are comprised of the rear of residential development which is less durable and would not be able to prevent encroachment if the site were developed. However, the dwellings are adjacent to Higher Lane and High Legh Road which are durable and would prevent encroachment if the site were developed. The western boundary is comprised of a private unnamed road and a public right of way which are both less durable and would not be able to prevent encroachment if the site were developed. The remaining boundaries are all durable and are comprised of Higher Lane to the north, High Legh Road to the east and Kay Lane to the south. These durable boundaries would be able to prevent encroachment if the site were developed. The existing land use consists of agricultural use including Top farm which is considered an appropriate use in the Green Belt. The site supports long line views to the south and the topography of the site is flat. There is no built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its mostly durable boundaries and its strong degree of openness.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution to the Green Belt. The site makes a moderate contribution to safeguarding from encroachment as it has mostly durable boundaries and a strong degree of openness. The site makes a moderate contribution to assisting in urban regeneration. The site does not contribute to preventing towns from merging, checking unrestricted sprawl, or preserving the setting and special character of historic towns.	Weak contribution
R18/P2/049	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all sides. The site's boundaries consist of tree lines demarcating the garden boundary. This represents a less durable boundary which would not be able to prevent encroachment if the site were developed. The existing land use consists of a residential property (Mosswood Hall) associated with Mosswood Hall Farm. The site is flat with less than 10% built form, there is low levels of vegetation within the site although long line views are restricted by the tree lines. As such, the site supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong-moderate degree of openness and less durable boundaries.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose and no contribution to three purposes. In line with the methodology, the site has been judged to make a strong overall contribution to the Green Belt. The site is completely connected to the countryside, it supports a strong- moderate degree of openness and all of its boundaries are less durable therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/P2/050	No contribution: The site is not adjacent to the Warrington urban area and therefore does	Weak contribution: The site forms a less essential gal between Lymm and Cadishead and Partington area	Moderate contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all sides. The southern boundary is comprised of Birch Brook Road which is durable and would be able to prevent encroachment if the site were developed. The remaining boundaries are less durable and	No Contribution: Lymm is a historic town however the site is not within 250m of its	Moderate contribution: The Mid Mersey Housing Market Area has 2.08%	The site makes a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology the site has been judged to make a weak overall contribution to the Green Belt. The site makes	Weak contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	not contribute to this purpose	whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging	are comprised of the edge of residential development to the east, and tree lined field boundaries to the north and west. These less durable boundaries would not be able to prevent encroachment if the site were developed. The existing land use consists of a dwelling and associated garden. The topography of the site is flat and the site does not support long line views due to the dense vegetation in the site. There is between 10-20% built form on the site. As such, the site supports a weak degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its mainly less durable boundaries and its weak degree of openness.	Conservation Area. The site does not cross an important viewpoint of the Parish Church.	brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	a moderate contribution to assisting in urban regeneration. The site makes a moderate contribution to safeguarding from encroachment as it has a weak degree of openness and a mix of durable and less durable boundaries with the countryside. In addition, it makes a weak contribution to preventing towns from merging.	
R18/P2/051	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all of its boundaries. The eastern, southern and western boundaries are comprised of field boundaries which are less durable and would not prevent encroachment if the site were developed. The northern boundary is comprised of Arley Road which is durable and would be able to prevent encroachment if the site were developed. The existing land use consists of a farm house and abandoned farm buildings. There are low levels of vegetation on the site. The site does not support long line views due to existing development on the site. The topography of the site is flat. The farm houses are considered appropriate uses in the Green Belt and as such there is no built form on the site. As such, the site supports a strong- moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mainly less durable boundaries with the countryside and its strong- moderate degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong- moderate degree of openness and there are mainly less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/P2/052 R18/P2/140	Weak contribution: The boundary between the site and the built up area consists of Stockport Road which represents a durable boundary which could prevent sprawl. The site is connected to the built up area along its northern boundary. Given the pattern of the built up area, development of the site (alongside the adjacent areas of land to the east and west which are already mostly developed) could be seen as rounding off the	No contribution: The site does not play a role in preventing towns from merging.	Weak contribution: The site is connected to the settlement along the northern boundary which is comprised of Stockport Road (A56) which is durable and would prevent encroachment into the site. The site is connected to the countryside on its eastern, western and southern boundaries. The eastern boundary is comprised of an unnamed track road which is less durable, the southern boundary is comprised of a heavily tree lined footpath which is a disused railway which is durable, the western boundary is comprised of the edge of residential development. The less durable boundaries would not prevent encroachment if the site were developed however there is limited potential for further encroachment given the surrounding existing development. The existing land use consists of existing residential development. There is some vegetation across the site consisting of mainly boundary hedging between houses. The topography of the site is generally flat and there is approximately 20% built form and no long line views thus the site supports a weak degree of openness. Overall the site makes a weak contribution to safeguarding from encroachment due to its	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology, the site has been judged to make a weak contribution. The site makes a weak contribution to safeguarding from encroachment as it has a weak degree of openness and has mainly less durable boundaries with the countryside. There are durable boundaries between the site and the built up area and development of the site alongside other adjacent areas of land could be seen as rounding off the settlement pattern thus it makes a weak contribution to checking unrestricted sprawl. The site makes a moderate contribution to assisting in urban regeneration.	Weak contribution

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	settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.		mainly less durable boundaries with the countryside and a weak degree of openness.				
R18/P2/053 R18/117	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is connected to the settlement along its northern boundary. This largely consists of tree lined garden boundaries, which are not durable and may not be able to prevent encroachment into the site. The site is connected to the countryside along the eastern boundary which has some tree lining but is not durable. The western boundary consists of a tree lined access road however the access road does not follow the full length of the boundary thus this may not be permanently durable. The site's southern boundary has no features but lies with around 30 metres of the durable Bridgewater Canal, meaning that any further encroachment beyond the site would be extremely limited. The site is currently occupied by a mix of greenhouses and warehouse units used by small businesses. There are also moderate levels of vegetation on the site. The site is connected to the open countryside to the east and the south. The site supports a weak degree of openness as it contains 20-30% built form, moderate vegetation and does not support long line views of the countryside. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment as, while it has mainly non-durable boundaries, it supports a weak degree of openness.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes and no contribution to three. In line with the methodology, the site has therefore been judged to make a weak overall contribution. While the site makes a moderate contribution to safeguarding the countryside from encroachment due to its weak degree of openness and non-durable boundaries, it makes no contribution to checking unrestricted sprawl, preventing towns from merging or preserving historic towns. The site also makes a moderate contribution to assisting in urban regeneration.	Weak contribution
R18/P2/054 R18/118 R18/P2/133	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is connected to the settlement mainly along its northern boundary. This consists mostly of tree lined garden boundaries, which are not durable and may not be able to prevent encroachment into the site, along with a short section along the durable A6144 Rush Green Road. A section of the site's southern boundary along the Bridgewater Canal is also connected to the settlement, and this is durable. The site is connected to the countryside mainly along its eastern and western boundaries. The western boundary consists of field boundary which is not durable. The eastern boundary consists of a tree lined access road however the access road does not follow the full length of the boundary thus this may not be permanently durable. A section of the site's southern boundary along the Bridgewater Canal is also connected to the countryside, and this is durable. The existing land use mainly consists of open countryside, although the site is currently used as an informal tipping ground. There is one residential property in the north of the site, and minimal levels of vegetation. The site is only connected to open countryside to the south given that there are existing warehouse buildings within the Green Belt to the east of the site which enclose the site. The site supports a strong to moderate degree of openness as it contains less than 10% built form, minimal vegetation and does not support long line views of the countryside. Overall the site makes a moderate contribution to	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purpose, and no contribution to three. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding the countryside from encroachment due to its strong-moderate degree of openness and adjacent development within the Green Belt to the east. The site also makes a moderate contribution to assisting in urban regeneration however it does not contribute to checking unrestricted sprawl or preventing towns from merging.	Weak contribution

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			safeguarding the countryside from encroachment as it has a strong-moderate degree of openness but only has a limited connection to open countryside due to existing development within the Green Belt to the east.				
R18/P2/055 1504 R18/018	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is connected to the settlement along its northern and western boundaries. These consist of tree lined garden boundaries which are not durable and may not be able to prevent encroachment into the site. The site is connected to the countryside along its eastern and southern boundaries. These consist of tree lined field boundaries which are not durable and may not be able to prevent further encroachment beyond the site if it was developed. The existing land use consists of open countryside. There is no built form and moderate vegetation throughout the site. The site is well connected to the countryside on two sides, however its boundaries with the countryside particularly to the south are short. The site supports a moderate degree of openness as it contains no built form, areas of thick vegetation and does not support long line views of the countryside. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment as, while it has non-durable boundaries, it supports a moderate degree of openness.	No contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. A small section of the western edge of the site is located within the 250m buffer area around Lymm Conservation Area however the Conservation Area is separated from the Green Belt and from the site by six rows of modern residential development (Dairy Farm Close, Grasmere Road, and Mardale Crescent). The site makes no contribution to preserving the setting and special character of historic towns.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes and no contribution to three. In line with the methodology, the site has therefore been judged to make a weak overall contribution. While the site makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate openness and non-durable boundaries, it makes no contribution to checking unrestricted sprawl, preventing towns from merging or preserving historic towns. The site also makes a moderate contribution to assisting in urban regeneration.	Weak contribution
R18/P2/056 3155 R18/095	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lowton whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The boundaries between the site and the settlement to the west are non-durable consisting of the rear gardens of residential properties on Deacon Close with fences/hedges and a tree lined boundary with the playing field at Croft Primary School to the west. The boundaries between the site and the countryside are of mixed durability, the southern boundary is a hedge lined made footpath which is durable, the northern boundary is a field boundary with intermittent tree line which is not durable and the eastern boundary is an unmarked field boundary which is not durable. These non-durable boundaries are not able to prevent encroachment beyond the site if the site were developed. The existing land use is in part open countryside, with a section of the site in use by Heathcroft Stud which is an equestrian centre. This also provides beneficial uses in terms of outdoor sports and recreation. The site is flat, with low levels of vegetation however has between 20 and 30% built form with low line views in some places albeit restricted in others by the built form. Thus the site	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports a moderate-weak degree of openness due to the built form however it has non-durable boundaries and therefore makes a moderate contribution to safeguarding the countryside from encroachment. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns form merging.	Weak contribution

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			supports a moderate-weak degree of openness. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment as it has a moderate-weak degree of openness however has non-durable boundaries and therefore has a moderate role in safeguarding the countryside				
R18/P2/057 R18/094 2452	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	Weak contribution: The site forms a less essential gap between Lymm and the settlement of Partington in the neighbouring authority of Trafford. Development of the site would slightly reduce the actual but not the perceived gap between the settlements.	Moderate contribution: The site is connected to the settlement along part of its southern boundary, which consists of the Transpennine Trail. This comprises a footpath and two tall lines of mature trees, and may be durable enough to prevent encroachment into the site. The site is connected to the countryside along its northern, western and eastern boundaries and part of its southern boundary. The northern boundary along Birch Brook Road is durable. Other boundaries along field and garden boundaries may not be durable, however all of these are close to durable boundaries along roads and permanent footpaths which would limit encroachment beyond the site if it was developed. The existing land use consists of open countryside. There is no built form and minimal vegetation. Whilst the site is within the countryside there is built development within the Green Belt to the north, east, south and west of the site. The site is connected to open countryside to the north west. The site supports a strong degree of openness as it contains no built form, minimal vegetation and supports long line views of the countryside to the north west. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its openness, mix of durable and non-durable boundaries, and enclosure by built development within the Green Belt.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one and no contribution to two. In line with the methodology, the site has therefore been judged to make a weak overall contribution. While the site makes a moderate contribution to safeguarding the countryside from encroachment due to its mix of durable and non-durable boundaries and to assisting in urban regeneration, it makes no contribution to checking unrestricted sprawl or preserving historic towns. The site also makes a weak contribution to preventing Lymm and Partington from merging.	Weak contribution
R18/P2/058	Not in Green Belt						
R18/P2/059 R19/P2/036 R18/P2/119	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. In addition, the gap is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all of its boundaries. The northern boundary is comprised of field boundaries and the edge of a dwelling, the eastern boundary is comprised of a tree lined walking track and the southern boundary is comprised of tree lined field boundaries and part of a wooded area which is durable. These are all less durable and would not prevent encroachment if the site were developed. The western boundary is mainly comprised of tree lined field boundaries which is less durable apart from a small section which is adjacent to Broad Lane which is durable and the edge of a farm house which is less durable. As such, the western boundary is comprised of mainly less durable boundaries which would not be able to prevent encroachment if the site were developed, and a small section of durable boundary which would be able to prevent encroachment if the site were developed. The existing land use consists of open countryside in agricultural use. The site supports some long line views to the north but this is limited by boundary vegetation. The topography of the site slopes up gradually to the east. There is no	Weak contribution: The site is not adjacent to a historic town. However, the site does cross an important viewpoint of the Parish Church. As such, the site makes a weak contribution to preserving the setting and special character of historic towns	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong degree of openness and there are mainly less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution

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			built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mainly less durable boundaries with the countryside and its strong degree of openness.				
R18/P2/060 A 3151 R18/089	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and Leigh, which falls within the administrative authority of Wigan. Development of the site would result in the actual gap being reduced but not the perceived gap. It would also not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not connected to the settlement and is well connected to the countryside along all of its boundaries. The boundaries are formed by field boundaries which are not marked on the ground by durable features. These are therefore not durable boundaries able to prevent encroachment beyond the site if the site were developed. The site is currently in active use by a company named Orica, and appears to be for explosives engineering. The site is flat and there is less than 10% built form, all of which is low lying and there is minimal vegetation and therefore there are open long line views and the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness, strong connection with the countryside and non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to two purpose, a weak contribution to one purpose, and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. The site supports a strong degree of openness, and the boundaries with the countryside are not durable, however the site is in active use as a business and therefore there has been existing encroachment. This existing encroachment has not threatened the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes a weak contribution to preventing towns from merging.	Moderate contribution
R18/P2/060 B 3152 R18/090 R18/P2/130 B	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Moderate contribution: The site forms a largely essential gap between the Warrington urban area, Culcheth and Leigh which falls within the administrative authority of Wigan. Development of the site would reduce the actual gap and the perceived gap between the towns however it would not result them merging. The A580 ensures that some separation is retained. Overall, the site makes a moderate contribution to preventing towns from merging.	Strong contribution: The site is not connected to any settlements. The site is connected to open countryside along all of its boundaries. The northern boundary is formed by the A580 and links the site to the Green Belt within Wigan. The western boundary is formed by a dismantled railway line, which is mostly tree lined and Wilton Lane and the southern boundary is formed by a disused railway line which is surrounded by dense vegetation. These are durable boundaries able to prevent encroachment beyond the site if the site were developed. The eastern boundary with the countryside however, is formed by a series of field boundaries and paths which is not a durable boundary able to prevent encroachment beyond the site if the site were developed. The existing land use is predominantly open countryside and Carr Brook runs through the site, with the Orica Depot being located in the centre of the site. Despite the location of Orica, the site has less than 10% built form, it is flat and there are pockets of dense vegetation with most of the site having little or no vegetation. Therefore open long line views are present and the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment, due to its strong openness, strong connection with the countryside and non-durable eastern boundary.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to two purposes and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site supports a strong degree of openness, it is well connected to the open countryside and the eastern boundary is not durable. It therefore makes a strong contribution to safeguarding the countryside from encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to preventing towns from merging and to encouraging urban regeneration.	Strong contribution

