

# Site Profiles for Local Plan Site Allocations

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June 2022



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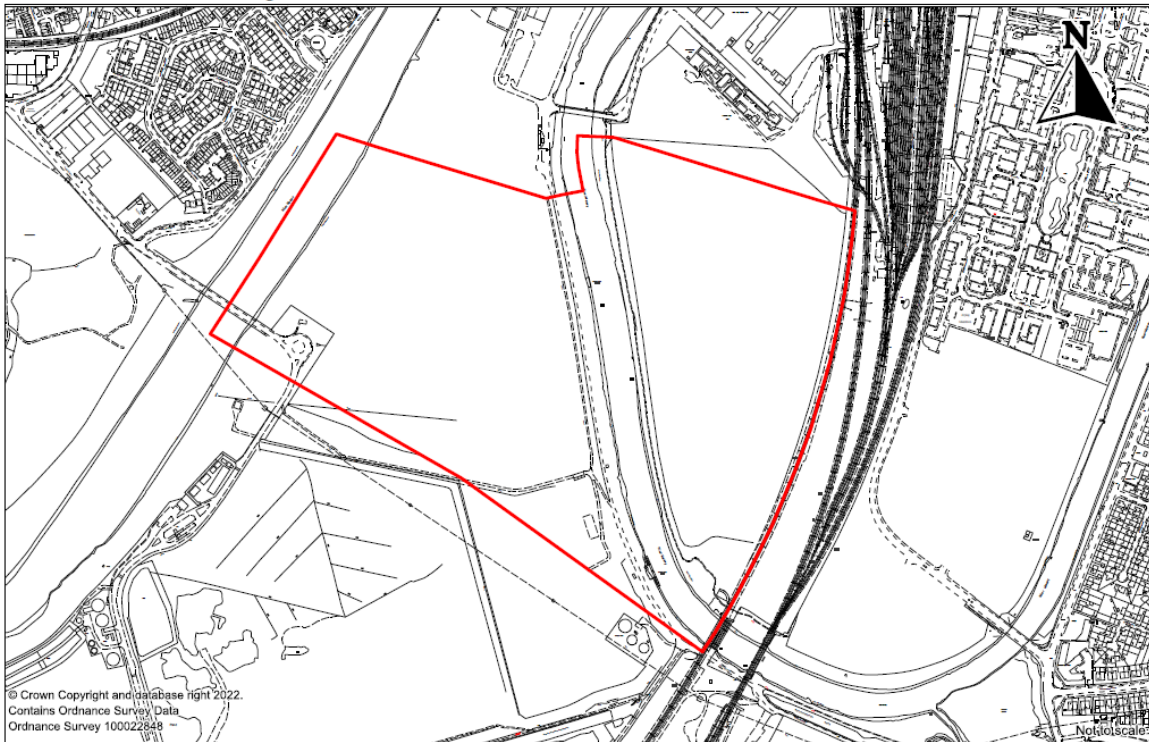
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NB The page number references in the site profiles are to the PDF page number and not the document page number.

**Profile of Main Development Area: MD1 – Warrington Waterfront**

OS base map showing site and surrounding area:

Site Location: MD1 Warrington Waterfront 2021



OS base map showing site and surrounding area

Name of site promoter(s):	Warrington & Co
References to relevant development framework documents and their status:	<p><a href="#">EC7 - Warrington Means Business 2020</a> Sets out the Council’s development aspirations for the Waterfront – no formal planning status.</p> <p><a href="#">Warrington Town Centre Masterplan 2020</a> Providing further detail on town centre elements of Warrington Means Business – no formal planning status.</p> <p><a href="#">MP4a - Town Centre Masterplan - Key Diagram - 2017</a> <a href="#">MP4k - Town Centre Masterplan - Character Area (WWDA - West) - 2017</a> Masterplanning work which informed the 2017 Preferred Development Option and subsequent Town Centre Masterplan 2020 – no formal planning status</p>
Summary of key constraints and designations:	<ul style="list-style-type: none"> <li>• Greenfield site in the existing Urban area</li> <li>• Small area of the south west corner of the site in the Green Belt</li> <li>• Within the COMAH Zones of the existing industrial uses in proximity to the allocation</li> <li>• Gas and sewerage pipe lines pass through the site</li> <li>• Currently no highways access to the site</li> </ul>

Profile of Main Development Area: **MD1 – Warrington Waterfront**

<p>Infrastructure Requirements:</p>	<p>Full details and costings are provided here: <a href="#">IN1 - Infrastructure Delivery Plan - September 2021</a> (Page 21)</p> <p>In summary:</p> <ul style="list-style-type: none"> <li>• 30% Affordable Homes;</li> <li>• 80 bed residential care home;</li> <li>• A two form entry Primary School;</li> <li>• a contribution towards the provision of additional secondary school places;</li> <li>• Delivery of a health facility within the proposed Local Centre;</li> <li>• A contribution to built leisure facilities;</li> <li>• Contribution towards strategic transport infrastructure (the Western Link Road);</li> <li>• Provision of open space (and long term management arrangements) and green infrastructure;</li> <li>• A scheme for measurable biodiversity net gain should be demonstrated through the use of a metric supported by Natural England;</li> <li>• Provision of sustainable drainage systems;</li> <li>• Appropriate access arrangements for the site as a whole and for individual phases of development;</li> <li>• Provision of walkways and cycling ways;</li> <li>• Other necessary network improvements or measures as identified by an appropriate Transport Assessment; and</li> <li>• Improvement to water supply and sewerage networks.</li> </ul>
<p>Cross references to Green Belt Assessment and summary of conclusions:</p>	<p>The majority of the site is greenfield within the existing urban area, with only a very small proportion of the south west of the site being in the Green Belt considered to be a minor change to the Green Belt boundary. Therefore, no Green Belt assessment has been undertaken on this small part of the site that is within the Green Belt.</p>
<p>Cross references to Sustainability Appraisal and summary of conclusions:</p>	<p><a href="#">SP3 - Sustainability Appraisal SA Report - August 2021</a></p> <p>In terms of the SA objectives the combined sites consisting of parcels K5 and K7 (page 68): will promote sustainable growth for 6 objectives; will be unlikely to have a major impact on trends for 38 objectives; may require mitigation for 6 objectives; and is likely to require mitigation for 4 objectives.</p> <p>Pages 24 to 47.</p>

Profile of Main Development Area: **MD1 – Warrington Waterfront**

	<p>The site forms part of the urban capacity and therefore was a constant in all of the spatial development options assessed in the SA.</p>
<p>Cross references to Site Assessment Proforma and summary of conclusions:</p>	<p><a href="#">SAP2 - Site Assessment Proformas - 2019</a> Western Parcel (K5) Page 333 Suitability: This site is considered to be suitable, is unlikely to have a major impact on trends, although it is in close proximity to flood zone 2 and 3 and potentially contaminated land. There are also known highway capacity issues that would need to be addressed, the site is only viable for development through the construction of the Western Link.</p> <p>Availability: Yes, promoted by land owner.</p> <p>Site Comments: The site is located just to the south west of the town centre of Warrington. It sits within a meander bend of the River Mersey and so is bounded by the river to the northwest and east. There is a chemical works beyond the northern boundary of the site within the meander bend of the river. The site is greenfield and majority of it is composed of arable land that is in active use. The land is level and there are some relatively small stands of woodland around the peripheries of the site. There is a narrow road running down the eastern boundary of the site that's provides access to Chester Road (A5060). There is a bridge over the River Mersey near the south west corner of the site that provides access to Old Liverpool Road, Sankey Bridges. Beyond the site boundary; to the west there is a waste water treatment works on the opposite side of the river; to the north west there is small industrial estate and a residential estate on the opposite side of the river; to the north a small wooded area with a chemical works beyond; to the east another parcel of agricultural land (K7) on the opposite side of the river; and to the south the restored former Gatewarth landfill site.</p> <p>Eastern Parcel (K7) Page 338 Suitability: This site is considered to be suitable, is unlikely to have a major impact on trends, although it is in close proximity to flood zone 2 and 3 and potentially contaminated land. There are also known highway capacity issues that would need to be addressed, the site is only viable for development through the construction of the Western Link.</p>

Profile of Main Development Area: **MD1 – Warrington Waterfront**

Availability: Yes, promoted by land owner.

Site Comments: The site is located just to the south west of the town centre of Warrington. It sits within a meander bend of the River Mersey and so is bounded by the river to the west and south. To the east is the main West Coast railway line. There is a mix of commercial uses just beyond the northern boundary of the site, which include an animal rescue centre, a Go Karting operation and a chemical works. The site is greenfield and the majority of it is composed of arable land that is in active use. The land is level and there are some relatively small stands of woodland around the peripheries of the site. There is a narrow bridge near the northwest corner of the site that provides access across the River Mersey to Parcel K5 from which access can be gained to Chester Road (A5060) and Old Liverpool Road, Sankey Bridges (via another bridge to Forrest Way). There is also another access under the railway line to the east onto Wilson Pattern Street on the southern edge of the Town Centre. Beyond the site boundary; to the west there is another parcel of agricultural land (K5) on the opposite side of the river; to the north there is a mix of commercial uses; to the east beyond the West Coast railway line there is an employment area and a vacant parcel of land that has been identified in the Council's Masterplanning work (Parcels K9 and K10) for residential purposes; and to the south the site narrows to a point where the river bend returns northwards.

[O1 - Development Options and Site Assessment Technical Report - September 2021](#)

Maximising capacity of existing urban area – paras 2.16 to 2.19

In identifying land to meet the housing requirement, the Council has sought to maximise the capacity of the existing urban area to accommodate new development, in order to demonstrate that all reasonable options have been identified for meeting Warrington's development requirements before releasing Green Belt.

The Council has carried out a comprehensive review of its SHLAA and incorporated the town centre masterplanning work that was previously presented as a separate evidence base. This ensures the Council has a single robust assessment of the capacity of the existing

Profile of Main Development Area: **MD1 – Warrington Waterfront**

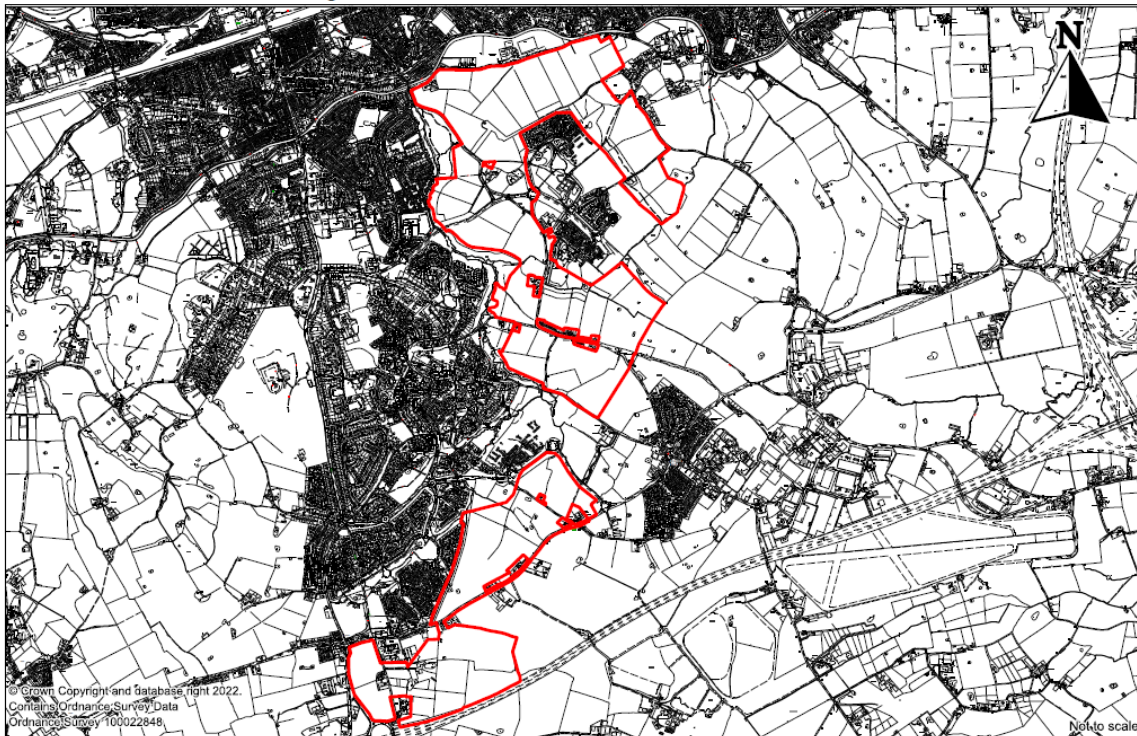
	<p>urban area, including brownfield sites within the Borough’s outlying settlements and a small number brownfield sites within the Green Belt where the principle of development is established.</p> <p>It should be noted that the Borough’s urban capacity has reduced from that reported in the previous PSVLP. This is primarily due to the number of homes which have been completed between 2017 and 2021 and therefore cannot be included within the rebased Plan Period.</p> <p>The urban capacity includes around 1,200 homes at the Peel Hall site and 1,300 homes at Arpley Meadows (Warrington Waterfront). These are large green-field sites and are the largest sites within the existing urban area. Given the scale of these sites, the need for on-site infrastructure and the potential impacts on the local and strategic road network, the draft Local Plan contains specific allocations for these sites. The allocation policies will ensure appropriate control over the form of development and ensure that the required supporting infrastructure can be delivered in a timely manner to support the development itself and mitigate impacts on existing infrastructure in the surrounding area</p>
<p>Relevant planning applications and permissions:</p>	<p><b>2019/36100:</b> Warrington Western Link road, linking Sankey Way (A57) to the north with Chester Road (A56) to the south, Warrington. EIA Scoping Opinion request. Opinion issued January 2020.</p> <p><b>2018/33236:</b> Land at, Haviland Park, Lily Waring Gardens and William Square, Arpley Meadows, Warrington. EIA Scoping Opinion request for the proposed construction of 1,628 residential units. Opinion issued July 2018.</p> <p><b>97/35917:</b> Land at Arpley Meadows, south of Slutchers Lane, west of the main Warrington to crew, south of centre park, Warrington. Outline application for comprehensive mixed use development to include industrial, business, distribution, retail, leisure, recreational uses and associated infrastructure. Withdrawn February 1999.</p>



Profile of main development area: MD2 – South East Warrington Urban Extension

OS base map showing site and surrounding area:

Site Location: South East Warrington Urban Extension



OS base map showing site and surrounding area

Name of site promoter(s):	Homes England and Miller Homes
References to relevant development framework documents and their status:	Deliverable Proposition prepared by the site promoters but has no formal status: <a href="#">MP1 - South East Warrington Urban Extension - A Deliverable Proposition - August 2021</a>
Summary of key constraints and designations:	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Gas pipeline crosses the site</li> <li>• Various Listed and Locally Listed buildings in site boundary</li> <li>• Adjacent to Grappenhall Conservation Area at north east boundary</li> <li>• Some TPO trees and an area of Ancient Woodland within the site boundary</li> <li>• Local Wildlife Sites within the site boundary</li> <li>• Grade 2 &amp; Grade 3 Agricultural Land</li> <li>• Public Rights of Way and Mersey Valley Trail</li> </ul>
Infrastructure Requirements:	<p>Full details and costings are provided here: <a href="#">IN1 - Infrastructure Delivery Plan - September 2021</a> (page 20)</p> <p>In summary:</p> <ul style="list-style-type: none"> <li>• Two 2 form entry primary schools, capable of expansion to 3 forms of entry;</li> <li>• A new secondary school to provide a minimum of 4 forms of entry;</li> </ul>



Profile of main development area: MD2 – South East Warrington Urban Extension

- Minimum 30% Affordable Housing provision;
- Provision for r self-build/custom-build plots;
- Provision of a Neighbourhood Centre;
- A scheme for measurable biodiversity net gain through the use of the Defra Metric;
- A new leisure facility incorporating health provision
- Local shops and other community facilities of an appropriate scale;
- An extensive green infrastructure network. g. Playing pitches.
- A range of smaller areas of open space within the residential development to serve the new community;
- A Community Recycling Centre;
- A comprehensive package of transport improvements, for both on-site and off-site works, including access;
- Provision of compensatory Green Belt improvements and ecological mitigation and enhancement;
- Utilities provision; and
- Flood mitigation and drainage including exemplary sustainable drainage systems (SuDS).