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R18/P2/061 3334 R18/P2/092	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Newton-le-Willows whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement along the southern boundary and half of the western boundary which is comprised of the edge of residential development which are less durable and would not prevent encroachment into the site. The site is connected to the countryside on its eastern, western and northern boundaries. The eastern and western boundaries are comprised of Winwick Link Road to the east and Waterworks Lane to the west which are both durable and would prevent encroachment if the site were developed. The northern boundary is comprised of a hedge lined field boundary which is less durable and would not prevent encroachment if the site were developed. The existing land use consists of open countryside in agricultural use and there is no existing built form on the site. The site topography is generally flat and there is low levels of vegetation on the site. The site supports some long line views to the north and overall the site supports strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to the less durable boundaries with the settlement and strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the boundaries between the site and the settlement are non-durable, the site's boundaries with the countryside are predominantly durable and could contain development and prevent it from threatening the overall openness and permanence of the Green Belt.	Moderate contribution
R18/P2/062	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lowton whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all sides. The northern, western and southern boundaries are comprised of field boundaries which are less durable. The eastern boundary is comprised of field boundaries, the edge of development and an unnamed road which are all also less durable boundaries. These less durable boundaries would not be able to prevent encroachment if the site were developed. The existing land use consists of a storage site for mounds of earth. The topography of the site appears relatively flat and the site does not support long line views. There are low levels of vegetation on the site. There is no built form on the site. As such, the site supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mainly less durable boundaries and its strong- moderate degree of openness.	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution to the Green Belt. The site makes a strong contribution to safeguarding the countryside from encroachment given that it is completely surrounded by countryside with less durable boundaries and it has a strong-moderate degree of openness. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/P2/063 R18/P2/093	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt. The boundaries with the countryside are of mixed durability. The western boundary is defined by Cherry Lane (B5185) which is a durable boundary which could prevent encroachment. The northern boundary is not durable and would not be able to prevent encroachment as it consists of the rear gardens of residential properties with some sections of dense tree line but this is not solid enough to be considered as a durable boundary. The southern boundary is formed by dense tree line and is not durable as it would	Weak contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. The northernmost edge of the site is located within the 250m buffer area	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong-moderate degree of openness, it is completely connected to the open countryside and there are non-durable boundaries to the north and south therefore the site has a strong role	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			not be able to prevent encroachment. The eastern boundary consists of The Bongs which is an area of dense woodland which contains Bradley Brook and is considered to be a durable boundary that could prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is predominately in agricultural use. The site is well connected to the countryside along all of its boundaries. The site is generally flat however there is a gentle slope to the east towards Bradley Brook. There is no built form and low levels of vegetation within the site, however there is dense vegetation along the boundaries and therefore the long line views are restricted and therefore the site supports a strong-moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness, complete connection with the open countryside, and the non-durable boundaries to the north and south.	around Lymm Conservation Area however it is separated by dense vegetation and residential properties located on The Avenue. Therefore the site makes a weak contribution to preserving the setting and special character of historic towns.	makes a moderate contribution to this purpose.	in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	
R18/P2/064 3337	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Leigh in the neighbouring authority of Wigan. Development of the site would slightly reduce the actual gap between the towns although it would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement although it is in close proximity to the east of the settlement and there is existing development in the Green Belt between the settlement and the site. The northern boundary is comprised of Holcroft Lane which is durable and would prevent encroachment if the site were developed. The eastern boundary is comprised of a field boundary, the southern boundary is comprised of a hedge lined field boundary and the western boundary is comprised of a small fence boundary, which are all less durable and would not be able to prevent encroachment if the site were developed however there is limited potential for encroachment to the west given the existing development. The existing land use consists of open countryside. The topography of the site appears flat and the site supports long line views to the south and east. There are low levels of vegetation on the site. There is no built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mainly less durable boundaries and its strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution to the Green Belt. Whilst the site has a strong degree of openness and there are less durable boundaries to the south and east, there is existing development to the north and west which would limit potential encroachment. Thus development would be somewhat contained and would not threaten the overall openness and permanence of the Green Belt.	Moderate contribution
R18/P2/065	Removed from process by WBC						
R18/P2/066 R18/001 R18/P2/025 R18/P2/144 3100	Refer to R18/001 (North and South)						North site – Moderate contribution  South site – Strong contribution
R18/P2/067 2671 R18/059 R18/P2/041	Moderate Contribution: The rear of residential development combined with dense tree line and	Weak contribution: The site forms a less essential gap between the Warrington urban	Strong contribution: The boundaries between the site and the built-up area are not all durable and may not be able to prevent encroachment in the long term. The boundaries between the site and the countryside consist of Chester Road to the north, a field	No contribution: Warrington is a historic town however the site is	Moderate contribution: The Mid Mersey Housing Market	The site makes a strong contribution to one purpose, a moderate contribution to two, a weak contribution to one and no contribution to one. In line with the methodology, professional judgement has therefore	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	field boundaries form a mixed-durability eastern boundary between the site and the built-up area, which may not be able to prevent sprawl in the long term. The site is connected to the built-up area along this eastern boundary. Given the shape of the built-up area, development of the site would not round off the settlement pattern. Overall the site makes a moderate contribution to checking unrestricted sprawl.	area and Runcorn in the neighbouring authority of Halton whereby a reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	boundary to the south and a dense wooded area to the west, these boundaries are mostly durable and may be able to prevent encroachment beyond the site if it were developed. The existing land uses consist of open countryside. The site is flat, has no built form, low levels of vegetation and there are long line views within the site and therefore it supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and the less durable boundaries with the settlement.	not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness, the boundaries between the site and the countryside are mostly durable thus any development would be contained and would not therefore not threaten the overall openness and permanence of the Green Belt. The site makes a moderate contribution to checking unrestricted sprawl and assisting in urban regeneration.	
R18/P2/068 (North) - North of Runcorn Road	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn whereby development of the site would reduce the actual gap between the towns but not the perceived gap and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt. The boundaries with the countryside are predominantly durable. The northern boundary consists of the railway line which is a durable boundary which could prevent encroachment. The western boundary consists of Bellhouse Lane which is a durable boundary which could prevent encroachment. The southern boundary consists of Runcorn Road which is a durable boundary which could prevent encroachment. The eastern boundary consists of a field boundary which is not durable and would not be able to prevent encroachment. The existing land use is open countryside that is predominately in agricultural use with a car park and farm buildings located partly within the site. The site is well connected to the countryside along all of its boundaries. The site is generally flat, there is no built form and low levels of vegetation within the site and long line views particularly in the north of the site therefore the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness, complete connection with the open countryside, and the non-durable boundary to the east.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and is completely connected to the countryside, the site's boundaries are predominantly durable thus any development would be contained and would therefore not threaten the openness and permanence of the Green Belt. The site makes a moderate contribution in assisting in urban regeneration.	Moderate contribution
R18/P2/068 (East) – East of Holly Hedge Lane	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn whereby development of the site would reduce the actual gap between the towns but	Moderate contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt. The boundaries with the countryside are all durable. The northern boundary consists of Runcorn Road, the eastern boundary consists of Underbridge Lane, the southern boundary consists of the Bridgewater Canal and the western boundary consists of Holly Hedge Lane. These durable boundaries could prevent encroachment beyond the site if the site were developed. The existing land use is open countryside in agricultural use. The site is	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development,	The site makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding from encroachment as although it has a strong degree of openness, all of its boundaries are durable and could prevent encroachment. The site makes a moderate contribution to assisting in urban	Weak contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		not the perceived gap and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	generally flat, there is no built form and low levels of vegetation within the site and long line views particularly in the north of the site therefore the site supports a strong degree of openness. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment as although it has a strong degree of openness and is completely connected to the countryside, all of its boundaries are durable and could prevent encroachment.	does not cross an important viewpoint of the Parish Church.	therefore the site makes a moderate contribution to this purpose.	regeneration. The site makes a weak contribution to preventing towns from merging. The site makes no contribution to checking unrestricted sprawl and preserving the setting of historic towns.	
R18/P2/068 (West) – West of Holly Hedge Lane	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn whereby development of the site would reduce the actual gap between the towns but not the perceived gap and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt. The boundaries with the countryside are partly durable. The northern boundary consists of Runcorn Road which is durable and could prevent encroachment whilst the southern boundary consists of the Bridgewater Canal which is durable and could prevent encroachment. The western boundary consists of a field boundary which is not durable and would not be able to prevent encroachment. The eastern boundary consists of a private access road and the limits of Canal Farm. This does not represent a durable boundary which could prevent encroachment. The existing land use is open countryside in agricultural use. The site is well connected to the countryside. The site is generally flat, there is no built form and low levels of vegetation within the site and long line views and therefore the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness, complete connection with the open countryside, and the non-durable boundaries to the east and west.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and is completely connected to the countryside, the wider boundaries around the site consists of durable road boundaries which could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution in assisting in urban regeneration.	Moderate contribution
R18/P2/069 3157 R18/097	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area, Culcheth and Leigh which falls within the administrative authority of Wigan. Development of the site would result in the actual gap being slightly reduced although would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The boundaries between the site and the settlement are varied. To the west is the A574, which is a durable boundary that could prevent encroachment into the site in the long term. However the southern boundary is a hedge line with trees which could not prevent encroachment into the site in the long term. The eastern boundary links the site and the countryside and consists of a hedge line with intermittent trees which would not prevent encroachment beyond the site if the site were developed however to the north is the B5212 which is a durable boundary that could prevent encroachment beyond the site if the site were developed. Part of the northern boundary is formed by the limit of the development along the B5212 which is not durable however the B512 is close by to the north. The existing land use is predominantly open countryside in agricultural use. The site is reasonably well connected to the countryside as it has links on two boundaries. The site is flat with minimal built form and no vegetation and there are open long line views thus it supports a strong degree of openness. Overall, the site makes a moderate contribution to safeguarding from encroachment.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports a strong degree of openness and has both durable and non-durable boundaries and it makes a moderate contribution to safeguarding the countryside from encroachment. The site makes a weak contribution to preventing towns from merging and a moderate contribution to encouraging urban regeneration. The site does not contribute to checking unrestricted sprawl or preserving the setting of historic towns.	Weak contribution
R18/P2/070	No contribution: The site is not adjacent to	Weak contribution: The site forms a less	Strong contribution: The site is connected to the settlement along a short section of its western boundary which is comprised of the	No contribution: The site is not adjacent to	Moderate contribution: The	The site makes a strong contribution to one purpose, a moderate contribution to none purpose, a weak	Strong contribution

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	the Warrington urban area and therefore does not contribute to this purpose	essential gap between the Warrington urban area, Culcheth and Leigh in the neighbouring authority of Wigan. Development of the site would slightly reduce the actual gap between the towns although it would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	boundary of Shaw Street Recreation Ground which is fenced off and marked by dense trees and vegetation and which is durable boundary which could prevent encroachment into the site. The site is well connected to the countryside although the northern section of the site is adjacent to existing development within the Green Belt. The northern boundary is comprised of a tree lined field boundary, the western boundary is comprised of field boundaries and the edge of development, the southern boundary is comprised of a tree lined drainage ditch and the eastern boundary is comprised of field boundaries. These boundaries are all less durable and would not be able to prevent encroachment beyond the site if the site were developed. The existing land use consists of open countryside, of which the majority is in agricultural use. The topography of the site appears flat and the site supports significant long line views. There are low levels of vegetation on the site. There is no built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its less durable boundaries and its strong degree of openness.	a historic town. The site does not cross an important viewpoint of the Parish Church.	Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution to the Green Belt. The site is well connected to the countryside with completely less durable boundaries and it supports a strong degree of openness thus it makes a strong contribution to safeguarding the countryside from encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	
R18/P2/071	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area, Culcheth and Leigh in the neighbouring authority of Wigan. Development of the site would slightly reduce the actual gap between the towns although it would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement along its western boundary which is comprised of the boundary of Shaw Street Recreation Ground which is fenced off and marked by dense trees and vegetation and which is durable boundary which could prevent encroachment into the site. The site is well connected to the countryside on three of its sides. The northern boundary is comprised of a hedge line with trees, the southern boundary is comprised of a tree lined drainage ditch and the eastern boundary is not defined by any features on the ground. These boundaries are all less durable and would not be able to prevent encroachment beyond the site if the site were developed. The existing land use consists of open countryside in agricultural use. The topography of the site appears flat and the site supports significant long line views to the north, east and west. There are low levels of vegetation on the site. There is no built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its less durable boundaries and its strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site makes a strong contribution to safeguarding from encroachment due to its strong degree of openness and less durable boundaries with the countryside, the boundary with the settlement is durable and could prevent encroachment into the site thus development is contained and would not threaten the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
R18/P2/072 3178 R18/082 R18/P2/073	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is connected to the settlement along its western and southern boundaries. The western boundary consists of hedge lined garden boundaries which may not be durable enough to prevent encroachment into the site. The southern boundary consists of the A6144 Rush Green Road, which is more durable. The site is connected to the countryside along its northern and eastern boundaries. Part of the northern boundary consists of the Transpennine Trail, which is durable, but the majority of the site's northern and eastern boundary consists of non-durable field boundaries which are not durable however the durable	Strong contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. The majority of the site is located within the 250m buffer area around Lymm	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site	The site makes a strong contribution to two purposes, a moderate contribution to one and no contribution to two. In line with the methodology, the site has been judged to make a strong overall contribution. While the site does not contribute to checking unrestricted sprawl or preventing towns from merging, it makes a strong contribution to preserving the character of the Lymm Conservation Area and safeguarding the countryside from encroachment due to its location, openness and non-durable boundaries. The site also makes a	Strong contribution

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			Transpennine Trail is within 100m of the boundary and this would contain any encroachment. The existing land use consists of open countryside. There is no built form and low levels of vegetation, mainly consisting of trees along Reddish Lane within the site. The site is well connected to the open countryside to the north. The site supports a strong degree of openness as it contains no built form, low levels of vegetation and supports long line views of the countryside to the north. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable boundaries to the west and east.	Conservation Area. Part of the site's southern boundary lies adjacent to the Conservation Area. Therefore the site makes a strong contribution to preserving the setting and special character of historic towns.	makes a moderate contribution to this purpose.	moderate contribution to assisting in urban regeneration.	
R18/P2/073 3178 R18/082 R18/P2/072	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is connected to the settlement along its western and southern boundaries. The western boundary consists of hedge lined garden boundaries which may not be durable enough to prevent encroachment into the site. The southern boundary consists of the A6144 Rush Green Road, which is more durable. The site is connected to the countryside along its northern and eastern boundaries. Part of the northern boundary consists of the Transpennine Trail, which is durable, but the majority of the site's northern and eastern boundary consists of non-durable field boundaries which are not durable however the durable Transpennine Trail is within 100m of the boundary and this would contain any encroachment. The existing land use consists of open countryside. There is no built form and low levels of vegetation, mainly consisting of trees along Reddish Lane within the site. The site is well connected to the open countryside to the north. The site supports a strong degree of openness as it contains no built form, low levels of vegetation and supports long line views of the countryside to the north. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable boundaries to the west and east.	Strong contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. The majority of the site is located within the 250m buffer area around Lymm Conservation Area. Part of the site's southern boundary lies adjacent to the Conservation Area. Therefore the site makes a strong contribution to preserving the setting and special character of historic towns.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to two purposes, a moderate contribution to one and no contribution to two. In line with the methodology, the site has been judged to make a strong overall contribution. While the site does not contribute to checking unrestricted sprawl or preventing towns from merging, it makes a strong contribution to preserving the character of the Lymm Conservation Area and safeguarding the countryside from encroachment due to its location, openness and non-durable boundaries. The site also makes a moderate contribution to assisting in urban regeneration.	Strong contribution
R18/P2/074	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and Leigh in the neighbouring authority of Wigan. Development of the site would slightly reduce the actual gap between the towns although it would not result in the towns merging. Overall, the site makes a weak contribution to	Strong contribution: The site is connected to the settlement along the eastern boundary which is comprised of the edge of development which is less durable and would not prevent encroachment. The site is connected to the countryside on its western, southern and northern boundaries. The northern boundary is comprised of Carr Brook which is durable, and the western boundary is comprised of field boundaries which is less durable and would not prevent encroachment if the site were developed. The southern boundary is comprised of a railway track which is durable and would prevent encroachment if the site were developed. The existing land use consists of open countryside and there is a cricket ground in the centre of the site which provides a beneficial Green Belt use. The site topography undulates across the site and there is low levels of vegetation on the site, apart from a small area of dense vegetation in the north of the site. The site supports some long line views to the north and overall the site	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and there are non-durable boundaries between the site and the countryside including one long boundary to the west. Therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution

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		preventing towns from merging.	supports strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its less boundaries with the countryside and strong degree of openness.				
R18/P2/075 1654 R18/083 R18/P2/128	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and St Helens and Newton-le-Willows whereby development of the site would reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the settlement is non-durable, consisting of fenced/hedged garden boundaries to the south of the site. As the majority of the boundary follows garden lines and field boundaries, these will not be able to prevent encroachment into the site in the long term. The boundary between the site and the countryside is a durable road boundary with Green Lane to the west, and the limits of existing properties on Lumber Lane forms the northern boundary however Lumber Lane is beyond this and is a durable boundary. These boundaries would be able to prevent encroachment beyond the site if the site were developed. However the eastern boundary follows field boundaries and is not a durable boundary able to prevent encroachment into the site. The existing land use is open countryside in agricultural use. The site is connected to open countryside to the north and east as there is existing residential development in the Green Belt to the west. There is no built form and low levels of vegetation in the site, and the site is flat and has open long line views and thus supports a strong degree of openness. Overall, the site makes a strong contribution to protecting the countryside from encroachment due to its openness and non-durable boundaries with the settlement.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the boundaries between the site and the settlement are non-durable, there are durable boundaries between the site and the countryside to the west and north and also further east beyond the site. Thus any development would be contained and would therefore not threaten the openness and permanence of the Green Belt. The site makes a moderate contribution in assisting in urban regeneration.	Moderate contribution
R18/P2/076	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all of its boundaries. The eastern and southern boundaries are comprised of field boundaries and the western boundary is comprised of dense vegetation which are all less durable boundaries. A very short section of the northern boundary is comprised of Hobb Lane which is durable and the remainder of the northern boundary is comprised of the edge of residential development and field boundaries which are both less durable. As such, the majority of the boundaries are less durable and would not be able to prevent encroachment if the site were developed, and a short section of the northern boundary is durable and would be able to prevent encroachment if developed. The existing land use consists of open countryside in agricultural use. There are low levels of vegetation on the site. The site supports long line views to the south. The topography of the site is slightly undulating. There is no built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mainly less durable boundaries with the countryside and its strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong degree of openness and there are mainly less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/P2/077 R18/P2/120	No contribution: The site is not adjacent to the Warrington urban area and therefore does	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all of its boundaries. The western and northern boundaries are comprised of tree lined field boundaries and the eastern boundary is comprised	Weak contribution: The site is not adjacent to a historic town. However, the	Moderate contribution: The Mid Mersey Housing Market	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	not contribute to this purpose		of the edge of development, which are all less durable and would not be able to prevent encroachment if they were developed. The southern boundary is comprised of a tree lined buffer and Knutsford Road (A50) which is durable and would be able to prevent encroachment if the site were developed. The existing land use consists of open countryside in agricultural use. There are low levels of vegetation on the site. The topography of the site rises up in the centre from the road which limits long line views across the site. There is no built form on the site. As such, the site supports a strong- moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mainly less durable boundaries with the countryside and its strong-moderate degree of openness.	site does cross an important viewpoint of the Parish Church. As such, the site makes a weak contribution to preserving the setting and special character of historic towns	Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong- moderate degree of openness and there are mainly less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	
R18/P2/078	Removed from process by WBC						
R18/P2/079	Removed from process by WBC						
R18/P2/080	Removed from process by WBC						
R18/P2/081 R18/066	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and St. Helens whereby development of the site would reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt. The boundaries between the site and the countryside are predominantly durability. The northern boundary is formed by Joy Lane which is durable and the limits of Finger Post Farm, which is not a durable boundary although there is some dense tree line marking the boundary and Joy Lane is beyond the farm. The eastern boundary is formed by Burtonwood Road and the southern boundary consists of dense tree line that follows Wright's Lane and Limekiln Lane which are both durable boundaries. The western boundary is an area of dense tree line and there is a track which runs less than 40m to the west of the tree line and therefore this is considered to be a durable boundary, due to the thickness of the vegetation and the track. The durable boundaries are considered to be able to prevent encroachment beyond the site if the site were developed. The site is well connected to the countryside along all of its boundaries. The existing land use is open countryside that is predominately in agricultural use. The site is flat with less than 10% built form and no vegetation within the site however there is dense vegetation along the southern and western boundaries which limits views in places and thus the site supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and complete connection with the open countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as it supports a strong-moderate degree of openness and is completely connected with the open countryside although it has durable boundaries which could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution in assisting in urban regeneration and a weak contribution to preventing towns from merging.	Moderate contribution
R18/P2/082 2706 R18/143	No contribution: The site is not adjacent to the Warrington urban area and therefore does	Weak contribution: The site forms a less essential gap between Culcheth and Leigh, which falls within the	Strong contribution: The site is well connected to the open countryside along all of its boundaries although there are a few residential properties to the north east. The boundaries are all marked by dense tree line which is marking the limit of the development of the farm which are not durable and could not	No contribution: The site is not adjacent to a historic town. The site does not cross an	Moderate contribution: The Mid Mersey Housing Market Area has 2.08%	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	not contribute to this purpose	administrative authority of Wigan. Development of the site would result in the actual gap being reduced but not the perceived gap. It would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	prevent encroachment beyond the site if it were developed. The existing land use is a farm and agricultural uses and is therefore an appropriate use in the Green Belt. The site is flat, with no built form however there is dense vegetation and no long line views and therefore the site supports a moderate degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its non-durable boundaries and strong connection with the open countryside.	important viewpoint of the Parish Church.	brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	contribution. The site has been judged to make a strong overall contribution. The site supports a moderate degree of openness, it is completely connected to the countryside and has non-durable boundaries, and it therefore makes a strong contribution to safeguarding from encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes a weak contribution to preventing towns from merging.	
R18/P2/083	Not in Green Belt						
R18/P2/084 R18/060 2457	Site is same as parcel BW8 so not reassessed.						Strong contribution
R18/P2/085 R18/P2/132	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is connected to the settlement along the northern and half of the western boundaries which are comprised of the edge of development which is less durable and would not prevent encroachment. The site is connected to the countryside on its eastern, western and southern boundaries. The eastern and western boundaries are comprised of field boundaries which were less durable and would not prevent encroachment if the site were developed. The southern boundary is comprised of the Bridgewater Canal which is durable and would prevent encroachment if the site were developed. The existing land use consists of scrubland to the west of the site and existing development to the east of the site including a gym and associated car parking, a café, airport car parking, a farm and industrial works. There is low levels of vegetation on the site. The topography of the site is generally flat across the east of the site and it slopes gently down to the south in the western half of the site. There is between 20-30% built form on the site. The site does not support long line views and overall the site supports a weak degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its mix of durable and less durable boundaries and weak degree of openness	No contribution: Lymm is a historic town however the site is not within 250m of the Lymm Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak contribution. The site has two less durable boundaries with the countryside and supports a weak degree of openness due to the existing built form on the site which reduces its openness.	Weak contribution
R18/P2/086 1885 R18/035	Weak contribution: The boundary between the site and the built up area consists of Dingle Wood. Due to the thickness of the vegetation, this forms a durable boundary and	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is connected to the Warrington urban area along its western and southern boundary of Dingle Wood which represents a durable boundary which could prevent encroachment. The boundaries between the site and the countryside consist of Dingle Lane to the north which is durable and could prevent encroachment beyond the site if the site were developed, and a field boundary to the east which is not a durable boundary that could prevent further encroachment. The existing land use is	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential	The site makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports a strong degree of openness however there are durable boundaries between the site and the built up area which could prevent encroachment thus it makes a moderate	Weak contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	could prevent sprawl into the site. The site is connected to the built up area along this western boundary. Overall the site makes a weak contribution to checking unrestricted sprawl.		open countryside that is predominately in agricultural use. Dingle Farm is located within the site, which is a working farm that also provides retail and café facilities. There is low vegetation with the site, the site is flat and there is less than 10% built form within the site with long line views and therefore the site supports a strong degree of openness. Overall, the site makes a moderate contribution to safeguarding from encroachment due to its openness and predominately durable boundaries.	The site does not cross an important viewpoint of the Parish Church.	development, therefore the site makes a moderate contribution to this purpose.	contribution to safeguarding from encroachment. The site makes a weak contribution to checking unrestricted sprawl. The site does not contribute to preventing towns from merging or preserving the setting of historic towns.	
R18/P2/087 R18/152	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is completely connected to the open countryside. The site's boundaries with the countryside are of mixed durability. The eastern boundary consists of heavy tree and hedge lining which follows a drain within a ditch and also part of a footpath and therefore represents a durable boundary which could prevent encroachment beyond the site if the site was developed. The northern boundary consists partly of wooded areas which are durable however a section of it consists of field boundaries which are not durable. The western boundary consists of field boundaries which are not durable and may not be able to prevent encroachment beyond the site. The southern boundary with the countryside consists of Cartridge Lane which is durable and could prevent encroachment. The existing land use consists of open countryside in agricultural use. The site has no built form. The site has pockets of dense vegetation and a topography which is fairly flat sloping down in the middle allowing for long line views across the site. The site therefore has a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness, strong connection to the countryside and the presence of some non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site supports a strong degree of openness and is well connected to the countryside however its long western boundary and part of the northern boundary are not durable and would not be able to prevent encroachment into the countryside. The site therefore has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging.	Moderate contribution
R18/P2/088 3162 R18/107 R18/P2/089 R18/P2/090	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is connected to the settlement along its northern and western boundaries. The western boundary consists of garden boundaries which, while clear and contiguous along the boundary, may not be durable enough to prevent encroachment into the site. The northern boundary is durable in some sections along Longcroft Place and Chaise Meadow, although other sections consist of garden boundaries and an unmade section of Millers Lane which are less durable. The site is connected to the countryside predominantly along Mill Lane to the east and Stage Lane to the south, both of which form durable boundaries which could prevent further encroachment if the site was developed. The site's north eastern boundary is comprised of a water body (Healey Flash) which is durable and of garden boundaries close to Mill Lane as there is development within the Green Belt up to the durable boundary of Mill Lane. To the south east of the site, field boundaries form a non-durable boundary however Stage Lane and Mill Lane are in close proximity and would therefore limit any encroachment. The existing land use is open countryside. There is no built form and minimal vegetation, which mainly consists of	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and there are non-durable boundaries with the settlement, the boundaries between the site and the countryside are mostly durable and would therefore contain any development preventing it from threatening the overall openness and permanence of the Green Belt. The site also makes a moderate contribution to assisting in urban regeneration.	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			internal field boundaries. The site is connected to the open countryside on two sides, to the east and south. The site supports a strong degree of openness as it contains no built form, minimal vegetation and supports long line views to the east. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and the non-durable boundaries between the site and the settlement.				
R18/P2/089 3162 R18/107 R18/P2/088 R18/P2/090	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is connected to the settlement along its northern and western boundaries. The western boundary consists of garden boundaries which, while clear and contiguous along the boundary, may not be durable enough to prevent encroachment into the site. The northern boundary is durable in some sections along Longcroft Place and Chaise Meadow, although other sections consist of garden boundaries and an unmade section of Millers Lane which are less durable. The site is connected to the countryside predominantly along Mill Lane to the east and Stage Lane to the south, both of which form durable boundaries which could prevent further encroachment if the site was developed. The site's north eastern boundary is comprised of a water body (Healey Flash) which is durable and of garden boundaries close to Mill Lane as there is development within the Green Belt up to the durable boundary of Mill Lane. To the south east of the site, field boundaries form a non-durable boundary however Stage Lane and Mill Lane are in close proximity and would therefore limit any encroachment. The existing land use is open countryside. There is no built form and minimal vegetation, which mainly consists of internal field boundaries. The site is connected to the open countryside on two sides, to the east and south. The site supports a strong degree of openness as it contains no built form, minimal vegetation and supports long line views to the east. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and the non-durable boundaries between the site and the settlement.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and there are non-durable boundaries with the settlement, the boundaries between the site and the countryside are mostly durable and would therefore contain any development preventing it from threatening the overall openness and permanence of the Green Belt. The site also makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
R18/P2/090 3162 R18/107 R18/P2/088 R18/P2/089	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is connected to the settlement along its northern and western boundaries. The western boundary consists of garden boundaries which, while clear and contiguous along the boundary, may not be durable enough to prevent encroachment into the site. The northern boundary is durable in some sections along Longcroft Place and Chaise Meadow, although other sections consist of garden boundaries and an unmade section of Millers Lane which are less durable. The site is connected to the countryside predominantly along Mill Lane to the east and Stage Lane to the south, both of which form durable boundaries which could prevent further encroachment if the site was developed. The site's north eastern boundary is comprised of a water body (Healey Flash) which is durable and of garden boundaries close to Mill Lane as there is development within the Green Belt up to the durable boundary of Mill Lane. To the south east of the site, field	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and there are non-durable boundaries with the settlement, the boundaries between the site and the countryside are mostly durable and would therefore contain any development preventing it from threatening the overall openness and permanence of the Green Belt. The site also makes a moderate contribution to assisting in urban regeneration.	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			boundaries form a non-durable boundary however Stage Lane and Mill Lane are in close proximity and would therefore limit any encroachment. The existing land use is open countryside. There is no built form and minimal vegetation, which mainly consists of internal field boundaries. The site is connected to the open countryside on two sides, to the east and south. The site supports a strong degree of openness as it contains no built form, minimal vegetation and supports long line views to the east. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and the non-durable boundaries between the site and the settlement.				
R18/P2/091 R18/115	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lowton whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundaries between the site and the settlement to the south and west are non-durable consisting of the rear gardens of residential properties with fences/hedges. These boundaries would not be able to prevent encroachment into the site. The boundaries between the site and the countryside are the northern and eastern boundaries which consist of dense tree line. These are not durable boundaries able to prevent encroachment beyond the site if the site were developed. The existing land use is open countryside, with the site being covered by trees. The site is flat, with no built form however there is dense vegetation covering the entire site, and therefore there are no long line views and the site supports a moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it makes a strong contribution to safeguarding the countryside from encroachment due to its moderate openness and non-durable boundaries, the wider area of Green Belt to the north and east has durable road boundaries (Lady Lane and Mustard Lane). These boundaries could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
R18/P2/092 3334 R18/P2/061	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Newton-le-Willows whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to	Strong contribution: The site is connected to the settlement along the southern boundary and half of the western boundary which is comprised of the edge of residential development which are less durable and would not prevent encroachment into the site. The site is connected to the countryside on its eastern, western and northern boundaries. The eastern and western boundaries are comprised of Winwick Link Road to the east and Waterworks Lane to the west which are both durable and would prevent encroachment if the site were developed. The northern boundary is comprised of a hedge lined field boundary which is less durable and would not prevent encroachment if the site were developed. The existing land use consists of open countryside in agricultural use and there is no existing built form on the site. The site topography is generally flat and there is low levels of vegetation on the site. The site supports some long line views to the north and overall the site supports strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to the less durable boundaries with the settlement and strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the boundaries between the site and the settlement are non-durable, the site's boundaries with the countryside are predominantly durable and could contain development and prevent it from threatening the overall openness and permanence of the Green Belt.	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		preventing towns from merging.					
R18/P2/093 R18/P2/063	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt. The boundaries with the countryside are of mixed durability. The western boundary is defined by Cherry Lane (B5185) which is a durable boundary which could prevent encroachment. The northern boundary is not durable and would not be able to prevent encroachment as it consists of the rear gardens of residential properties with some sections of dense tree line but this is not solid enough to be considered as a durable boundary. The southern boundary is formed by dense tree line and is not durable as it would not be able to prevent encroachment. The eastern boundary consists of The Bongs which is an area of dense woodland which contains Bradley Brook and is considered to be a durable boundary that could prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is predominately in agricultural use. The site is well connected to the countryside along all of its boundaries. The site is generally flat however there is a gentle slope to the east towards Bradley Brook. There is no built form and low levels of vegetation within the site, however there is dense vegetation along the boundaries and therefore the long line views are restricted and therefore the site supports a strong-moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness, complete connection with the open countryside, and the non-durable boundaries to the north and south.	Weak contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. The northernmost edge of the site is located within the 250m buffer area around Lymm Conservation Area however it is separated by dense vegetation and residential properties located on The Avenue. Therefore the site makes a weak contribution to preserving the setting and special character of historic towns.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong-moderate degree of openness, it is completely connected to the open countryside and there are non-durable boundaries to the north and south therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/P2/094 1627 R18/179	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak	Strong contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all of its boundaries. The northern boundary is comprised of field boundaries and the edge of residential development which is less durable and Weaste Lane which is durable. The eastern boundary is comprised of a tree lined drainage ditch, the edge of development, field boundaries and short sections of private road including Cinder Lane which is private, and therefore all the eastern boundaries are less durable. The southern boundaries are comprised of field boundaries and the edge of residential development which are less durable and Weaste Lane which is durable. The western boundary is comprised of a public right of way, field boundary and the edge of residential development which are all less durable boundaries. As such, there is a mix of durable and less durable boundaries across the site, of which the durable boundaries would be able to prevent encroachment and the less durable boundaries would not be able to prevent encroachment. The existing land use consists of open countryside in agricultural use and some scrubland. There are generally low levels of vegetation on the site. The topography of the site appears generally flat. There are long line views around the	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong degree of openness and there are mainly less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		contribution to preventing towns from merging.	site. There is no built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mainly less durable boundaries with the countryside and its strong degree of openness.				
R18/P2/095	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all of its boundaries. The northern boundary is comprised of a railway track and the Manchester Ship Canal which are both durable and would be able to prevent encroachment if the site were developed. The western boundary is comprised of the railway line and Moore Lane which are durable and would prevent encroachment. The eastern boundary is comprised of Bellhouse Lane which is durable and would prevent encroachment and the dismantled railway line and field boundary which are both less durable and would not prevent encroachment. The southern boundary is comprised of the Bridgewater Canal and Runcorn Road which are both durable and would prevent encroachment. The existing land use consists of open countryside in agricultural use, a dismantled railway in agricultural use and a car garage. There is some spare vegetation across the site. The topography of the site slopes down to the north and north west. There is less than 10% built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mix of durable and less durable boundaries with the countryside and its strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong degree of openness and there are some less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/P2/096 A 15231 R18/127	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lowton whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundaries between the site and the settlement to the south and west are non-durable consisting of the rear gardens of residential properties with fences/hedges. These boundaries would not be able to prevent encroachment into the site. The boundaries between the site and the countryside consist of Lady Lane to the east which is a durable boundary which could prevent encroachment beyond the site if the site were developed. However the northern boundary is partly durable consisting of a hedge lined made footpath which is durable and a series of field boundaries that are tree lined in some sections, which are not durable and would not be able to prevent encroachment beyond the site if the site were developed. The existing land use is undeveloped countryside. The site is flat with less than 10% built form however there is an area of dense woodland to the south west of the site with some tree lining along field boundaries within the site. The site therefore supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong-moderate openness and non-durable boundaries with the settlement.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it makes a strong contribution to safeguarding the countryside from encroachment due to its strong-moderate openness and non-durable boundaries with the settlement, its boundaries with the countryside are mostly durable and the wider area of Green Belt to the north and east has durable road boundaries (Lady Lane and Mustard Lane). These boundaries could contain development and prevent it from threatening the overall openness and permanence of the Green Belt.	Moderate contribution
R18/P2/096 B 2171	No contribution: The site is not adjacent to the Warrington urban	Weak contribution: The site forms a less essential gap between	Moderate contribution: The site is only connected to the settlement along a short stretch of its north western boundary. This consists of Manchester Road (A57) which is a durable boundary which could	No contribution: The site is not adjacent to a historic town. The	Moderate contribution: The Mid Mersey	The site makes a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to three purposes. In line with the	Weak contribution