Cross references to Green Belt Assessment and summary of conclusions:

[GB3 - Green Belt Site Selection - Implications for Green Belt Release August 2021](#)

The allocation (page 8) includes the following sites: R18/088, R18/139B, R18/139C, R18/139D, R18/139E, R18/139F, R18/139G, R18/139I, R18/139J, R18/139K, R18/139M, and R18/139O. These sites make a weak and moderate contribution to Green Belt purposes.

**Conclusion:** Development of this allocation would result in some encroachment into the countryside however development would not represent unrestricted sprawl as it would be reasonably contained by the existing urban area and well defined along a number of strong permanent boundaries. Development in this location would be consistent with the historic context of the Green Belt and the intentions of the New Town Outline Plan. The remaining surrounding Green Belt could continue to perform its Green Belt function. The removal of this site from the Green Belt will not harm the overall function and integrity of the Warrington Green Belt. The new Green Belt boundary would be recognisable and permanent being

Profile of main development area: MD2 – South East Warrington Urban Extension	
	<p>strongly defined to the south, west and east by the M56, B5356 Stretton Road, Blackcap Road, Broad Lane, A49 Tarporley Road, the Gorse woodland and further sections of dense woodland. Parts of the eastern boundary and the south eastern boundary which currently consist of field boundaries would need to be strengthened to create a new recognisable and permanent Green Belt boundary.</p>
Cross references to Sustainability Appraisal and summary of conclusions:	<p><a href="#">SP3 - Sustainability Appraisal SA Report - August 2021</a>  In terms of the SA objectives the combined sites (page 63 - 64): will promote sustainable growth for 86 objectives; will be unlikely to have a major impact on trends for 253 objectives; may require mitigation for 79 objectives; and is likely to require mitigation for 37 objectives.</p> <p>The SA considers four options for the SEWUE within the original Garden Suburb boundary – pages 89 to 97 – Option 2 as per the proposed allocation is concluded to perform the strongest in SA terms.</p> <p>The SA also assesses the allocation of the SEWUE in combination with other spatial options. It is concluded that it is most beneficial to include the SEWUE as a strategic growth location due to the level of infrastructure benefits that the site can deliver whilst protecting the strategic importance of the Green Belt and delivering necessary development to meet the Borough’s needs.</p>
Cross references to Site Assessment Proforma and summary of conclusions:	<p>The proposed allocation consists of multiple sites and Proformas from the 2019 Local Plan evidence. This was brought together in the <a href="#">O1 - Development Options and Site Assessment Technical Report - September 2021</a> which concludes:</p> <p>The assessment of options considered for the South East Urban Extension is detailed on pages 15-17 of the report. Having reviewed the previous evidence base work undertaken, the consultation responses to the previous PSVLP and reflected on the engagement with individual developers, the Council accepts that the allocation in the previous PSVLP was overly optimistic in terms of deliverability. Four options were defined for the South East Urban Extension for assessment from within the original Garden Suburb proposed allocation boundary. Each option was capable of delivering around 2,400 homes in the Plan period with between 800 to 1800 homes beyond the Plan</p>

Profile of main development area: MD2 – South East Warrington Urban Extension

period. Each option was considered to have the potential to deliver the extensive range of highways, environmental and social infrastructure required to ensure development will be genuinely sustainable in this part of Warrington.

Through the Options Assessment process, taking into account the SA/SEA, the Council concluded that Option 2 (as defined by the proposed allocation) is its preferred option. Option 2 would make the strongest contribution to ensuring the permanence of the revised Green Belt boundaries in the long term, without the loss of any strongly performing Green Belt parcels.

Having defined the preferred option for the South East Urban Extension, this was then considered as part of the wider options assessment for Green Belt release across the Borough. This is dealt with on pages 17 to 20 of the above report. Having regard for the SA/SEA, the chosen Option 3 includes allocation of the South East Urban Extension as a means of delivering sufficient housing over the plan period without compromising the strategic importance of Warrington's Green Belt. This coupled with delivering regeneration of the Fiddlers Ferry site for mixed uses and Thelwall Heys for increasing delivery of homes earlier in the plan period was concluded to be the preferred option.

Relevant planning applications and permissions:

There have been a number of recent consents on Homes England land outside the Green Belt in this location. The land subject to the below planning applications falls outside of the proposed South East Warrington Urban Extension allocation but the sites sit adjacent to the allocation boundary in various locations and will function together as one area should the proposed allocation be delivered. These applications are as follows:

Grappenhall Heys

- 2017/29929 – Outline application for up to 400 dwellings. Approved January 2018.
- 2019/34480 – Reserved matters application for 66 dwellings. Refused May 2019 (due to highway safety, design, residential amenity, insufficient ecological and landscaping mitigation, type and location of affordable housing).
- 2019/34481 – Reserved matters application for 114 dwellings. Refused May 2019 (due to highway safety and too many dwellings served off one

Profile of main development area: MD2 – South East Warrington Urban Extension

access, design, residential amenity, insufficient ecological and landscaping mitigation, type and location of affordable housing).

- 2021/38524 – Reserved matters application for 228 dwellings. Approved July 2021. Development under construction.

Appleton Cross

- 2017/29930 – Outline application for up to 370 dwellings and neighbourhood centre including health, community use and convenience retail. Approved January 2018.
- 2019/35105 – Reserved matters application for development pursuant to 2017/29930. Approved September 2019. Development under construction.

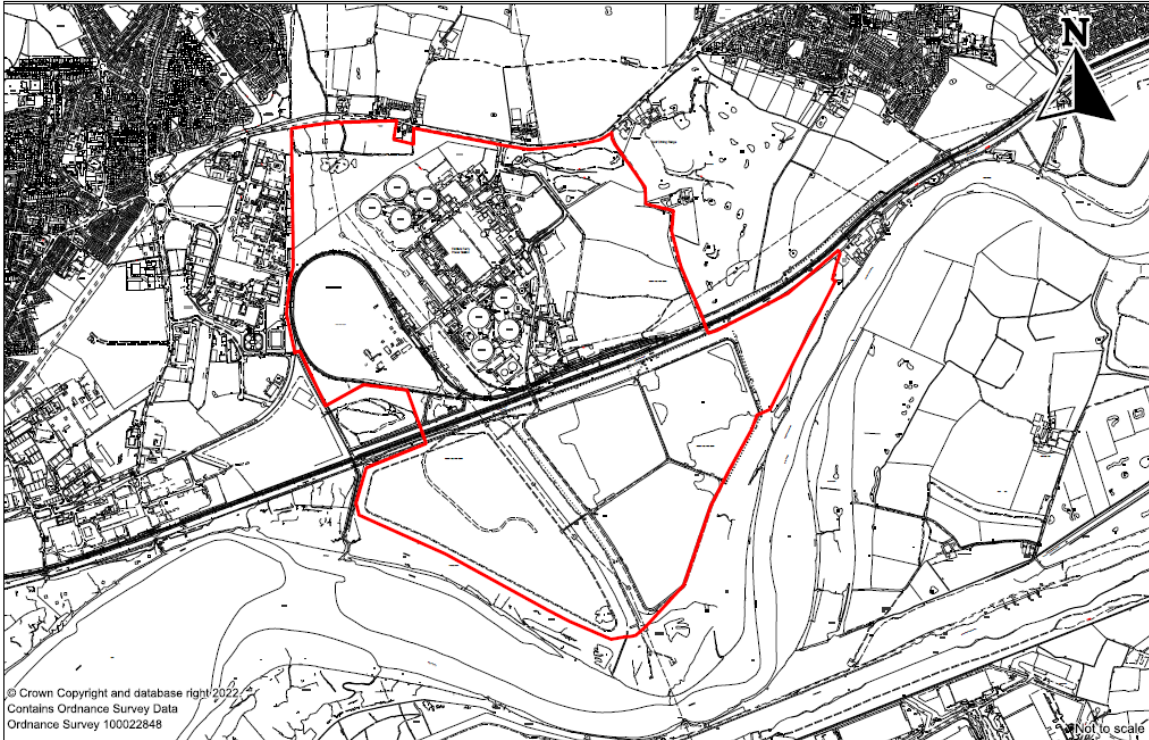
Pewterspear

- 2016/28807 – Outline application for up to 180 residential dwellings. Approved September 2017.
- 2018/32672 – Reserved matters application for development pursuant to 2016/28807. Approved October 2018. Development completed.

**Profile of Main Development Area: MD3 – Fiddlers Ferry**

OS base map showing site and surrounding area:

Site Location: MD3 Fiddlers Ferry



OS base map showing site and surrounding area

Name of site promoter(s):	Scottish Southern Electric (SSE)
References to relevant development framework documents and their status:	<p>Development documents submitted by the site promoter include:</p> <p><a href="#">MP2 - Fiddlers Ferry Power Station Regeneration Vision</a></p> <p><a href="#">MP2a - Fiddlers Ferry Masterplan - April 2021</a></p> <p><a href="#">MP2b - Fiddlers Ferry Density Assessment - April 2021</a></p> <p>These documents have no material planning status.</p>
Summary of key constraints and designations:	<p><b>Constraints and Designations:</b></p> <ul style="list-style-type: none"> <li>• Residential allocation is part brownfield but mostly in Green Belt</li> <li>• Employment allocation is all brownfield</li> <li>• Part of the residential site in a MSA, although the resource is already sterilised due to existing development</li> <li>• Small north western area of employment site within HSE COMAH Zone</li> <li>• Vyrnwy Aqueduct crosses the site, operated by United Utilities</li> </ul>

Profile of Main Development Area: **MD3 – Fiddlers Ferry**

	<ul style="list-style-type: none"> <li>• Access to the southern part of the allocation restricted by railway crossing</li> <li>• Site falls within Impact Risk Zone of the Mersey Estuary Site of Special Scientific Interest, Special Protection Area and Ramsar Site.</li> <li>• Three Local Wildlife Sites fall within the site boundary and a further two are adjacent to it.</li> <li>• Multiple areas within the site recognised as priority habitat – including coastal saltmarsh and deciduous broadleaved woodland</li> <li>• Site supports rare and diverse habitats including unimproved neutral grassland, native hedgerows, swamp and large areas of open standing water</li> <li>• Site confirmed to support, or likely supports, protected and/or notable species including great crested newts, fish, breeding and overwintering birds, bats, water vole, badger and other mammals</li> <li>• Predominantly low flood risk across the site with isolated areas of surface water flood risk.</li> <li>• Evidence of potential contamination relating to historic use of site</li> <li>• A number of major utilities pipelines cross the site and are subject to safety zones: major Ethylene pipeline (Essar Oil UK), gas pipeline (Cadent Gas Limited)</li> <li>• Major substation belonging to National Grid and associated high voltage power lines cross the site – these will remain in situ and have minimum health and safety stand-off distances</li> </ul>
<p>Infrastructure Requirements:</p>	<p>Full details and costings are provided here: <a href="#">IN1 - Infrastructure Delivery Plan - September 2021</a> (Page 18) In summary:</p> <ul style="list-style-type: none"> <li>• 30% Affordable Homes;</li> <li>• Provision for Self-Build/Custom Build;</li> <li>• New 1 form entry primary school, with room for expansion to 2 forms of entry;</li> <li>• Local shops and other community facilities;</li> <li>• Space within the development for a potential branch GP surgery;</li> <li>• Contribution towards additional secondary school places;</li> <li>• Contribution towards built leisure facilities;</li> </ul>

Profile of Main Development Area: **MD3 – Fiddlers Ferry**

- Three new parks and an extensive green infrastructure network;
- Open space and playing pitches;
- New bridge over railway to access southern residential parcel
- Utilities provision;
- Off-site highway works;
- Flood mitigation and drainage including exemplary sustainable drainage systems (SuDS).

Cross references to Green Belt Assessment and summary of conclusions:

The allocation has been assessed in [GB3 - Green Belt Site Selection - Implications of Green Belt Release - August 2021](#). (page 13)

The parcels making up the site were also assessed as part of the [GB5 - Green Belt Assessment - October 2016](#). This includes parcel WR73 (western half of parcel only), WR74, and WR79 (southern section of parcel only). WR73 and WR74 were assessed as making a moderate contribution to Green Belt purposes and WR79 made a strong contribution to Green Belt purposes.

The northern section of the site makes a strong contribution to Green Belt purposes and the southern section of the site makes a moderate contribution to Green Belt purposes. Development of the site would result in some encroachment into the countryside however development would not represent unrestricted sprawl as it is not adjacent to the Warrington urban area. Development would reduce the separation between the Warrington urban area and Widnes, and to a lesser extent between Widnes and Runcorn. However a degree of separation would be maintained by the remaining Green Belt land to the south of the A562 Widnes Road, to the east of Marsh Lane and to the south of the dry lagoon, as well as by the physical constraints of the River Mersey and the Manchester Ship Canal. Overall, development would not result in neighbouring towns merging. The removal of the site from the Green Belt will not harm the overall function and integrity of the Warrington Green Belt.

The new Green Belt boundary would partly be defined by the dense wooded area to the north, and the St Helen's Canal and the railway to the south which represent recognisable and permanent boundaries. The south western boundary currently consists of the raised landform and existing access road around the outside of the dry



Profile of Main Development Area: <b>MD3 – Fiddlers Ferry</b>	
	<p>lagoon. This would need strengthening to ensure permanence in the long term. The eastern boundary (in the northern section of the site) currently consists of Marsh Lane. Marsh Lane is a single lane road which is made in parts and therefore would require strengthening to ensure permanence in the long term. The eastern boundary (in the southern section of the site) currently consists of the Vyrnwy Aqueduct. This is not a visible feature however it provides a clear constraint to development and there are pylons running almost in parallel with it. A new boundary would need to be established in this location to provide a recognisable and permanent Green Belt boundary.</p> <p>The employment area within the site boundary is all brownfield land and would not have an impact on the Green Belt.</p>
Cross references to Sustainability Appraisal and summary of conclusions:	<p><a href="#">SP3 - Sustainability Appraisal SA Report - August 2021</a>  In terms of the SA objectives the residential and employment allocation combined (page 69 &amp; 79): will promote sustainable growth for 12 objectives; will be unlikely to have a major impact on trends for 18 objectives; may require mitigation for 10 objectives; and is likely to require mitigation for 5 objectives.</p> <p>The site formed a component of the options assessed for development adjacent to the main urban area in the SA ahead of the Updated Proposed Submission Version Local Plan 2021 as detailed in paras 4.5.6 to 4.5.21. The SA options assessment contributed to the assessment detailed in the Development Options and Site Assessment Technical Reports as detailed below.</p>
Cross references to Site Assessment Proformas and summary of conclusions:	<p><a href="#">SAP1 - Additional Site Assessment Proformas - September 2021</a></p> <p><b>Residential Element:</b>  The site (page 28 -32 of the above document) is a part brownfield and part greenfield and lies between the existing urban areas of Warrington and Widnes. The site is immediately adjacent to the existing urban are of Widnes to the west and open countryside and fields in agricultural use to the north; a golf course to the east and the Mersey Estuary to the south. The site has good access to the existing primary road network and existing employment sites. The site has relatively poor access to secondary schools but is of sufficient scale to support the provision of a new primary school and other local services. The site has</p>

Profile of Main Development Area: **MD3 – Fiddlers Ferry**

reasonable accessibility to existing natural greenspace and is of sufficient scale to provide significant quantities of new natural greenspace and equipped play space. A small part of the site lies within a sand and gravel MSA. However, the mineral resource beneath this part of the MSA has already been sterilised due to over lying existing development. An appropriate vehicular access on to Widnes Road (A562) is achievable within the site edged red. A pedestrian footway already exists to access nearby bus stops (albeit that the frequency of bus services is low and the wider site will be a significant distance from these existing bus stops). The site is less than 5km from the nearest train station.

**Employment Element:**

The site (page 68 – 71 of the above document) is a brownfield site and graded A-/B- in the context of the Council's updated EDNA (2021) and therefore performs strongly in terms of its contribution to meeting Warrington's strategic and local employment land needs, However, there are potentially significant constraints in being able to bring the site forward for development considered suitable.

The site benefits from its location and existing access arrangements off the A562, is in close proximity to junction 7 of the M62 and, provides the potential to meet a significant proportion of the Borough's identified employment land requirement.

The site is available and is being actively promoted by site owners through the Local Plan process for development. In terms of achievability, the site promoter has provided extensive evidence to demonstrate that the demolition and remediation of the power station is technical achievable and viable, subject to the enabling residential development.

As such, the Council is confident that the issues affecting the suitability of the site can be addressed.