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R18/126	area and therefore does not contribute to this purpose	Cadishead (within the administrative authority of Salford) and the Warrington urban area whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	prevent encroachment into the site. The site's boundaries with the countryside are predominately durable. The Manchester Ship Canal to the east and Manchester Road to the west form durable boundaries. The sites northern boundary consists of a made entrance road to the water works, which may not be able to prevent further encroachment beyond the site in the long term if the site was developed. The southern boundary is formed by Marsh Brook and field boundaries which are not durable but also Warburton Bridge Road which is considered to be durable. The existing land use is mainly agricultural land. There is no built form and generally low levels of vegetation. The site supports some long line views to the south east and overall supports a strong degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its durable boundary with the settlement and predominantly durable boundaries with the countryside.	site does not cross an important viewpoint of the Parish Church.	Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	methodology, the site has been judged to make a weak overall contribution. The site supports a strong degree of openness however it has durable boundaries with the settlement and predominantly durable boundaries with the countryside. Thus it makes a moderate contribution to safeguarding the countryside from encroachment. The site makes a moderate contribution to assisting in urban regeneration.	
R18/P2/096 C  R18/129 2709 (these two sites include an additional area but the same assessment covers all three)	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Moderate contribution: The site forms a largely essential gap between the Warrington urban area and Lowton whereby development of the site would reduce the actual and perceived gap between the towns, however it would not result in the merging of the settlements. Overall, the site makes a moderate contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the settlement consists of the rear gardens of residential properties along Smithy Brow/Lord Street which is not a durable boundary able to prevent encroachment into the site. Although the existing residential properties on Lord Street form part of the site, these are not within the Green Belt. The boundaries between the site and the countryside consist of Heath Lane to the east and Stone Pit Lane to the north which are durable boundaries able to prevent encroachment beyond the site if the site were developed. The western boundary is a mix of a number of boundaries, including Sandy Brow Lane to the north west which is durable and then a series of tree lined field boundaries, unmarked field boundaries and tracks. These are not durable boundaries and would not be able to prevent encroachment beyond the site if it were developed. The existing land use is predominantly open countryside which is in agricultural use including Cockshott Farm to the south west of the site. There is also residential development present in the site, which is along Smithy Brow, Lord Street, Stone Pit Lane and Heath Lane. In the north west section of the site there is a builders merchants. Although there are a number of buildings within the site due to the large scale of it these make up less than 10% overall, and there are generally low levels of vegetation, the site is flat and supports long line views across and thus supports a strong degree of openness. Overall, the site makes a strong contribution to protecting the countryside from encroachment due to its openness and the non-durable boundary with the settlement as well as the non-durable western boundary.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and the boundary with the settlement, as well as the western boundary with the countryside is not durable and therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site also makes a moderate contribution to preventing towns from merging due to its large scale and openness.	Strong contribution
R18/P2/096 D 1545 R18/132	Site is same as parcel LY16 so not reassessed. LY16 was originally completed in October 2016 but was revised in June 2017 (Addendum following Regulation 18 Consultation Report)						Weak contribution
R18/P2/096 E	No contribution: The site is not adjacent to	Weak contribution: The site forms a less	Strong contribution: The southern and western boundaries are between the site and the settlement. They are non-durable,	No contribution: The site is not adjacent to	Moderate contribution: The	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak	Strong contribution

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R18/128 1542	the Warrington urban area and therefore does not contribute to this purpose	essential gap between Culcheth and Leigh, which falls within the administrative authority of Wigan. Development of the site would result in the actual and perceived gap being reduced although would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	consisting of the edge of gardens with intermittent tree line along the settlement boundary, and also the edge of Culcheth High School. Part of the western boundary is also formed by field boundaries to the north west. These boundaries would not prevent encroachment into the site in the long term. The boundaries between the site and the countryside are of mixed durability. The northern boundary is formed by a disused railway line which is surrounded by dense vegetation and would be able to prevent encroachment beyond the site if the site were developed. The eastern boundary is formed by a series of field boundaries which are not considered to be durable boundaries able to prevent encroachment beyond the site if the site were developed. There is Warrington Road to the south east which could prevent encroachment, however the other boundaries are a hedge line to the north and low lying hedges to the east and a tree line to the west which would not prevent encroachment beyond the site if the site were developed. The existing land use is agricultural with one farm building present within the site. The site is connected to the countryside on two boundaries. The site is flat, with no built form,, there are four areas of dense vegetation within the site, however there is predominantly low vegetation due to the large scale of the site and therefore there are open long line views and thus it supports a strong degree of openness. The site has a beneficial use as it provides access to the countryside. Overall, the site makes a strong contribution to safeguarding from encroachment due to its strong openness and some non-durable boundaries.	a historic town. The site does not cross an important viewpoint of the Parish Church.	Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it has a strong degree of openness and there are non-durable boundaries between the site and the settlement and the site and the countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging.	
R18/P2/097 3350 R18/151	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to	Moderate contribution: The site is not adjacent to the settlement and is surrounded by open countryside to the north and east. To the south of the site beyond the M56 within High Peak is a large warehouse property. Stretton Green Distribution Park is located less than 250m to the west of the site. The site's boundaries with the countryside are all durable consisting of Barleycastle Lane to the north, east and west and the M56 to the south. These durable boundaries could prevent encroachment beyond the site if the site was developed. The existing land use consists of open countryside in agricultural use. The site is flat with no built form, no vegetation and open long line views thus it supports a strong degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment as although it has a strong degree of openness all of its boundaries are durable and could prevent encroachment.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding from encroachment as although it has a strong degree of openness, all of its boundaries are durable and could prevent encroachment. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging. It makes no contribution to checking unrestricted sprawl or preserving the historic town.	Weak contribution

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		preventing towns from merging.					
R18/P2/098 3351 R18/150	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to the settlement and is fully surrounded by open countryside and the wider Green Belt. The site's boundaries with the countryside predominantly not durable consisting to the north of Bradley Brook which is lined by a fence and trees albeit some of these are intermittent and therefore this does not represent a durable boundary which could prevent encroachment. The western boundary consists of a field boundary with a path and intermittent trees which is not durable and would not be able to prevent encroachment. The southern boundary consists of Barleycastle Lane which does represent a durable boundary. The eastern boundary is only marked by a wooden fence and is therefore not durable however the M56 is located close by to the east and represents a durable boundary. The existing land use consists of open countryside in agricultural use. The site is flat with no built form, no vegetation and open long line views thus it supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong openness, complete connection with the countryside and predominantly non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness, it is completely connected to the countryside and it has predominantly non-durable boundaries with the countryside. The site therefore has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns form merging.	Strong contribution
R18/P2/099 3352 R18/148	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to the settlement and is fully surrounded by open countryside and the wider Green Belt. The site's boundaries with the countryside are not durable consisting of Bradley Brook which is lined by a fence and trees albeit some of these are intermittent and therefore this does not represent a durable boundary which could prevent encroachment. The eastern boundary consists of a field boundary with a path and intermittent trees which is not durable and would not be able to prevent encroachment. The southern boundary consists of Barleycastle Lane which does represent a durable boundary. The western boundary consists of a field boundary which is only lined by shrubs and which does not represent a durable boundary. The existing land use consists of open countryside in agricultural use. There is a farm (Barleycastle Farm) located within the site. The site is flat with no built form, no vegetation and open long line views thus it supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong openness, complete connection with the countryside and predominantly non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness, it is completely connected to the countryside and it has predominantly non-durable boundaries with the countryside. The site therefore has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns form merging.	Strong contribution

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R18/P2/100 3353 R18/061	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is adjacent to Appleton Thorn along its western boundary consisting of Barleycastle Lane which is durable and could prevent encroachment into the site and Bradley Brook which is not durable. The site is connected to open countryside along two of its boundaries consisting of a field boundary to the east which is only lined by shrubs and which does not represent a durable boundary. To the north is Bradley Brook which is lined by a fence and trees albeit some of these are intermittent and therefore this does not represent a durable boundary which could prevent encroachment beyond the site if the site was developed. The existing land use consists of open countryside in agricultural use. Booth's Farm is excluded from the site. The site is flat with no built form, and low levels of vegetation apart from the copse to the east of the site. Thus the site has open long line views and supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong openness and predominantly non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and it has non-durable boundaries with the countryside. The site therefore has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns form merging.	Strong contribution
R18/P2/101 1612 R18/081 R18/P/032	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Lymm and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. The M6 ensures that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt albeit Lymm is located less than 50m to the north of the site. The boundaries with the countryside are of mixed durability. The northern boundary is Booths Lane and part of the eastern boundary is Cherry Lane (B5185). These are both durable boundaries that would be able to prevent encroachment beyond the site if the site were developed. The southern, western and remainder of the eastern boundary consist of unmarked field boundaries. Massey Brook also forms part of the western boundary but is not considered to be durable. These boundaries would not prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is predominately in agricultural use. The site is well connected to the countryside along all of its boundaries. The site is generally flat however there is a gentle slope to the west towards Massey Brook. There is no built form and low levels of vegetation within the site, however there is intermittent vegetation along some of the boundaries. Due to this vegetation and the topography, the site does not support open long line views and thus has a strong-moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the non-durable boundaries between the site and the countryside and the degree of openness.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong-moderate degree of openness and there are non-durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/P2/102	No contribution: The site is not adjacent to	Weak contribution: The site forms a less	Moderate contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all	No contribution: Warrington is a	Moderate contribution: The	The site makes a moderate contribution to two purposes, a weak contribution to one purpose and no	Weak contribution

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	the Warrington urban area and therefore does not contribute to this purpose	essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. Overall the site makes a weak contribution to preventing towns from merging.	sides, comprising of a mix of durable and less durable boundaries. The eastern boundary is comprised of mainly the rear of residential development which is less durable and would not prevent encroachment if the site were developed, and a short section of Deans Wharf which is durable and would prevent encroachment if the site were developed. The western boundary is comprised of a tree lined boundary which is less durable and would not prevent encroachment if the site were developed. The northern boundary is comprised of a railway line and the southern boundary is comprised of the Bridgewater Canal which are both durable and would prevent encroachment if the site were developed. The existing land use consists open countryside. There is low levels of vegetation on the site and the topography of the site is generally flat. There is no built form in the site. The site supports no long line views and overall supports a strong- moderate degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its strong- moderate degree of openness and mix of durable and less durable boundaries	historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	contribution to two purposes. In line with the methodology, the site has been judged to make a weak contribution. The site makes a weak contribution to preventing towns from merging. In addition, the site has a mix of durable and less durable boundaries and a strong- moderate degree of openness	
R18/P2/103	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging	Strong contribution: The site is not directly connected to the settlement. The site is connected to the countryside on all of its boundaries. The eastern and western boundaries are comprised of the edge of residential development in the Green Belt and the northern boundary is comprised of a field boundary which are all less durable and would not prevent encroachment if the site were developed. The southern boundary is comprised of Runcorn Road which is durable and would prevent encroachment if the site were developed. The existing land use consists of overgrown scrubland. There are long line views to the north. There are low levels of vegetation across the site. The topography of the site slopes down to the north. There is no built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mainly less durable boundaries with the countryside and its strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong degree of openness and there are mainly less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/P2/104 A R18/104	Not in Green Belt						
R18/P2/104 B 3165 R18/116	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the	Strong contribution: The site is not adjacent to the settlement and is fully connected to the countryside and wider Green Belt however there is existing development within the Green Belt to the west, south and further north and north east of the site. The boundaries between the site and the countryside are of mixed durability consisting of Lymm Road to the north and Stockport Road to the south, both of which are durable boundaries which could prevent encroachment beyond the site if the site was developed. The western boundary consists of the rear gardens of residential properties and a wooden and wire post fence which are not durable	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. The site supports a strong-moderate degree of openness and although the western boundary is not durable, the remaining boundaries are all durable plus there is existing development within the Green Belt to the	Moderate contribution