As referenced in the [O1 - Development Options and Site Assessment Technical Report - September 2021](#) (pages 17-20) options for development across the Borough as a whole perform strongest where they include the regeneration of the Fiddlers Ferry site, and associated enabling Green Belt

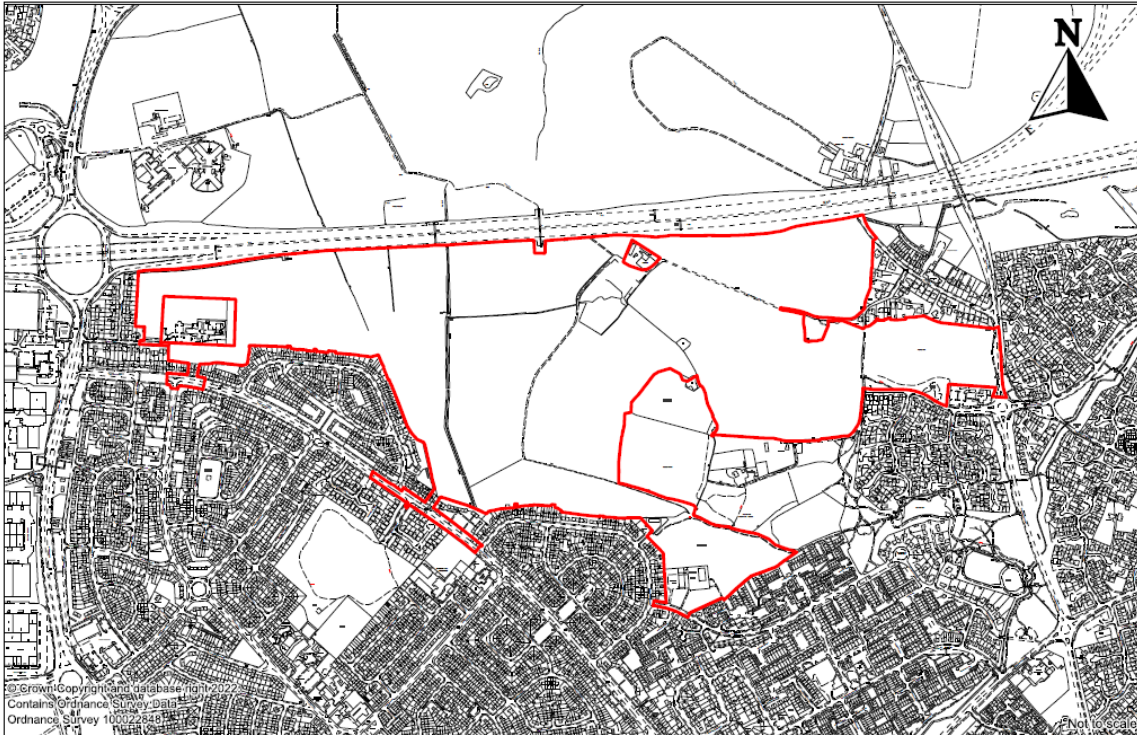
Profile of Main Development Area: **MD3 – Fiddlers Ferry**

	development, to meet a proportion of the Borough's development needs.
Relevant planning applications and permissions:	<p>There is a large number of applications across the proposed allocation site associated with previous use of the land as a power station.</p> <p>Of relevance to future redevelopment of the site is the recent Environmental Impact Assessment Regulations 2017 Regulation 6 Screening Opinion (Application No. 2021/38558) for the proposed demolition of the power station, in which it was confirmed that EIA is not required.</p>

Profile of Main Development Area: **MD4 – Peel Hall**

OS base map showing site and surrounding area:

Site Location: MD4 Peel Hall



OS base map showing site and surrounding area

Name of site promoter(s):	Satnam Millennium Ltd
References to relevant development framework documents and their status:	No relevant development framework, Regulation 19
Summary of key constraints and relevant designations:	<p><b>Constraints and Designations:</b></p> <ul style="list-style-type: none"> <li>• Green field site within the existing urban area</li> <li>• Northern boundary of site adjacent to the M62 AQMA and in the 50m Motorway Buffer</li> <li>• Gas pipeline runs across the northern boundary, adjacent to the M62</li> <li>• Peel Hall Farm Boarding Kennels within the site boundary</li> <li>• PROW to part of the northern and southern boundary of the site</li> <li>• Radley Plantation Local Wildlife Site is within the site boundary</li> <li>• Whole site is Grade 2 Agricultural Land</li> <li>• Mineral resources present under the site</li> </ul>
Infrastructure requirements:	<p>Full details and costings are provided here: <a href="https://www.warrington.gov.uk/infrastructure-delivery-plan">Infrastructure Delivery Plan - September 2021 (warrington.gov.uk)</a> (page 19)</p> <p>In summary:</p>

Profile of Main Development Area: **MD4 – Peel Hall**

	<ul style="list-style-type: none"> <li>• 30% Affordable Homes;</li> <li>• Residential Care Home;</li> <li>• Provision for Self-Build/Custom Build;</li> <li>• One form entry Primary School with additional operational land to allow the expansion to a two form entry Primary School;</li> <li>• Contribution to Secondary School places;</li> <li>• further contribution to provide an additional half form entry of primary school capacity off-site;</li> <li>• financial contribution towards the provision of additional secondary school places;</li> <li>• New Local Centre;</li> <li>• financial contribution to the delivery of a new health care facility within the catchment area of the site;</li> <li>• appropriate access and egress arrangements for the site as a whole and for individual phases of development;</li> <li>• Local and Strategic road junction improvements;</li> <li>• Improved cycling and walking routes;</li> <li>• public transport enhancements to connect the new community with Warrington Town Centre and key destinations including the employment areas of Birchwood and Omega;</li> <li>• Other necessary network improvements to the Local and Strategic Road Network as identified by an appropriate Transport Assessment;</li> <li>• Provision of open space;</li> <li>• A scheme for measurable Biodiversity Net Gain through the use of the Defra Metric will be required;</li> <li>• A contribution to expanding and enhancing existing or planned built leisure facilities; and</li> <li>• Provision of Sustainable Urban Drainage Systems.</li> </ul>
<p>Cross references to Green Belt Assessment and summary of conclusions:</p>	<p>Not applicable as the site is a green field site within the existing urban area.</p>
<p>Cross references to Sustainability Appraisal and summary of conclusions:</p>	<p><a href="#"><u>SP3 - Sustainability Appraisal SA Report - August 2021</u></a>            In terms of the SA objectives the site (page 69): will promote sustainable growth for 5 objectives; will be unlikely to have a major impact on trends for 13 objectives; may require mitigation for 7 objectives; and is likely to require mitigation for 2 objectives.</p>

Profile of Main Development Area: <b>MD4 – Peel Hall</b>	
	<p>Pages 24 to 47.</p> <p>The site forms part of the urban capacity and therefore was a constant in all of the spatial development options assessed in the SA.</p>
<p>Cross references to Site Assessment Proforma and summary of conclusions:</p>	<p><a href="#">SAP2 - Site Assessment Proformas - 2019</a></p> <p>The site (page 322) is available, being promoted through the Local Plan process and is considered to be suitable for development.</p> <p><a href="#">O1 - Development Options and Site Assessment Technical Report - September 2021</a> (paras 2.16 to 2.19)</p> <p>In identifying land to meet the housing requirement, the Council has sought to maximise the capacity of the existing urban area to accommodate new development, in order to demonstrate that all reasonable options have been identified for meeting Warrington's development requirements before releasing Green Belt.</p> <p>The urban capacity includes around 1,200 homes at the Peel Hall site and 1,300 homes at Arpley Meadows (Warrington Waterfront). These are large green-field sites and are the largest sites within the existing urban area. Given the scale of these sites, the need for on-site infrastructure and the potential impacts on the local and strategic road network, the draft Local Plan contains specific allocations for these sites.</p>
<p>Relevant planning applications and permissions:</p>	<p><b>2016/28492</b> Land at Peel Hall, south of the M62, Warrington: Outline planning application for a new mixed use neighbourhood comprising residential institution (residential care home - Use Class C2); up to 1200 dwelling houses and apartments (Use Class C3); local centre including food store up to 2000 square metres (Use Class A1); financial &amp; professional services; restaurants and cafes; drinking establishments; hot food takeaways (Use Classes A2-A5 inclusive); units within Use Class D1 (non-residential institution) of up to 600 sq m total with no single unit of more than 200 sq. m; and family restaurant/pub of up to 800 sq. m (Use Classes A3/A4); primary school; open space including sports pitches with ancillary facilities; means of access (including the demolition of 344; 346; 348; 458 and 460 Poplars Avenue) and supporting infrastructure. (All detailed matters other than access reserved for subsequent approval.) (Application is accompanied by an Environmental Impact Assessment).</p>

Profile of Main Development Area: **MD4 – Peel Hall**

Warrington's Development Management Committee refused application 2016/28492 in 2017 and it was then recovered for the Secretary of State's determination, following an appeal against the Council's decision by Satnam Millennium.

In 2018 the Secretary of State initially dismissed the appeal. However, in October 2019, after a challenge from Satnam Millennium Ltd, the High Court quashed the decision.

This quashing resulted in a new Public Inquiry into Peel Hall being held with a different Inspector during September 2020 and March 2021. In November 2021 the Secretary of State granted planning permission, subject to conditions, for the development at Peel Hall.

**2019/34768** Peel Hall: EIA Scoping Opinion request. Scoping Opinion issued May 2019.

**2014/24754** Peel Hall: EIA Scoping Request. General advice given November 2014.

**99/40295** Peel Hall: Outline application for a mixed use development comprising residential, employment, local Centre, open space and access roads. Withdrawn application.

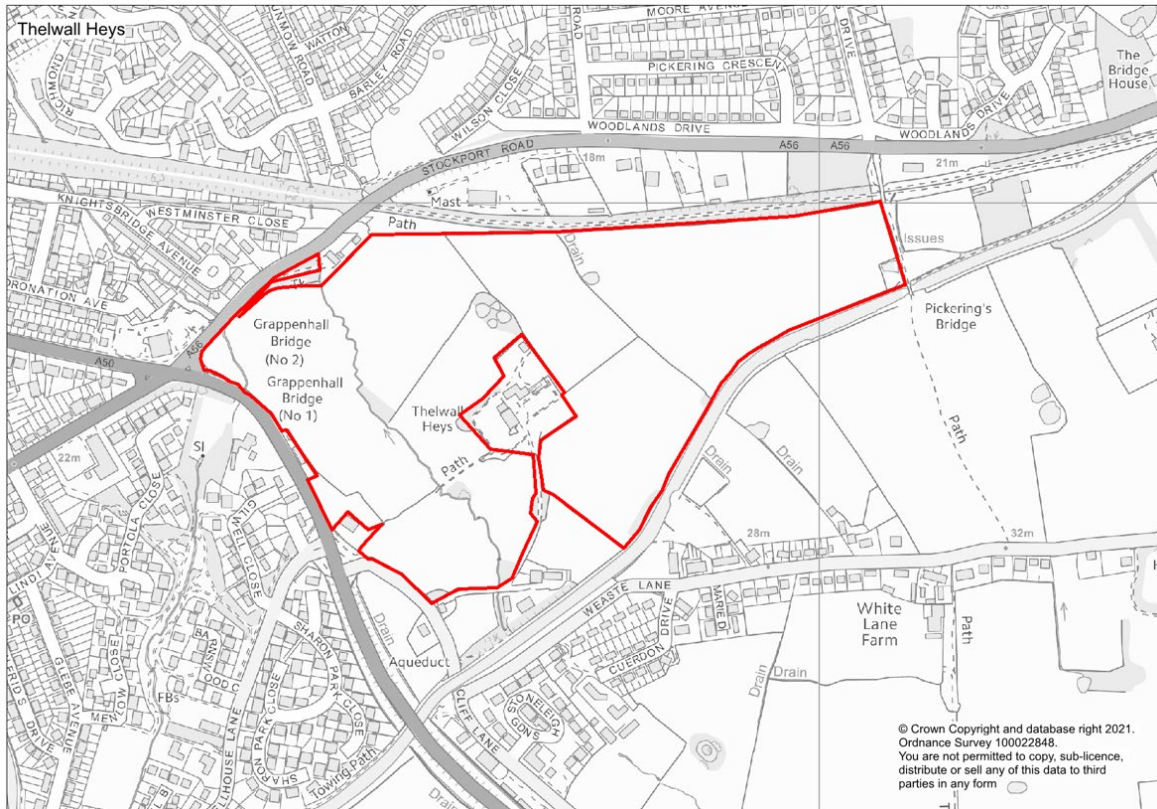
**99/40296** Peel Hall: Outline application for a mixed use development comprising residential, employment, local Centre, open space and access roads. Withdrawn application.

**93/31332** Peel Hall: Outline application for residential development, roads, Local Centre and open space. Refused February 1994.



**Profile of Main Development Area: MD5 - Thelwall Heys**

OS base map showing site and surrounding area:



Name of site promoter(s):	Liberty Properties
References to relevant development framework documents and their status:	<p>Sketch masterplan produced by landowner and attached to Regulation 19 Representations <a href="https://www.warrington.gov.uk">UPSVLP 1435   warrington.gov.uk</a></p> <p>This document has no material planning status.</p>
Summary of key constraints and relevant designations:	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Listed Building in the centre of site and Pickering's Bridge to the eastern boundary (but outside the proposed allocation boundary)</li> <li>• A mix of Grade 2 &amp; Grade 3 Agricultural land</li> <li>• PROW to the north, south and eastern boundaries</li> <li>• Small areas of Flood Zone 2 &amp; 3 to the west of the site</li> </ul>
Infrastructure Requirements:	<ul style="list-style-type: none"> <li>• 30% Affordable Homes;</li> <li>• Provision for Self-Build/Custom Build;</li> <li>• Contribution towards the provision of additional primary and secondary school places;</li> <li>• Contribution towards the provision of additional primary care capacity;</li> <li>• Provision of an accessible, comprehensive and high quality network of multi-functional green spaces;</li> </ul>

Profile of Main Development Area: **MD5 - Thelwall Heys**

- Contribution to expanding and enhancing existing or planned built leisure facilities and playing pitch provision;
- A scheme for measurable biodiversity net gain should be demonstrated through the use of the Defra Metric;
- A scheme of compensatory improvements to the environmental quality and accessibility of land remaining in the Green Belt will be required to be provided;
- Appropriate access arrangements for the site;
- Provision of cycling and walking routes within the site which connect into the wider existing footway network around the site;
- Other necessary network improvements or travel plan measures as identified by an appropriate Transport Assessment;
- The development will be required to make a contribution towards the delivery of improved cycle links to employment opportunities in the Town Centre and the South East Warrington Employment Area and across wider south Warrington; and
- A Sustainable Urban Drainage System.

Cross references to Green Belt Assessment and summary of conclusions:

[GB3 - Green Belt Site Selection - Implications for Green Belt Release August 2021](#)

The proposed allocation (page 16) consists of Site 1865 / R18/017 / R18/P2/019 which was assessed as making a weak contribution to Green Belt purposes.

Development of the site would result in some encroachment into the countryside however development would not represent unrestricted sprawl as it would be reasonably contained and well defined along strong permanent boundaries to the south, east and north (Bridgewater Canal, Cliff Lane, All Saints Drive, and the Trans Pennine Trail). Given the pattern of the built-up area, development could constitute 'rounding off' of the settlement pattern. The removal of this site from the Green Belt will not harm the overall function and integrity of the Warrington Green Belt. The new Green Belt boundary would be recognisable and permanent being strongly defined to the south, east and north by the Bridgewater Canal, Cliff Lane, All Saints Drive, and the Trans Pennine Trail respectively.