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		perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. Overall the site makes a weak contribution to preventing towns from merging.	and would not be able to prevent encroachment. The eastern boundary consists of tall mature trees which due to their height represent a durable boundary. The site contains no built form and the topography is undulating sloping upwards from Lymm Road. The site consists of open countryside, it has no built form and is flat with vegetation around the boundaries. Views are fairly open although long line views are somewhat hindered by vegetation and thus it supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable western boundary.		makes a moderate contribution to this purpose.	immediate west and south and further east which therefore limits the impact of development on the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging and checking unrestricted sprawl.	
R18/P2/104 C 1611 R18/108	Site is same as parcel WR63 so not reassessed						Moderate contribution
R18/P2/104 D 3160 R18/102	Weak contribution: The site only has a very limited connection with the built-up area at its north eastern corner with the Bridgewater Canal. This represents a durable boundary which could prevent sprawl. Given the shape of the built-up area, development of the site would not round off the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn in the neighbouring authority of Halton whereby a reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is very well connected to the open countryside along all its boundaries. The boundaries between the site and the countryside consist of Hough's Lane to the west which is a durable boundary, the Bridgewater Canal to the north which is a durable boundary, and dense wooded areas to the east and south which are durable. These boundaries could prevent encroachment beyond the site if the site were developed. The existing land use consists of Beechtree Farm and open countryside. The site is flat with limited vegetation within it and long line views thus it supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two, and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness, the boundaries between the site and the countryside are durable thus any development would be contained and would therefore not threaten the overall openness and permanence of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	Moderate contribution
R18/P2/104 E 3161 R18/105	Weak Contribution: Bridgewater Canal forms a durable northern boundary between the site and the built-up area, however the eastern boundary is formed by the rear of residential development along Red Lane which is not permanently durable enough to prevent sprawl into the site in the long term. . The site is fairly well	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The boundary between the site and the built-up area is a mix of durable and non-durable boundaries, with the Bridgewater Canal to the north which is durable and rear of residential development to the east which would not be able to fully prevent encroachment into the site. The boundaries between the site and the countryside consist of field boundaries to the west and the south is tree line marking the golf course boundary which are not durable and may not be able to prevent encroachment beyond the site. There is a boundary to the south east which consists of a heavy tree lined cemetery boundary which is durable. The existing land use consist of open countryside in agricultural use. There is no built form and limited vegetation. The topography slopes downwards from south to north thus long line views from the settlement are hindered. The site supports a moderate degree of openness. Overall	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two. In line with the methodology In line with the methodology, the site has been judged to make a moderate overall contribution. The site supports a moderate degree of openness and the boundaries between the site and the settlement and the site and the countryside are of mixed durability thus the site has a moderate role in safeguarding from encroachment. The site makes a weak contribution to checking unrestricted sprawl given that development of the site alongside adjacent areas of land could be seen as rounding off the settlement pattern. The site makes a moderate contribution to assisting in urban regeneration.	Weak contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	connected to the built-up area along these two boundaries. Given the shape of the built-up area, development of the site, alongside other areas of land surrounding the site could be seen as rounding off the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.		the site makes a moderate contribution to safeguarding from encroachment due to its openness and mostly durable boundaries.				
R18/P2/104 F 1620 R18/100 R18/P2/129	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. Overall the site makes a weak contribution to preventing towns from merging.	Weak contribution: The site is not adjacent to the settlement and is fully surrounded by countryside and the wider Green Belt however it is enclosed by existing residential and industrial development in the Green Belt to the north, east and west. The site is connected to open countryside to the south. The site has predominantly durable boundaries consisting of Stockport Road to the north and the former disused railway line which is now a heavily tree lined footpath to the south. These durable boundaries could prevent encroachment beyond the site if the site was developed. To the east and west, the limits of development are demarcated by tall mature trees. These may not be permanently durable boundaries however there is already existing encroachment to the east and west which enclose the site. The existing land use consists of ADS recycling with the site being used for waste disposal, recycling and skip hire. This site is therefore completely developed. It has more than 50% built form, there are no long line views and the boundaries consist of heavy vegetation, thus it supports no degree of openness. Overall the site makes a weak contribution to safeguarding from encroachment due to its lack of openness as it is completely developed and its limited connection to the open countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to two, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to safeguarding from encroachment as it is completely developed and has a limited connection to the open countryside. The site makes a moderate contribution to assisting in urban regeneration. It makes a weak contribution to preventing towns from merging and no contribution to checking unrestricted sprawl and preserving the historic town.	Weak contribution
R18/P2/104 G 1886 R18/113	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt. The boundaries between site and the countryside are of mixed durability. The eastern boundary is formed by Cherry Lane which is a durable boundary that is able to prevent encroachment beyond the site if the site were developed. The northern, southern and western boundaries consist of hedge lined field boundaries, which are not durable and would not be able to prevent further encroachment. The existing land use is predominately open countryside however there has already been some encroachment into the site with a dwelling located off Cherry Lane. The site is well connected to the countryside along all of its boundaries. The site is generally flat and there is less than 10% built form. There is	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong-moderate degree of openness, it is completely connected to the countryside and there are predominantly non-durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			some dense vegetation along the boundaries, and therefore the long line views are limited in places so the site supports a strong-moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the predominantly non-durable boundaries between the site and the countryside, the site's complete connection with the countryside and the strong-moderate degree of openness.			Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	
R18/P2/105 2470	Weak contribution: The site is connected to the built up area along its eastern boundary. This boundary consists of the Bridgewater Canal which represents a durable boundary which could prevent sprawl. Given the shape of the built up area, development of the site alongside the adjacent areas of land to the west and north could be seen as rounding off the settlement pattern. Given that the site is completely developed representing existing sprawl within the Green Belt, it has a limited role in preventing further sprawl. Overall the site makes a weak contribution to checking unrestricted sprawl.	No contribution: The site does not play a role in preventing towns from merging.	Weak contribution: The site is connected to the built up area along its eastern boundary consisting of the Bridgewater Canal. This is a durable boundary which could prevent encroachment into the site. The site is connected to the countryside along its remaining boundary however it is surrounded by existing development within the Green Belt. The existing land use of the site consists of The Old Rectory pub restaurant and associated car park and garden. The northern boundary consists of the limits of the pub garden which is lined by trees, whilst the western boundary consists of the wall of the adjacent churchyard. These are not durable boundaries which could prevent encroachment, however given that the church is located to the west of the site there is limited potential for further encroachment. The southern boundary consists of Church Lane which represents a durable boundary which could prevent encroachment beyond the site if the site was developed. The site has more than 30% built form. There is some vegetation within the pub gardens and due to the built form within and surrounding the site there are no long line views thus the site supports no degree of openness. Overall the site makes a weak contribution to safeguarding from encroachment as it lacks openness, has a durable southern boundary and is surrounded by existing development to the west.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to safeguarding from encroachment as it lacks openness, has a durable southern boundary and is surrounded by existing development to the west. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to checking unrestricted sprawl. It makes no contribution to preventing towns from merging or preserving the setting and character of historic towns.	Weak contribution
R18/P2/106	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is connected to the settlement along a small section of its western and boundaries which is comprised of a small part of Oughtrington Lane which is durable and the edge of residential development which is less durable and would not prevent encroachment if the site were developed. The site is connected to the countryside on its northern, eastern, southern and the remainder of the western boundaries. The northern, eastern and western boundaries comprise of field boundaries which are less durable and would not prevent encroachment if the site were developed. Part of the eastern boundary consists of Helsdale Wood which represents a durable boundary however the remainder of it is non-durable. The southern boundary is comprised of Higher Lane which is durable and would prevent encroachment if the site were developed. The existing land use consists of open countryside. The	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, and no contribution to three purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and there are non-durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			topography of the site is generally flat with a slight slope down towards the north. There is no built form on the site and low levels of vegetation. The site supports some long line views to the east and overall the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mainly less durable boundaries and a strong degree of openness.				
R18/P2/107 R18/139A-Q 3168	Refer to R18/139 A-Q						
R18/P2/108 R19/73	Not in Green Belt						
R18/P2109	Not in Green Belt						
R18/P2/110 3179 R18/146	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is connected to the settlement along its northern boundary. Half of this is durable consisting of a very dense wooded area which could prevent encroachment whilst the other half consists of a tree lined field boundary which is not durable and would not be able to prevent encroachment into the site. The site is well connected to the open countryside along three boundaries. These boundaries are predominantly not durable. They consist of tree and hedge lined field boundaries to the east and south which do not represent durable boundaries which could prevent encroachment beyond the site if the site was developed. The western boundary consists of a dense wooded area which is a durable boundary which could prevent encroachment. The existing land use consists of open countryside in agricultural use. There is no built form and the site slopes up from the northern boundary to the southern boundary. Apart from the western section of woodland, there is limited vegetation within the site. Thus the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong openness and predominantly non-durable boundaries with the countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, and no contribution to three. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and the boundaries between the site and the countryside are predominantly not durable, the site's boundaries with the settlement are partly durable and could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
R18/P2/111 3359	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is connected to the settlement along its southern and western boundaries. The southern boundary consists of tree line and the limits of the existing residential development and the western boundary consists of the limits of Ravenbank Primary School and garden and field boundaries. These are less durable boundaries therefore they would not prevent encroachment into the site. The site is connected to the countryside along the northern and eastern boundaries. The northern boundary is defined by the unmade Sutch Lane and the eastern boundary consists of dense tree line. These are less durable boundaries which would not prevent encroachment beyond the site if the site were developed. The existing use is predominately open countryside with dense tree line and a caravan storage site to the north of the site, with limited built form associated with this. The site has less	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. Although the site only supports a moderate degree of openness, all its boundaries are less durable and therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			than 10% built form and dense levels of vegetation which limits the long line views and therefore the site supports a moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to all of its boundaries being less durable.			makes a moderate contribution to encouraging urban regeneration.	
R18/P2/112 3138 R18/064	Site was same as parcel WI3 so not reassessed						Strong contribution
R18/P2/113 3129 R18/047 (North and South)	Refer to R18/047 (North and South)						North site and south site - Moderate contribution
R18/P2/114 2669 R18/039	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and Leigh in the neighbouring authority of Wigan. Development of the site would slightly reduce the actual gap between the towns although it would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the settlement is not durable as it consists of the garden boundaries and some intermittent tree line to the east of the site. This boundary would not prevent encroachment into the site in the long term. The boundaries between the site and the countryside are of mixed durability. The northern boundary is Carr Brook which is durable and tree lined, with the ability to prevent encroachment beyond the site if it were developed. The southern boundary is dense tree line and the western boundary is an unmarked field boundary which are not able to prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is currently in agricultural use. The site is connected to open countryside to the west. The site is flat, with no built form, minimal vegetation and long line views and thus supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding from encroachment due to its strong openness and predominantly non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it has predominantly non-durable boundaries, it has a strong degree of openness, and it is connected to open countryside to the west thus the site has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/P2/115 R18/P2/031	Moderate contribution: The site is connected to the built up area along its northern boundary and its eastern boundary. Its northern boundary is comprised of the Manchester Ship Canal which is durable and would be able to prevent sprawl. The eastern boundary is comprised of a hedge and tree lined garden boundary which is less durable and may not be able to prevent sprawl. Development of the site	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement along its northern and eastern boundaries. The northern boundary is comprised of the Manchester Ship Canal which is durable and would prevent encroachment and the eastern boundary is comprised of a hedge and tree lined garden boundary which is less durable and would not prevent encroachment. The site is connected to the countryside on its southern and western boundaries. The southern boundary is comprised of Chester Road (A56) and Mill Lane which are both durable boundaries which would prevent encroachment if the site were developed. The western boundary is comprised of a tree lined field boundary which is less durable and would not be able to prevent encroachment if the site were developed. The existing land use consists of open in agricultural use. The site does not support long line views and the topography of the site slopes down gradually to the south. There are low levels of vegetation on the site. There is no built form on the site. As such, the site supports a strong- moderate degree of openness. Overall the site makes a strong contribution to safeguarding from	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to one purpose. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site had been judged to make a moderate overall contribution to the Green Belt. Whilst the site supports a strong-moderate degree of openness and has some less durable boundaries, its northern and southern boundaries are durable and could contain development preventing it from threatening the overall openness and permanence of the Green Belt.	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	would not round off the settlement pattern. Overall the site makes a moderate contribution to checking unrestricted sprawl due to its mix of durable and less durable boundaries. .		encroachment due to some of the boundaries being less durable and its strong- moderate degree of openness.				
R18/P2/116	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is connected to the settlement along its northern boundary. Half of this is durable consisting of a very dense wooded area which could prevent encroachment whilst the other half consists of a tree lined field boundary which is less durable and would not be able to prevent encroachment into the site. The north eastern boundary is comprised of Broad Lane which is durable and would be able to prevent encroachment if the site were developed. The eastern and southern boundaries are comprised of field boundaries and a walking track which are less durable and would not prevent encroachment if the site were development. The western boundary consists of a dense wooded area which is a durable boundary which could prevent encroachment. The existing land use consists of open countryside in agricultural use. There are significant long line views to the east and west. There are low levels of vegetation across the site apart from a section of dense vegetation in the south. The topography of the site slopes up slightly to the west. There is no built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mix of durable and less durable boundaries with the countryside and strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and the boundaries between the site and the countryside are of mixed durability, the site's boundary with the Settlement is partly durable and could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
R18/P2/117	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging	Strong contribution: The site is not directly connected to the settlement. The site is connected to the countryside on all of its boundaries. The northern and part of the eastern boundaries are comprised of Park Lane which is durable and would not be able to prevent encroachment if the site were developed. The remaining eastern boundary and the western boundary are comprised of the edge of development and the southern boundary is comprised of a field boundary which are all less durable and would not prevent encroachment if the site were development. The existing land use consists of open countryside. The topography of the site rises steeply up to the south which limits long line views. There are low levels of vegetation across the site. There is no built form on the site. As such, the site supports a strong- moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mainly less durable boundaries with the countryside and strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong degree of openness and there are less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
R18/P2/118 1565 R18/014	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lowton whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement along a section of its northern boundary which is comprised of the rear of residential development which is less durable and may not prevent encroachment if the site were developed. The site is connected to the countryside along its eastern, southern, western and the majority of its northern boundary. The eastern, southern and western boundaries are comprised of field boundaries which are less durable and would not prevent encroachment if the site were developed. The majority of the sites northern boundary is comprised of Smithy Brow which is durable and would prevent encroachment if the site were developed. The existing land use consists open countryside in agricultural use. There is low levels of vegetation and the topography of the site rises gradually in the centre. There is no built form in the site. The site supports some long line views beyond the site to the south and overall supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong degree of openness and mainly less durable boundaries with the countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Although the site has a strong degree of openness and there are non-durable boundaries, the wider boundaries further south and east consist of durable road boundaries (Dam Lane and Smithy Lane). These boundaries could contain development and prevent it from threatening the overall openness and permanence of the Green Belt.	Moderate contribution
R18/P2/119 R18/P2/036 R18/P2/059	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. In addition, the gap is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all of its boundaries. The northern boundary is comprised of field boundaries and the edge of a dwelling, the eastern boundary is comprised of a tree lined walking track and the southern boundary is comprised of tree lined field boundaries and part of a wooded area which is durable. These are all less durable and would not prevent encroachment if the site were developed. The western boundary is mainly comprised of tree lined field boundaries which is less durable apart from a small section which is adjacent to Broad Lane which is durable and the edge of a farm house which is less durable. As such, the western boundary is comprised of mainly less durable boundaries which would not be able to prevent encroachment if the site were developed, and a small section of durable boundary which would be able to prevent encroachment if the site were developed. The existing land use consists of open countryside in agricultural use. The site supports some long line views to the north but this is limited by boundary vegetation. The topography of the site slopes up gradually to the east. There is no built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mainly less durable boundaries with the countryside and its strong degree of openness.	Weak contribution: The site is not adjacent to a historic town. However, the site does cross an important viewpoint of the Parish Church. As such, the site makes a weak contribution to preserving the setting and special character of historic towns	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong degree of openness and there are mainly less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/P2/120 R18/P2/077	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all of its boundaries. The western and northern boundaries are comprised of tree lined field boundaries and the eastern boundary is comprised of the edge of development, which are all less durable and would not be able to prevent encroachment if they were developed. The	Weak contribution: The site is not adjacent to a historic town. However, the site does cross an important viewpoint	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			southern boundary is comprised of a tree lined buffer and Knutsford Road (A50) which is durable and would be able to prevent encroachment if the site were developed. The existing land use consists of open countryside in agricultural use. There are low levels of vegetation on the site. The topography of the site rises up in the centre from the road which limits long line views across the site. There is no built form on the site. As such, the site supports a strong- moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mainly less durable boundaries with the countryside and its strong-moderate degree of openness.	of the Parish Church. As such, the site makes a weak contribution to preserving the setting and special character of historic towns	capacity for potential development, therefore the site makes a moderate contribution to this purpose.	completely connected to the countryside, it supports a strong- moderate degree of openness and there are mainly less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	
R18/P2/121 R18/P2/006	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lowton whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The site is connected to the settlement along its eastern boundary. The eastern boundary is comprised of Heath Lane which is durable and would prevent encroachment if the site were developed. The site is connected to the countryside along the remaining boundaries which are comprised of field boundaries which are less durable and would not prevent encroachment if the site were developed. The existing land use consists of a house and associated rear garden. There is low levels of vegetation and a flat topography on the site. Approximately 25% of the site is comprised of built form. The site supports long line views to the east and overall supports a moderate-weak degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its moderate-weak degree of openness and less durable boundaries with the countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, the site has been judged to make a weak contribution. The site has predominantly less durable boundaries with the countryside but it supports a moderate- weak degree of openness due to the existing built form on the site which reduces its openness. In addition, the site makes a moderate contribution to encouraging urban regeneration.	Weak contribution
R18/P2/122 R18/P2/003	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lowton whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all sides, with mainly less durable boundaries. Heath Lane forms a durable boundary along the sites western boundary which would be able to prevent encroachment if the site were developed. The remaining boundaries are less durable and consist of hedge lined field boundary to the northern boundary and a fence along the eastern and southern boundaries. These less durable boundaries would not be able to prevent encroachment if the site were developed. The existing land use consists of open countryside. There are low levels of vegetation on the site. The site supports limited long line views to the east and the south and the topography of the site is flat. There is no built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mainly less durable boundaries and its strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong degree of openness and there are less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/P2/123 R18/013	Weak contribution: The site is adjacent to the built-up area along the	Weak contribution: The site forms a less essential gap between	Strong contribution: The boundaries between the site and the built-up area are Friends Lane and Stocks Lane to the north and the east which are durable boundaries that are able to prevent encroachment	No contribution: Warrington is a historic town	Moderate contribution: The Mid Mersey	The site makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to one	Moderate contribution

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	northern and eastern boundaries. The northern boundary is formed by Friends Lane and the eastern boundary is formed by Stocks Lane. These are durable boundaries that are able to prevent sprawl in the long term. The site is reasonably well connected to the built-up area along half of its boundaries. Given the shape of the built-up area, development of the site would not round of the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.	the Warrington urban area and Widnes whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. Furthermore the gap is already narrower in other locations. Overall, the site makes a weak contribution to preventing towns from merging.	beyond the site if the site is developed. The boundaries between the site and the countryside includes the railway line to the south which is a durable boundary and field boundaries to the west which is not a durable boundary. The durable boundary would be able to prevent encroachment beyond the site if it were developed. The existing land use is open countryside that is predominately in agricultural use. The site has less than 10% built form and low levels of vegetation with open long line views and therefore the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable western boundary.	however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	purpose. In line with the methodology, professional judgement has been applied and the site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and the western boundary with the countryside is non-durable, the boundaries between the site and the settlement are durable and therefore development would not threaten the overall openness and permanence of the Green Belt. In addition, the site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	
R18/P2/124 R18/138	Strong contribution: The rear of the residential development along Stocks Lane forms the boundary with the built-up area along the eastern edge of the site, which is not durable and could not prevent sprawl into the site in the long term. Farnworth Road (A5080) forms the southern boundary between the site and built-up area which is durable and could prevent sprawl. The site only has a limited connection to the built-up area. Given the shape of the built-up area, development of the site would not round of the settlement pattern. Overall the site makes a	Weak contribution: The site forms a less essential gap between the Warrington urban area and Widnes whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. The gap is already narrower in other locations. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the built-up area is the rear gardens of residential development along Stocks Lane to the east and Farnworth Road (A5080) to the south. The long eastern boundary means these are predominately not durable and could not prevent encroachment into the site. The boundaries between the site and the countryside include the railway line to the north and which is durable and field boundaries to the east which are not durable. The non-durable boundaries would not be able to prevent encroachment beyond the site if it were developed. The existing land use is open countryside that is predominately in agricultural use, with a number of houses located on the site to the south east. The site has less than 10% built form and dense vegetation however there are open views and therefore the site supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to three purposes, a moderate contribution to one and no contribution to one. In line with the methodology, the site has been judged to make a strong overall contribution. It supports a strong-moderate degree of openness and there are non-durable boundaries between the site and the settlement which mean that the site has a strong role in preventing encroachment into the Green Belt. In addition, the site makes a strong contribution to checking the unrestricted sprawl of Warrington and from preventing towns from merging.	Strong contribution

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	strong contribution to checking unrestricted sprawl.						
R18/P2/125 A	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement along its eastern boundary consisting of Broad Lane/Grappenhall Lane which is a durable boundary which could prevent encroachment. The site is connected to the countryside along its remaining boundaries. The northern boundary is comprised of Broad Lane which is a durable boundary which could prevent encroachment if the site were developed. The southern and western boundaries are comprised of field boundaries which are less durable and would not prevent encroachment if the site were development. The existing land use consists of open countryside in agricultural use. The topography of the site rises significantly up to the south and the site undulates. There are significant long line views to the north. There are low levels of vegetation across the site. There is no built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mix of durable and less durable boundaries with the countryside and strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and the boundaries between the site and the countryside are of mixed durability, the site's boundary with the Settlement is durable and could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
R18/P2/125 B	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement. The site is connected to the countryside on all of its boundaries. The southern and western boundaries are comprised of Cartridge Lane and Broad Lane which are durable boundaries which would not be able to prevent encroachment if the site were developed. The northern and eastern boundaries are comprised of tree lined field boundaries and a small section of the rear of residential development which are both less durable and would not be able to prevent encroachment if the site were developed. The existing land use consists of open countryside in agricultural use with a farm in the north western corner of the site which is considered an appropriate use in the Green Belt. The topography of the site rises up significantly to the south east. There are significant long line views to the north. There are low levels of vegetation across the site. There is no built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mix of durable and less durable boundaries with the countryside and strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong degree of openness and there are less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/P2/125 C	No contribution: The site is not adjacent to the Warrington urban	Weak contribution: The site forms a less essential gap between	Strong contribution: The site is not directly connected to the settlement. The site is connected to the countryside on all of its boundaries. The southern, western and eastern boundaries are	No contribution: The site is not adjacent to a historic town. The	Moderate contribution: The Mid Mersey	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the	Moderate contribution

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	area and therefore does not contribute to this purpose	the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. In addition, the gap between the towns is already narrower in other places. Furthermore, the M62 ensures that separation is retained. Overall the site makes a weak contribution to preventing towns from merging.	comprised of the M6 and Cliff Lane/ Knutsford Road which are durable boundaries which would be able to prevent encroachment if the site were developed. The northern boundary is comprised partly of field boundaries, partly of Massey Brook and partly of the private Cinder Lane. These boundaries are of mixed durability and the less durable boundaries would not be able to prevent encroachment if the site were developed. The existing land use consists of open countryside in agricultural use with a farm in the south of the site which is considered an appropriate use in the Green Belt. The topography of the site slopes down to the north. There are significant long line views around the site. There are low levels of vegetation across the site. There is no built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mix of durable and less durable boundaries with the countryside and strong degree of openness.	site does not cross an important viewpoint of the Parish Church.	Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. The site supports a strong degree of openness and is well connected to the countryside along all of its boundaries however with the exception of the northern boundary, all of these boundaries are durable and could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging.	
R18/P2/126 R18/002	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Moderate Contribution: The site is not adjacent to any settlements. The boundaries between the site and the countryside consist of the M56 motorway to the south and half of the eastern boundary is formed by Fir Tree Close. These are durable boundaries that are able to prevent encroachment beyond the site if the site were developed. However the northern and western boundaries are formed by field boundaries and the remainder of the eastern boundary is the back of the residential development along Fir Tree Close, these make up the majority of the boundaries and they are not durable or able to prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is predominately in agricultural use although there is one large dwelling and associated outbuildings within the site. The site is completely connected to the countryside along all of its boundaries. The site has less than 20% built form and low levels of vegetation with restricted long line views and therefore the site supports a moderate degree of openness. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports a moderate degree of openness and makes a moderate contribution to safeguarding from encroachment. The site makes a moderate contribution to assisting in urban regeneration. The site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving the setting and special character of historic towns.	Weak contribution
R18/P2/127 A	Weak contribution: The M62 combined with Delph Lane forms a durable boundary between the site and the built up area. This is a permanent boundary that is durable enough to prevent	Weak contribution: The site forms a less essential gap between Newton-le-Willows and the Warrington urban area whereby development of the site would slightly reduce the gap	Moderate contribution: The boundary between the site and the settlement is the M62 and Delph Lane which is durable and would prevent encroachment. The site is connected to the countryside along the remaining boundaries. The eastern boundary is comprised of the edge of a hospital development and dense tree vegetation and an unnamed road, which are all less durable and would not prevent encroachment. However there is limited potential for encroachment to the east given the existing development within the Green Belt. The northern, western and southern boundaries are comprised of	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development,	The site makes a moderate contribution to two purposes, a weak contribution to two purposes and no contribution to one purpose. In line with the methodology, the site has been judged to make a weak contribution. The site has mostly durable boundaries with the countryside and it supports a strong- moderate degree of openness. In addition, the site makes a weak contribution to preventing towns from merging and a	Weak contribution