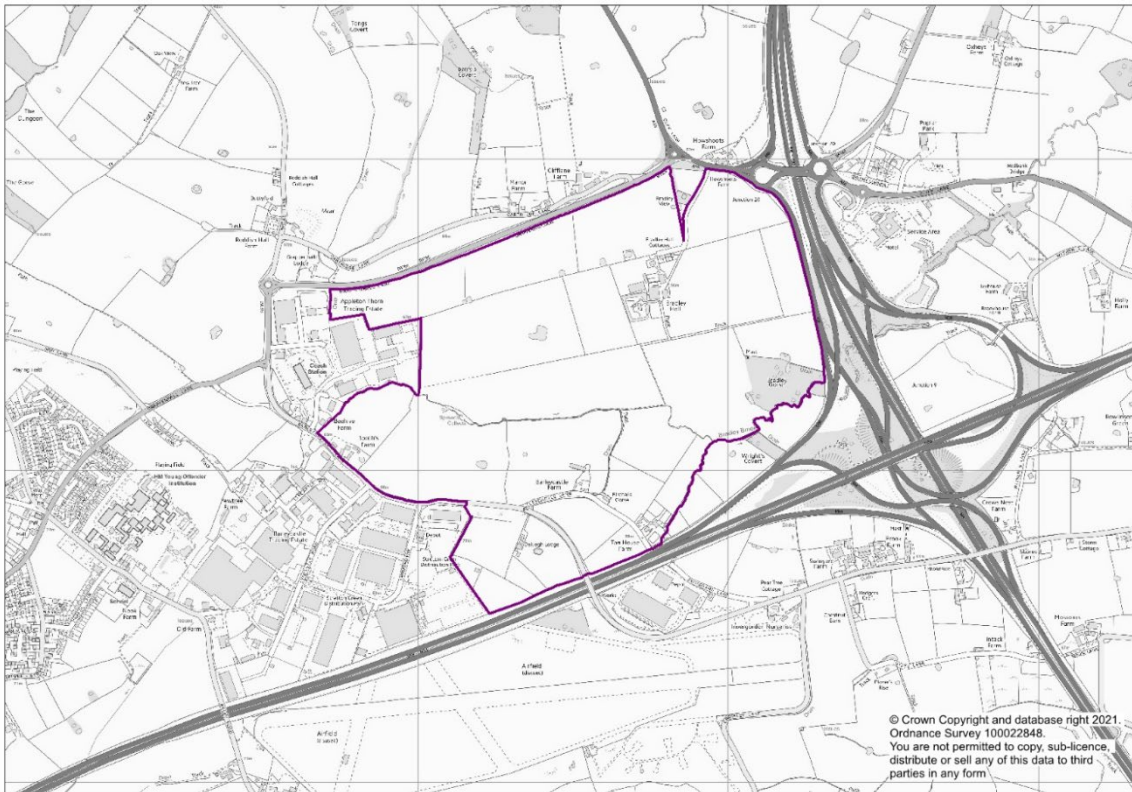
Profile of Main Development Area: <b>MD5 - Thelwall Heys</b>	
Cross references to Sustainability Appraisal and summary of conclusions:	<p><a href="#">SP3 - Sustainability Appraisal SA Report - August 2021</a></p> <p>In terms of the SA objectives the site (page 61): will promote sustainable growth for 5 objectives; will be unlikely to have a major impact on trends for 12 objectives; may require mitigation for 7 objectives; and is likely to require mitigation for 2 objectives.</p> <p>The site formed a component of the options assessed for development adjacent to the main urban area in the SA ahead of the Updated Proposed Submission Version Local Plan 2021 as detailed in paras 4.5.6 to 4.5.21. The SA options assessment contributed to the assessment detailed in the Development Options and Site Assessment Technical Reports as detailed below.</p>
Cross references to Site Assessment Proforma and summary of conclusions:	<p><a href="#">SAP3 - Site Assessment Proformas - South Warrington - 2017</a></p> <p>The site was submitted as part of the Call for Sites as a site for residential development (Page 15). The site is a gently undulating site, considerably lower in level than Knutsford Road and Stockport Road where it shares a boundary. There is an existing established access into the centre of the site off Cliff Lane, which provides access to the Grade II Listed Thelwall Heys house. A limited part of the site is within Flood zone 2 &amp; 3 and there is also a pond within the site.</p> <p><a href="#">O1 - Development Options and Site Assessment Technical Report - September 2021</a></p> <p>Paras 4.16 to 4.18</p> <p>The Council received a number of representations to the previous PSVLP consultation stating that additional sites were required in the early years of the Plan Period to offset the longer lead in times and potential risks associated with larger urban extensions.</p> <p>In response to these representations, the Council has undertaken a review of all sites immediately adjacent to the main urban area judged to be weak in terms of Green Belt performance. The Council then reconsidered these sites in terms of highways access, whether existing social infrastructure in the vicinity of the sites could accommodate the development and broader sustainability factors as set out in the Council's SA/SEA and site assessment process.</p>

Profile of Main Development Area: **MD5 - Thelwall Heys**

	<p>Having undertaken this process, the Council identified the potential development of 310 homes at Thelwall Heys and around 40 additional homes at two other smaller sites, which would logically be removed from the Green Belt if Thelwall Heys was to be allocated.</p> <p>Paras 4.39 to 4.47</p> <p>Thelwall Heys was considered as a component of the development options for the main urban area and formed part of the preferred option. Inclusion of the Thelwall Heys has the benefit of increasing housing delivery in the early part of the Plan period, complementing the larger development sites without having a material impact on the functioning of Warrington's Green Belt.</p>
Relevant planning applications and permissions:	Nothing of any relevance to the proposed allocation.

Profile of Main Development Area: **MD6 – The South East Warrington Employment Area**

OS base map showing site and surrounding area:



Name of site promoter(s):	Langtree Property Partners and Liberty Property Developments Ltd
References to relevant development framework documents and their status:	<p>Indicative <a href="#">Masterplan and Parameters Plan</a> submitted at the Regulation 19 (2021) consultation stage by Langtree.</p> <p>Liberty Property Regulation 19 (2021) <a href="#">consultation response</a></p> <p>These document have no material planning status.</p>
Summary of key constraints and designations:	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Bradley Hall Moated Site Ancient Monument within site boundary</li> <li>• Locally Listed Buildings within site boundary</li> <li>• Statutory Listed Buildings within site boundary</li> <li>• Mix of Grade 2 &amp; Grade 3 Agricultural Land</li> <li>• PROW runs north to south and east to west thorough the site</li> <li>• Adjacent to M6 and the M56 AQMA</li> </ul>
Infrastructure requirements	<p>Full details and costings are provided here: <a href="#">Infrastructure Delivery Plan - September 2021 (warrington.gov.uk)</a> (page 22)</p>

Profile of Main Development Area: **MD6 – The South East Warrington Employment Area**

	<p>In summary:</p> <ul style="list-style-type: none"> <li>• Access arrangements for the site as a whole and for individual phases of development;</li> <li>• Accessible green space provision, with long term management and maintenance provisions;</li> <li>• Improved cycling and walking routes providing direct and attractive linkages to the existing and planned residential areas and amenities;</li> <li>• Providing public transport enhancements to connect the new employment area with new residential areas, Stockton Heath; and Warrington Town Centre;</li> <li>• Improvements to increase capacity at Junction 20 of the M6;</li> <li>• Other network improvements and travel plan measures as identified by an appropriate Transport Assessment at the planning application stage;</li> <li>• Sustainable Drainage System;</li> <li>• A scheme for measurable biodiversity net gain should be demonstrated through the use of the Defra Metric; and</li> <li>• A scheme of compensatory improvements to the environmental quality and accessibility of land remaining in the Green Belt will be required to be provided.</li> </ul>
<p>Cross references to Green Belt Assessment and summary of conclusions:</p>	<p><a href="#"><u>GB3 - Green Belt Site Selection - Implications for Green Belt Release August 2021</u></a></p> <p>The allocation (page 11) includes the following sites: R18/061, R18/106, R18/147, R18/148, R18/150 and R18/151. These sites made a strong, moderate and weak contribution to Green Belt purposes.</p> <p><b>Conclusion:</b> Development of this allocation would result in some encroachment into the countryside, however; development would not represent unrestricted sprawl as it would be reasonably contained and well defined along strong permanent boundaries to the north, east and south (the M6, M56 and the B5356). The remaining surrounding Green Belt could continue to perform its Green Belt function. The removal of this site from the Green Belt will not harm the overall function and integrity of the Warrington Green Belt. The new Green Belt boundary would be recognisable and permanent being strongly</p>