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	sprawl into the site in the long term. The site is only connected to the urban area along this southern boundary. Overall the site makes a weak contribution to checking unrestricted sprawl.	between the towns however would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	roads and a disused railway track including Hollins Lane and Watery Lane to the north, Mill Lane and the disused railway line (Sankey Valley Park Trail) to the west and Delph Lane to the south. These boundaries are durable and would prevent encroachment if the site were developed. The existing land use consists open countryside, some of which is in agricultural use. There are low levels of vegetation on the site apart from hedging which divides the site and the topography of the site generally slopes down gently to the south. The only built form on the site is Delph Farm in the south eastern corner of the site. The site supports no long line views and overall supports a strong- moderate degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its strong- moderate degree of openness and durable boundaries to the north, south and west.		therefore the site makes a moderate contribution to this purpose.	weak contribution to the checking of unrestricted sprawl.	
R18/P2/127 B	Weak contribution: The A49 forms a durable boundary between the site and the built up area to the west. This is a durable boundary that is able to prevent sprawl into the site in the long term. The site is only connected to the urban area along a very short section of this western boundary. Overall the site makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The site forms a less essential gap between Newton-le-Willows and the Warrington urban area whereby development of the site would slightly reduce the gap between the towns however would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is adjacent to the settlement along a short section of the western boundary which consists of the A49 which is durable. The site's boundaries with the countryside are predominantly not durable. The southern boundary consists of a mix of durable and non-durable features consisting of Townfield Lane, dense tree line and the limits of development consisting of the Hollins Park Social Club and accompanying car park. This is predominantly not durable and would not be able to prevent encroachment. The western boundary consists of the A49 which is durable and could prevent encroachment beyond the site if the site was developed. The northern and eastern boundaries consist of field boundaries which are not durable and could not prevent encroachment. The site is connected to open countryside to the east whilst the Hollins Park Social Club and Arbury Court Mental Health Hospital are located to the south. The existing land use is open countryside that is in agricultural use. The site contains no built form, low levels of vegetation and is flat with open long line views and thus it supports a strong degree of openness. Overall, the site makes a strong contribution to protecting the countryside from encroachment due to the strong openness and predominantly non-durable boundaries with the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the relevant Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although the site supports a strong degree of openness and its boundaries with the countryside are not durable, the boundary between the site and the settlement consisting of the A49 is durable enough to prevent development from encroaching into the site and therefore not threatening the openness and permanence of the Green Belt. The site makes a moderate contribution in assisting in urban regeneration.	Moderate contribution
R18/P2/128 1654 R18/083 R18/P2/075	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and St Helens and Newton-le-Willows whereby development of the site would reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak	Strong contribution: The boundary between the site and the settlement is non-durable, consisting of fenced/hedged garden boundaries to the south of the site. As the majority of the boundary follows garden lines and field boundaries, these will not be able to prevent encroachment into the site in the long term. The boundary between the site and the countryside is a durable road boundary with Green Lane to the west, and the limits of existing properties on Lumber Lane forms the northern boundary however Lumber Lane is beyond this and is a durable boundary. These boundaries would be able to prevent encroachment beyond the site if the site were developed. However the eastern boundary follows field boundaries and is not a durable boundary able to prevent encroachment into the site. The existing land use is open	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the boundaries between the site and the settlement are non-durable, there are durable boundaries between the site and the countryside to the west and north and also further east beyond the site. Thus any development would be contained and would therefore not threaten the openness and permanence of	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		contribution to preventing towns from merging.	countryside in agricultural use. The site is connected to open countryside to the north and east as there is existing residential development in the Green Belt to the west. There is no built form and low levels of vegetation in the site, and the site is flat and has open long line views and thus supports a strong degree of openness. Overall, the site makes a strong contribution to protecting the countryside from encroachment due to its openness and non-durable boundaries with the settlement.			the Green Belt. The site makes a moderate contribution in assisting in urban regeneration.	
R18/P2/129 3177 R18/062	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lowton whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all sides. The northern, western and southern boundaries are comprised of field boundaries which are less durable. The eastern boundary is comprised of field boundaries, the edge of development and an unnamed road which are all also less durable boundaries. These less durable boundaries would not be able to prevent encroachment if the site were developed. The existing land use consists of a storage site for mounds of earth. The topography of the site appears relatively flat and the site does not support long line views. There are low levels of vegetation on the site. There is no built form on the site. As such, the site supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mainly less durable boundaries and its strong- moderate degree of openness.	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution to the Green Belt. The site makes a strong contribution to safeguarding the countryside from encroachment given that it is completely surrounded by countryside with less durable boundaries and it has a strong-moderate degree of openness. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/P2/130 A 3151 R18/089 R18/P2/060 A	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and Leigh, which falls within the administrative authority of Wigan. Development of the site would result in the actual gap being reduced but not the perceived gap. It would also not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not connected to the settlement and is well connected to the countryside along all of its boundaries. The boundaries are formed by field boundaries which are not marked on the ground by durable features. These are therefore not durable boundaries able to prevent encroachment beyond the site if the site were developed. The site is currently in active use by a company named Orica, and appears to be for explosives engineering. The site is flat and there is less than 10% built form, all of which is low lying and there is minimal vegetation and therefore there are open long line views and the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness, strong connection with the countryside and non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to two purpose, a weak contribution to one purpose, and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. The site supports a strong degree of openness, and the boundaries with the countryside are not durable, however the site is in active use as a business and therefore there has been existing encroachment. This existing encroachment has not threatened the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes a weak contribution to preventing towns from merging.	Moderate contribution
R18/P2/130 B 3152 R18/090	No contribution: The site is not adjacent to the Warrington urban area and therefore does	Moderate contribution: The site forms a largely essential gap between the	Strong contribution: The site is not connected to any settlements. The site is connected to open countryside along all of its boundaries. The northern boundary is formed by the A580 and links the site to the Green Belt within Wigan. The western	No contribution: The site is not adjacent to a historic town. The site does not cross an	Moderate contribution: The Mid Mersey Housing Market	The site makes a strong contribution to one purpose, a moderate contribution to two purposes and no contribution to two purposes. In line with the methodology, professional judgement has therefore	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
R18/P2/060 B	not contribute to this purpose	Warrington urban area, Culcheth and Leigh which falls within the administrative authority of Wigan. Development of the site would reduce the actual gap and the perceived gap between the towns however it would not result them merging. The A580 ensures that some separation is retained. Overall, the site makes a moderate contribution to preventing towns from merging.	boundary is formed by a dismantled railway line, which is mostly tree lined and Wilton Lane and the southern boundary is formed by a disused railway line which is surrounded by dense vegetation. These are durable boundaries able to prevent encroachment beyond the site if the site were developed. The eastern boundary with the countryside however, is formed by a series of field boundaries and paths which is not a durable boundary able to prevent encroachment beyond the site if the site were developed. The existing land use is predominantly open countryside and Carr Brook runs through the site, with the Orica Depot being located in the centre of the site. Despite the location of Orica, the site has less than 10% built form, it is flat and there are pockets of dense vegetation with most of the site having little or no vegetation. Therefore open long line views are present and the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment, due to its strong openness, strong connection with the countryside and non-durable eastern boundary.	important viewpoint of the Parish Church.	Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site supports a strong degree of openness, it is well connected to the open countryside and the eastern boundary is not durable. It therefore makes a strong contribution to safeguarding the countryside from encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to preventing towns from merging and to encouraging urban regeneration.	
R18/P2/131 A	Weak contribution: The site is connected to the built up area along its northern and western boundaries. The boundary between the site and the built up area consists of the M6 to the western boundary and a railway line to the northern boundary which are both durable boundaries which could prevent sprawl. Development of the western section of the site could be considered to round off the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.	Moderate contribution: The site forms a largely essential gap between the Warrington urban area and Cadishead within the neighbouring authority of Salford whereby development of the site would reduce the actual gap and the perceived gap between the towns but it would not result in them merging. Overall, the site makes a moderate contribution to preventing towns from merging	Strong contribution: The site is connected to the settlement along its northern and western boundaries which are comprised of a railway line to the north and the M6 to the west which are both durable and would be able to prevent sprawl. The site is connected to the countryside on the eastern and southern boundaries. The southern boundary is comprised of the River Mersey which is a durable boundary and would be able to prevent encroachment if the site were developed. The eastern boundary is comprised of field boundaries, an unnamed road and Holly Bush Lane which is not an adopted road. These boundaries are all less durable boundary and would not be able to prevent encroachment if the site were developed. The existing land use consists of open countryside which is in agricultural use, a number of farms which are considered appropriate uses in the Green Belt, a shop and dog school to the south and industrial works to the west. There are significant long line views around the site. There are low levels of vegetation across the site. The topography of the site is flat. Overall there is less than 10% built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its less durable long eastern boundary and its strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to two and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and the long eastern boundary with the countryside is less durable and therefore the site has a strong role in preventing encroachment to the east. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong Contribution
R18/P2/131 B R18/033	No contribution: The site is not adjacent to the Warrington urban area and therefore does	Weak contribution: The site forms a less essential gap between Culcheth and Leigh in the neighbouring	Strong contribution: The boundary between the site and the settlement is the eastern boundary and consists of the rear gardens of residential properties which is not a durable boundary. Therefore this boundary would not prevent encroachment into the site in the long term. The boundary between the site and the countryside	No contribution: The site is not adjacent to a historic town. The site does not cross an	Moderate contribution: The Mid Mersey Housing Market Area has 2.08%	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	not contribute to this purpose	authority of Wigan. Development of the site would slightly reduce the actual gap between the towns although it would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	consists of dense tree line to the north which is alongside the disused Glazebury and Bury railway line. This is a durable boundary able to prevent encroachment beyond the site if it were developed. The western and southern boundaries are field boundaries marked by low-lying hedges which are not durable and would not prevent encroachment beyond the site if the site were developed. The existing land use is agricultural. The site is well connected to the countryside along three boundaries. The site is flat, with no built form, long line views and no vegetation and thus the site has a strong degree of openness. Overall, the site makes a strong contribution to safeguarding from encroachment due to its strong openness and non-durable boundaries to the east, south, and west.	important viewpoint of the Parish Church.	brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	judged to make a strong overall contribution as it supports a strong degree of openness, it is well connected to the open countryside to the west and it has predominantly non-durable boundaries. The site therefore has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns form merging.	
R18/P2/131 C 3137 R18/063	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and Leigh in the neighbouring authority of Wigan. Development of the site would slightly reduce the actual gap between the towns although it would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The eastern boundary connects the site and the settlement. The boundary consists of the limits of the development along Warrington Road (A574). This boundary is predominately not durable and could not prevent encroachment into the site. The boundaries between the site and the countryside are predominately not durable. The northern, western and southern boundaries are formed by field boundaries with some low lying hedges. These are not marked by durable features and so would not be able to prevent encroachment beyond the site if the site were developed. The existing land use is agricultural. The site is well connected to open countryside to the west. The site is flat, with no built form, long line views and no vegetation and thus the site has a strong degree of openness. Overall, the site makes a strong contribution to safeguarding from encroachment due to its strong openness and non-durable boundaries between the site and the settlement and the site and the countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it has a strong degree of openness and there are non-durable boundaries between the site and the settlement and the site and the countryside. Therefore the site has a strong role in preventing encroachment. The site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/P2/131 D 3156 R18/096	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Weak contribution: The site is not connected to any settlements. The site is within the washed over village of Little Town and is fully enclosed by existing development within the Green Belt consisting of a church to the west of the site and residential properties to the north, east and south. The site is not connected to the open countryside The northern boundary is Mustard Lane and the eastern boundary is Lady Lane. These are durable boundaries able to prevent encroachment beyond the site if the site were developed. The western boundary consists of tree line and the southern boundary is a mix of a tree and hedge line which marks the limit of the site. These are not durable boundaries and would not be able to prevent encroachment beyond the site however there is limited potential for encroachment given the surrounding existing development. The existing land use is open countryside, and the site does not appear to be in an active use. There is no built form within the site and it is generally flat with a slight slope towards Lady Lane. There is dense vegetation on the site and therefore there are no open views and the site supports a moderate	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to three. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports a moderate degree of openness however it is not connected to the open countryside given it is fully enclosed by existing development within the Green Belt therefore it makes a weak contribution to safeguarding from encroachment. The site makes a moderate contribution to assisting in urban regeneration.	Weak contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			degree of openness. Overall the site makes a weak contribution to safeguarding the countryside from encroachment due to its lack of connection with the open countryside as it is fully enclosed by existing development within the Green Belt.				
R18/P2/131 H R18/031	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lowton whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is well connected to the countryside along all of its boundaries. The eastern boundary consists of Heath Lane which is a durable boundary able to prevent encroachment beyond the site if the site were developed. The northern boundary is a hedge line that is marking the edge of the residential development north of the site. The southern and western boundaries are also field boundaries which are marked by continuous, low-lying hedges. These are therefore not durable boundaries with the countryside and would not be able to prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is in agricultural use and the site is adjacent to existing residential development along Heath Lane. The site is flat, with low levels of vegetation and no built form and open long line views and thus the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and is very well connected to the countryside with the northern, western and eastern boundary with the countryside being non-durable and therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/P2/132 R18/P2/085	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is connected to the settlement along the northern and half of the western boundaries which are comprised of the edge of development which is less durable and would not prevent encroachment. The site is connected to the countryside on its eastern, western and southern boundaries. The eastern and western boundaries are comprised of field boundaries which were less durable and would not prevent encroachment if the site were developed. The southern boundary is comprised of the Bridgewater Canal which is durable and would prevent encroachment if the site were developed. The existing land use consists of scrubland to the west of the site and existing development to the east of the site including a gym and associated car parking, a café, airport car parking, a farm and industrial works. There is low levels of vegetation on the site. The topography of the site is generally flat across the east of the site and it slopes gently down to the south in the western half of the site. There is between 20-30% built form on the site. The site does not support long line views and overall the site supports a weak degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its mix of durable and less durable boundaries and weak degree of openness	No contribution: Lymm is a historic town however the site is not within 250m of the Lymm Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak contribution. The site has two less durable boundaries with the countryside and supports a weak degree of openness due to the existing built form on the site which reduces its openness.	Weak contribution
R18/P2/133 R18/118 R18/P2/054	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is connected to the settlement mainly along its northern boundary. This consists mostly of tree lined garden boundaries, which are not durable and may not be able to prevent encroachment into the site, along with a short section along the durable A6144 Rush Green Road. A section of the site's southern boundary along the Bridgewater Canal is also connected	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban	The site makes a moderate contribution to two purpose, and no contribution to three. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding the countryside from encroachment due to its strong-moderate degree of	Weak contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	unrestricted sprawl of large built-up areas.		to the settlement, and this is durable. The site is connected to the countryside mainly along its eastern and western boundaries. The western boundary consists of field boundary which is not durable. The eastern boundary consists of a tree lined access road however the access road does not follow the full length of the boundary thus this may not be permanently durable. A section of the site's southern boundary along the Bridgewater Canal is also connected to the countryside, and this is durable. The existing land use mainly consists of open countryside, although the site is currently used as an informal tipping ground. There is one residential property in the north of the site, and minimal levels of vegetation. The site is only connected to open countryside to the south given that there are existing warehouse buildings within the Green Belt to the east of the site which enclose the site. The site supports a strong to moderate degree of openness as it contains less than 10% built form, minimal vegetation and does not support long line views of the countryside. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment as it has a strong-moderate degree of openness but only has a limited connection to open countryside due to existing development within the Green Belt to the east.	The site does not cross an important viewpoint of the Parish Church.	capacity for potential development, therefore the site makes a moderate contribution to this purpose.	openness and adjacent development within the Green Belt to the east. The site also makes a moderate contribution to assisting in urban regeneration however it does not contribute to checking unrestricted sprawl or preventing towns from merging.	
R18/P2/134 1888 R18/119	Site is same as parcel LY17 so not reassessed						Strong contribution
R18/P2/135 R18/120	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site largely covers the same area as site 2161. The site is not connected to the settlement. The site is connected to the countryside along mainly non-durable boundaries, with the exception of the eastern boundary which consists of Oughtrington Lane and is durable. The northern boundary along the unmade Sutch Lane is not durable, however it is close to the durable Bridgewater Canal and therefore there would be limited scope for further encroachment to the north of the site if the site was developed. The western and southern boundaries are not defined by any features and are not durable. The existing land use consists of open countryside. There is no built form and minimal vegetation. The site is well connected to the countryside on all sides, however there is built development which is within the Green Belt to the north of the site. The site supports a strong degree of openness as it contains no built form, minimal vegetation and supports long line views of the countryside to the north and west. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and the non-durability of its southern boundary.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a strong overall contribution. While the site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving historic towns, its openness and non-durable boundaries mean that it makes a strong contribution to safeguarding the countryside from encroachment. It therefore supports Paragraph 79 of the NPPF by keeping land permanently open. The site also makes a moderate contribution to assisting in urban regeneration.	Strong contribution
R18/P2/136 3139 R18/065 R18/P2/043	No contribution: The site is not adjacent to the Warrington urban area and therefore does	No contribution: The site does not contribute to preventing towns from merging.	Moderate contribution: The site is connected to the settlement on its north eastern boundary. This consists of Crouchley Lane, which is durable and would be able to prevent encroachment into the site. The site is well connected to the countryside along partially durable boundaries which would be able to prevent further encroachment	Strong contribution: Lymm is a historic town. The site does not cross an important viewpoint	Moderate contribution: The Mid Mersey Housing Market Area has 2.08%	The site makes a strong contribution to one purpose, a moderate contribution to two and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
	not contribute to this purpose		beyond the site if the site was developed. These consist of a path that provides a walking route around Lymm Dam which is surrounded by dense tree line, and forms the northern and western boundaries and could prevent encroachment beyond the site if the site were developed. However the southern boundary is an unmarked field boundary and could not prevent encroachment beyond the site. The existing land use consists of open countryside that is in agricultural use. The site is predominantly flat with some slight undulations in topography, there is no built form and there are generally low levels of vegetation, with some interspersed trees throughout the site and dense vegetation to the north and west. Overall, the site supports a strong-moderate degree of openness as there are open, long line views. The site makes a moderate contribution to safeguarding the countryside from encroachment, due to the degree of openness and durable boundary with the settlement and partially durable boundaries with the countryside.	of the Parish Church. The entire north western boundary of the site lies adjacent to the Lymm Conservation Area. Therefore the site makes a strong contribution to preserving the setting and special character of historic towns.	brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	a moderate overall contribution as, while it makes a strong contribution to preserving the Lymm Conservation Area, it makes a moderate contribution to safeguarding from encroachment as it has a strong-moderate degree of openness and durable boundaries with the settlement.	
R18/P2/140 R18/P2/052	Weak contribution: The boundary between the site and the built up area consists of Stockport Road which represents a durable boundary which could prevent sprawl. The site is connected to the built up area along its northern boundary. Given the pattern of the built up area, development of the site (alongside the adjacent areas of land to the east and west which are already mostly developed) could be seen as rounding off the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.	No contribution: The site does not play a role in preventing towns from merging.	Weak contribution: The site is connected to the settlement along the northern boundary which is comprised of Stockport Road (A56) which is durable and would prevent encroachment into the site. The site is connected to the countryside on its eastern, western and southern boundaries. The eastern boundary is comprised of an unnamed track road which is less durable, the southern boundary is comprised of a heavily tree lined footpath which is a disused railway which is durable, the western boundary is comprised of the edge of residential development. The less durable boundaries would not prevent encroachment if the site were developed however there is limited potential for further encroachment given the surrounding existing development. The existing land use consists of existing residential development. There is some vegetation across the site consisting of mainly boundary hedging between houses. The topography of the site is generally flat and there is approximately 20% built form and no long line views thus the site supports a weak degree of openness. Overall the site makes a weak contribution to safeguarding from encroachment due to its mainly less durable boundaries with the countryside and a weak degree of openness.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology, the site has been judged to make a weak contribution. The site makes a weak contribution to safeguarding from encroachment as it has a weak degree of openness and has mainly less durable boundaries with the countryside. There are durable boundaries between the site and the built up area and development of the site alongside other adjacent areas of land could be seen as rounding off the settlement pattern thus it makes a weak contribution to checking unrestricted sprawl. The site makes a moderate contribution to assisting in urban regeneration.	Weak contribution
R18/P2/141	Removed from process by WBC						
R18/P2/143 R18/P2/040	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lowton whereby development	Strong contribution: The site is connected to the settlement along the south boundary which is comprised of the edge of residential development which is less durable and would not prevent encroachment if the site were developed. The site is connected to the countryside on its eastern, western and northern boundaries. The western boundary is comprised of dense tree vegetation and	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	the northern boundary is comprised of a tree lined field boundary, which are both less durable and would not prevent encroachment if the site were developed. The eastern boundary is comprised of Lady Lane which is durable and would prevent encroachment if the site were developed. The existing land use consists of grassland. There are low levels of vegetation on the site. The topography of the site slopes gently down to the west and there is no built form on the site. The site does not support long line views and overall the site supports a strong- moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mix of durable and less durable boundaries and strong- moderate degree of openness.		capacity for potential development, therefore the site makes a moderate contribution to this purpose.	judged to make a strong overall contribution as it supports a strong degree of openness and there are less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	
R18/P2/144 R18/P2/066 R18/P2/025 R18/001 3100	Refer to R18/001 (North and South)						North site - Moderate contribution  South site – Strong contribution
R18/P2/145 3369 R18/106	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is adjacent to Appleton Thorn along its western boundary consisting of the limits of the Barleycastle Trading Estate which includes tree lining but does not represent a durable boundary and would not be able to prevent encroachment into the site. The site is connected to the countryside along its remaining boundaries. These are of mixed durability. The northern boundary with the countryside consists of the B5356 Grappenhall Lane which represents a durable boundary. The eastern boundary consists of the M6 which represents a durable boundary. These boundaries could prevent encroachment beyond the site if the site was developed. The southern boundary consists of Bradley Brook which is lined by a fence and trees albeit some of these are intermittent and therefore this does not represent a durable boundary which could prevent encroachment beyond the site if the site was developed. The existing land use consists of open countryside in agricultural use. Bradley Hall Farm and Cottages is located in the middle of the site. The site has less than 10% built form, it is fairly flat with low levels of vegetation overall, with the exception of Bradley Gorse to the south east corner of the site. Thus there are open long line views and the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable western and southern boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and has some non-durable boundaries, the eastern and northern boundaries are particularly durable motorway and road boundaries and could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging.	Moderate contribution
R18/P2/146 A R16/053	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Cadishead (within the administrative authority of Salford)	Strong contribution: The site is not directly connected to the settlement albeit it is in very close proximity to it. The site is well connected to the countryside along all of its boundaries albeit there is existing development within the Green Belt to the west and south of the site. The site is connected to open countryside to the north. The boundaries between the site and the countryside are of mixed	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		and the Warrington urban area whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	durability. The western boundary is formed by Moss Side Lane and the southern boundary is formed by School Lane which are durable boundaries able to prevent encroachment beyond the site if the site were developed. The northern and eastern boundaries are formed by field boundaries which are not marked by durable features on the ground. These boundaries are not considered to be able to prevent encroachment beyond the site if the site were developed. The existing land use is open countryside in agricultural use, with a large farm located on the site. The farm is an appropriate use within the Green Belt. The site is flat, with low levels of vegetation, although there is some vegetation along field boundaries and open long line views to the north, away from the farm. The site therefore supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its non-durable northern boundary with the open countryside and its strong degree of openness.		capacity for potential development, therefore the site makes a moderate contribution to this purpose.	contribution as it supports a strong degree of openness and there are non-durable boundaries between the site and the open countryside to the north thus the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	
R18/P2/146 B 3133 R18/055	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is not connected to the settlement and is surrounded by countryside however the settlement is located approximately 50m to the north. The site's boundaries are of mixed durability. The northern boundary is dense tree line that marks a gap between School Lane and Marsh Brook Close. This is not considered to be a durable boundary which could prevent encroachment beyond the site. The eastern boundary is formed by dense tree lined which runs parallel to the housing along Marsh Brook Close and the southern boundary is defined by a minor watercourse and dense tree line. These are not considered to be durable boundaries able to prevent encroachment beyond the site if the site were developed, however development could not encroach further beyond the eastern boundary as there is already existing development. The western boundary is formed by School Lane which is a durable boundary able to prevent encroachment beyond the site if the site were developed. The existing use is open countryside that is predominantly in agricultural use. There is no built form within the site, the site is flat and there are low levels of vegetation within the site, however the residential development restricts some long line views although there are views in various directions. The site therefore supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the non-durable boundaries and strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose and no contribution to three purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and it has predominately non-durable boundaries. The site makes a strong contribution to safeguarding from encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Strong contribution
R18/P2/146 C R18/056	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Moderate contribution: The site is connected to the settlement on the northern boundary which is dense tree line that is marking the limits of the residential development along Orchard Brow. This is not considered to be a durable boundary able to prevent encroachment into the site. The remaining boundaries of the site are enclosed by existing residential development within the Green Belt along Marsh Brook Close. Only the eastern boundary adjoins open countryside. The site's remaining boundaries are	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential	The site makes a moderate contribution to two purposes and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports a moderate degree of openness however it is enclosed by existing development within the Green Belt and therefore makes a moderate contribution to safeguarding the countryside from encroachment. The	Weak contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
			predominantly not durable. The western and part of the southern boundary are also defined by dense tree line marking the limits of residential development along Marsh Brook Close, and the eastern boundary is defined by a field boundary. These are not durable boundaries able to prevent encroachment beyond the site if the site were developed. A small section of the southern boundary is defined by the end of Marsh Brook Close which is a durable boundary. The existing land use is open countryside that is predominantly in agricultural use, however the site is surrounded by existing residential development to the north, south and west which impacts on the openness and the perception of countryside. There is no built form within the site and generally low levels of vegetation, except on the northern and western boundaries, however the surrounding development impacts on the open long line views and therefore the site supports a moderate degree of openness. Overall, the site make a moderate contribution to safeguarding the countryside from encroachment as it is enclosed by existing residential development within the Green Belt and it is only connected to open countryside along the eastern boundary which is not durable.		development, therefore the site makes a moderate contribution to this purpose.	site makes a moderate contribution to assisting in urban regeneration and no contribution to preventing towns from merging.	
R18/P2/147	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is not directly connected to the settlement. The site is connected to the countryside on all of its boundaries. The northern boundary is comprised of the Bridgewater Canal and the eastern boundary is comprised of Halfacre Lane which are both durable boundaries which would prevent encroachment if the site were developed. The southern boundary is comprised of a private unnamed road and field boundaries and the western boundary is comprised of field boundaries, which are all less durable and would not be able to prevent encroachment if the site were developed. The existing land use consists of residential dwellings, open countryside and a private rugby pitch. The topography of the slopes gradually down to the north. There is between 10-20% built form on the site which limit long line views around the site. There is some vegetation across the site. As such, the site supports a moderate degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its mix of durable and less durable boundaries with the countryside, its existing built form and its moderate degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes and no contribution to three purpose. In line with the methodology, the site had been judged to make a weak overall contribution. The site makes no contribution to checking unrestricted sprawl. The site makes a moderate contribution to safeguarding from encroachment due to its mix of durable and less durable boundaries and moderate degree of openness. In addition, the site makes a moderate contribution to assisting in regeneration, no contribution to preventing towns from merging and no contribution to preserving the setting and special character of historic towns.	Weak contribution
R18/P2/148	Removed from process by WBC						
R18/P2/149	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and St. Helens whereby development	Moderate contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt albeit the settlement of Derbyshire Hill in St Helens is to the north west of the site and there is existing development to the north east of the site. The boundaries between the site and the countryside are of mixed durability. The northern boundary is defined by Broad	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban	The site makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding the countryside from encroachment as	Weak contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		of the site would slightly reduce the actual gap but not the perceived gap between the towns. The site is located on the administrative boundary between Warrington and St Helens. Overall, the site makes a weak contribution to preventing towns from merging.	Lane which is a durable boundary able to prevent encroachment beyond the site if the site were developed. The western boundary consists of a track which is not accessible by the public, the southern boundary is defined by dense tree line and the eastern boundary is a field boundary which is only marked in part by tree line. These are not durable features and would not be able to contain encroachment. The existing land use in the north eastern part of the site is residential with some small businesses and farm buildings linked to the farm in this section. The remainder of the site is open countryside which is in part in agricultural use. The site contains less than 20% built form, and is flat, however there is dense vegetation along the eastern boundary and in the south of the site, which along with the built form in the north prevent open views. Therefore the site supports a weak degree of openness. Overall the site makes a moderate contribution to protecting the countryside from encroachment due to the existing built form and predominantly non-durable boundaries.		capacity for potential development, therefore the site makes a moderate contribution to this purpose.	it has predominantly non-durable boundaries and there is existing built form. The site makes a weak contribution to preventing towns from merging. The site does not contribute to preserving the setting of historic towns, checking unrestricted sprawl and assisting in urban regeneration.	
R18/P2/150	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and the neighbouring town of Leigh whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The site is adjacent to the Wigan Green Belt along the northern boundary which is comprised of the Est Lancashire Road (A580) which is durable and would prevent encroachment. The site is connected to the countryside along its eastern, western and southern boundaries. The eastern and western boundaries are comprised of tree lined field boundaries and the southern boundary is comprised of a fence which are all less durable and would not prevent encroachment if the site were developed. The existing land use consists of a residential dwelling and a boarding kennels and cattery. There is some vegetation on the site, of which the majority is around the boundary. The site does not support long line views due to the vegetation around the boundary of the site and the topography of the site is flat. There is between 10-20% built form on the site. As such, the site supports a moderate degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its less durable boundaries with the countryside and its moderate degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution as it supports a moderate degree of openness and there are non-durable boundaries between the site and the countryside. Therefore, the site has a moderate role in preventing encroachment into the open countryside. The site makes a moderate contribution to assisting in urban regeneration. It makes a weak contribution to preventing towns from merging.	Weak contribution
R18/P2/151	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Cadishead (within the administrative authority of Salford) and the Warrington urban area whereby development of the site	Strong contribution: The site is connected to the settlement along its northern boundary. This boundary consists of the edge of residential development which is less durable and would not be able to prevent encroachment into the site. The site is connected to the countryside along the western, south eastern and southern boundaries. To the west of the site is existing residential development within the Green Belt (Marsh Brook Close). The western boundary of the site is partly comprised of tree and field boundaries which are less durable and Marsh Brook Close which is durable and would prevent encroachment. The south eastern boundary is comprised of Manchester Road (A57) which is durable and would be able to prevent encroachment if the site were developed. The southern boundary is comprised of Marsh Brook	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and the boundary with the settlement is less durable, the site's boundaries with the countryside are mostly durable and could contain development, preventing it from threatening the overall openness and permanence of the Green Belt.	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	which is less durable and would not prevent encroachment beyond the site if the site were developed. The existing land use consists of open countryside, which appears to be in agricultural use. The topography of the site is flat, there are low levels of vegetation and there is less than 10% built form. There are some long line views to the south and therefore the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment, due to its strong degree of openness and less durable boundaries with the settlement.				
R18/P2/152	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is not connected to the settlement along any of its boundaries. The site is well connected to the countryside along all of its boundaries. The northern boundary is comprised of a tree lined boundary which is less durable and would not be able to prevent encroachment and the eastern boundary is comprised of Bradley Brook which is durable and would be able to prevent encroachment if the site were developed. The western boundary is comprised of the M6 and the M6 slip road which are durable and would prevent encroachment if the site were developed. The southern boundary is comprised of Cliff Lane which is durable and the edge of development which is less durable, however the wider boundary just beyond the edge of development is Cliff Lane which is durable. The durable boundaries would be able to prevent encroachment if the site were developed. The existing use of the site is mainly open countryside in agricultural use including a farm to the east and there is also a construction compound in the corner of the site to the south. The topography of the site is generally flat and gradually raises up to the south, there are low levels of vegetation on the site and there is less than 10% built form. There are some long line views around the site and therefore the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to the strong degree of openness, the complete connection to the countryside, and the less durable northern boundary.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose and no contribution to three purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness, it is completely connected to the open countryside along all of its boundaries, and the long northern boundary is less durable and therefore the site has a strong role in preventing encroachment to the north. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/P2/153	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and St Helens whereby development of the site would reduce the actual but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to	Strong contribution: The site is not directly connected to the settlement of Burtonwood. The site is connected to the countryside on all boundaries. The north eastern boundary is formed by Tan House Lane and the southern boundary is formed by Clay Lane. These are durable boundaries which would be able to prevent encroachment beyond the site if it were developed. The south eastern boundary is defined by a tree lined field boundary and the limits of the existing development. The remaining boundaries to the north and west are defined by dense tree line, some of which is durable however may not be permanently durable enough to prevent encroachment beyond the site in the long term. The existing land use is agricultural use with some farm buildings located along the eastern boundary. The site is completely connected to the countryside on all boundaries. The site is	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness, it is completely connected to the countryside and it has some less durable boundaries therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting	Strong contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		preventing towns from merging.	predominately flat, however the surrounding area to the north east is undulating. There is minimal built form which is agricultural uses, and limited vegetation except along the boundaries. There are open long line views, aided by the surrounding topography and therefore the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the strong openness, complete connection to the countryside and the mix of durable and less durable boundaries.			the openness of the Green Belt.	
R19/001	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Lymm and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. The M6 ensures that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all sides. Massey Brook Lane forms a durable boundary to the north which could prevent encroachment if the site were developed. The eastern boundary predominantly consists of a dense tree line and a minor watercourse which is durable however a small section consists of tree line demarcating a garden boundary and is therefore less durable. The western boundary consists of dense tree line accompanied by a footpath and is durable and could prevent encroachment beyond the site if it were developed. The southern boundary consists of tree line which is less durable and would not be able to prevent encroachment beyond the site if it were developed. The existing land use consists of open countryside, some parts are overgrown and there are informal paths running through it. The site is well connected to the countryside albeit there is existing development within the Green Belt to the north east and to the north of Massey Brook Lane. There is no built form on site and long line views are restricted in parts due to the vegetation within and around the site. Overall the site supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment as it has a strong-moderate degree of openness and a mix of durable and less durable boundaries.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as whilst it supports a strong-moderate degree of openness and the southern and north eastern boundary with the countryside is not durable, the wider area of Green Belt surrounding the site is bound by the durable road boundaries of Booths Lane and Massey Brook Lane which could contain any encroachment and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to checking unrestricted sprawl.	Moderate contribution
R19/002	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lowton whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to	Strong contribution: The site is not directly connected to the settlement. The site is well connected to the countryside although it lies in between a short section of ribbon development along Dam Lane. The southern boundary consists of Dam Lane which is durable and could prevent encroachment. The site's northern boundary consists of tree line which is less durable and would not be able to prevent encroachment beyond the site if it were developed. The site's eastern and western boundaries consist of the limits of existing residential development which limits the potential for encroachment in this direction anyway. Furthermore, Cockshot Brook represents a durable boundary which runs close to the site boundary. The existing land use is open countryside which is overgrown. The site has no built form and some areas of dense vegetation which restrict long line views. Therefore the site supports a moderate degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. The site has a moderate degree of openness and there are non-durable boundaries to the north and partly to the east and west, however the wider boundaries further north and east consist of durable road boundaries (Smithy Brow and Smithy Lane). These boundaries could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
		preventing towns from merging.	encroachment due to its mix of durable and less durable boundaries and moderate degree of openness.				
R19/003	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is connected to the settlement along its northern boundary comprising Pepper Street and the rear gardens of residential properties. This represents a mix of durable and less durable boundaries which may not be able to prevent encroachment. The site is connected to the countryside along its remaining boundaries. The southern boundary consists of the M56 which is a durable boundary which could prevent encroachment beyond the site if the site were developed. The eastern boundary consists of a field boundary which is not durable and would not be able to prevent encroachment. The western boundary consists of field boundaries which are not durable and would not be able to prevent encroachment. The existing land use consists of open countryside in agricultural use. The site has no built form and low levels of vegetation. There are open long line views and the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and non-durable eastern and western boundaries with the countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the eastern and western boundaries with the countryside are not durable, the M56 represents a very durable southern boundary with the countryside which could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
R19/004	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not contribute to preventing towns from merging.	Moderate contribution: The site is connected to the settlement along its short western boundary. This consists of garden boundaries and would not be durable enough to prevent encroachment into the site. The site is well connected to the countryside on three sides consisting of Stage Lane to the north and the Bridgewater Canal to the south. These are durable boundaries which would be able to prevent encroachment beyond the site if it was developed. The eastern boundary consists of tree line which is less durable and would not be able to prevent encroachment beyond the site. The existing land use consists of open countryside. There is no built form and no vegetation apart from along the boundaries. The site supports some long line views across the site particularly to the south and overall supports a strong-moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment as it has a strong-moderate degree of openness and predominantly durable boundaries with the countryside.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes and no contribution to three. In line with the methodology, the site has therefore been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding the countryside from encroachment as it has a strong-moderate degree of openness and predominately durable boundaries with the countryside. It makes no contribution to checking unrestricted sprawl, preventing towns from merging or preserving historic towns. The site also makes a moderate contribution to assisting in urban regeneration.	Weak contribution

Site Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
R19/005	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is connected to the countryside along all of its boundaries however there is existing residential development within the Green Belt to the east, west and south west of the site. The northern boundary consists of Warrington Road which is a durable boundary which could prevent encroachment beyond the site. The southern boundary consists of a tree lined field boundary which is less durable and would not be able to prevent encroachment. The eastern and western boundaries consist of the rear gardens of the surrounding residential properties which represent less durable boundaries which would not be able to prevent encroachment beyond the site. The existing land use consists of open countryside in agricultural use. The site has less than 10% built form and there is limited vegetation apart from along the boundaries of the site. There are views across the site to the south however other views are constrained by the surrounding development in the Green Belt. The site therefore supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment as it has a strong-moderate degree of openness and predominantly less durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution to the Green Belt as although it has a strong-moderate degree of openness and predominantly less durable boundaries, it is surrounded by existing residential development in the Green Belt to the east, west and south west which would contain development and prevent it from threatening the overall openness and permanence of the Green Belt.	Moderate contribution