Profile of Main Development Area: <b>MD6 – The South East Warrington Employment Area</b>	
	defined to the north, east and south by the B5356, M6, and M56 respectively.
Cross references to Sustainable Appraisal and summary of conclusions:	<p><a href="#">SP3 - Sustainability Appraisal SA Report - August 2021</a></p> <p>In terms of the SA objectives the combined sites (page 75): will promote sustainable growth for 17 objectives; will be unlikely to have a major impact on trends for 65 objectives; may require mitigation for 22 objectives; and is likely to require mitigation for 11 objectives.</p> <p>The site formed a component of the options assessed for broad locations for employment growth in the SA ahead of the Proposed Submission Version Local Plan 2019 as detailed in paras 5.2.1 to 5.2.25 and ahead of the Updated Proposed Submission Version Local Plan 2021 as detailed in paras 5.3.1 to 5.3.10. The SA options assessment contributed to the assessment detailed in the Employment site assessment proformas as detailed below.</p>
Cross references to Site Assessment Proforma and summary of conclusions:	<p>This site was allocated in the PSVLP 2019 but at this stage the allocation also included land to the north east of the A50. This land, together with a small parcel at Bradley View (Omission Site 51) was removed from the allocation in the PSVLP 2021.</p> <p><a href="#">SAP2 - Site Assessment Proformas 2019</a></p> <p><b>Overall Site Conclusions based on Suitability, Availability, Achievability</b></p> <p>The overall combined site (pages 23 to 50) is graded ‘A’ in the context of the EDNA and therefore performs strongly in terms of its contribution to meeting Warrington’s strategic employment land needs. The site benefits from its location at the junction of the M6 and M56 and provides the potential to meet a large proportion of the Borough’s identified B8 requirement.</p> <p>There are a number of issues which would need to be mitigated to ensure that the overall site could be considered ‘Suitable’, in particular:</p> <ul style="list-style-type: none"> <li>• The development of the overall site could not be supported by current highways access arrangements. Development is therefore dependent on infrastructure improvements to the local and strategic road networks;</li> <li>• There is a Scheduled Ancient Monument within the site. Development will need to ensure that the setting of the heritage asset is preserved and enhanced.</li> </ul>



Profile of Main Development Area: **MD6 – The South East Warrington Employment Area**

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

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

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

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

**SITE CONCLUSION: SELECTED SITE** – subject to ensuring appropriate infrastructure improvements to the local and strategic road networks.

[SAP1 - Site Assessment Proformas - September 2021](#)

The overall combined site (pages 83 - 111) is graded 'A+/B+' in the context of the Council's updated EDNA (2021) and therefore performs strongly in terms of its contribution to meeting Warrington's strategic and local employment land needs. The site benefits from its location at the junction of the M6 and M56 and provides the potential to meet a large proportion of the Borough's identified employment land requirement.

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

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

Profile of Main Development Area: **MD6 – The South East Warrington Employment Area**

	<p>setting of the heritage asset is preserved and enhanced;</p> <ul style="list-style-type: none"><li>• Development will result in the loss of Grade 3 and Grade 2 Agricultural Land and a combination of weak, moderate and strongly performing Green Belt parcels.</li></ul> <p>The overall site is available and is being actively promoted by site owners through the Local Plan process.</p> <p>Development of the site is considered achievable given the EDNA 'A+/B+' category and the Local Plan viability assessment. Development can only come forward however with infrastructure improvements to the local and strategic highways networks.</p> <p>The site performs strongly against Local Plan Objectives and the proposed Local Plan Spatial Strategy. It benefits from proximity to the South East Warrington Urban Extension and provides the opportunity to ensure a comprehensive approach to the required improvements to road infrastructure and public transport improvements in the wider area.</p> <p>As such, the Council is confident that the issues affecting the suitability of the site can be addressed. <b>SITE CONCLUSION: SELECTED SITE</b> – subject to ensuring appropriate infrastructure improvements to the local and strategic road networks are delivered.</p>
<p>Relevant <a href="#">Planning Applications</a> and permissions:</p>	<p><b>Application 2019/34799 (Langtree site):</b> Proposed employment park including offices, associated servicing, infrastructure, car and vehicle parking, landscaping and ecological works on land to the west of Junction 20 of the M6 Motorway, and Junction 9 of the M56 Motorway and to the south of Grappenhall Lane/Cliff Lane Grappenhall, Warrington (known as SIX:56 Warrington). Resolution to grant consent by the Council's Development Management Committee March 2022, subject to Secretary of State call in request.</p> <p>Letter dated 16<sup>th</sup> May 2022 indicated that the Secretary of State would not be calling in the application for determination. However, on 26<sup>th</sup> May 2022 the Secretary of State in exercising powers under Article 31 of the Town and Country Planning (Development Management</p>

Profile of Main Development Area: **MD6 – The South East Warrington Employment Area**

Procedure) (England) Order 2015, directed the Council not to grant permission on this application without specific authorisation. Clarification on holding directive currently awaited from the Secretary of State.

**Revised Application 2019/34739 (Liberty Site):** The development proposed is demolition of all existing on-site buildings and structures and construction of a National Distribution Centre building (Use Class B8) with ancillary office accommodation (Class B1 (a)), vehicle maintenance unit, vehicle washing area, internal roads, gatehouse, parking areas, perimeter fencing, waste management area, sustainable urban drainage system, landscaping, highways improvements and other associated works.

Application recommended for approval by the Council's Development Management Committee July 2019, subject to conditions and the completion of a planning obligation and referral top the Secretary of State.

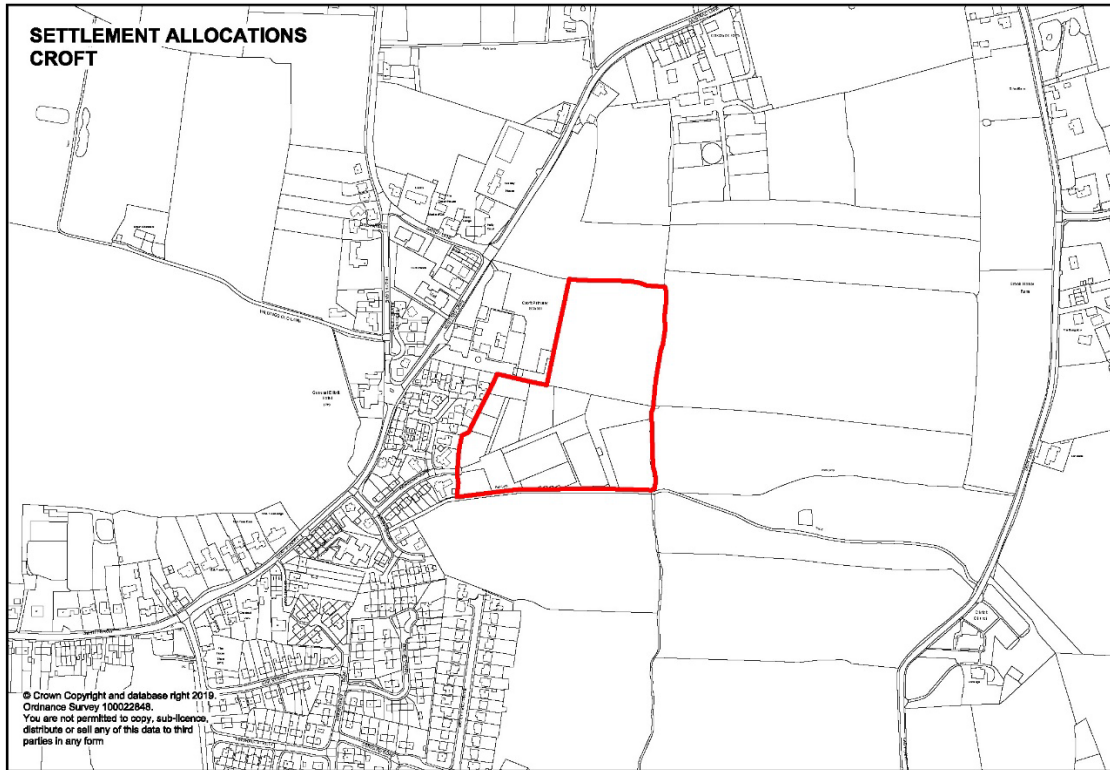
Call in application refused November 2020.

**Application 2017/31757 (Liberty site):** Land North of Barleycastle Lane, Appleton Thorn. Full Planning application (Major) - Demolition of all existing on-site buildings and structures and construction of a National Distribution Centre building (Use Class B8) with ancillary office accommodation (Class B1(a)), vehicle maintenance unit, vehicle washing area, internal roads, gatehouse, parking areas, perimeter fencing, waste management area, sustainable urban drainage system, landscaping, highways improvements and other associated works.

Application refused by the Council's Development Management Committee November 2018. Refusal appealed by the applicant and then recovered by the Secretary of State for determination. Appeal dismissed by the Secretary of State November 2020.

**Profile of Outlying Settlement: OS1 - Land at Heathcroft Stud, Croft**

OS base map showing site and surrounding area:



Name of site promoter(s):	Bellway Homes Ltd.
References to relevant development framework documents and their status:	Development Statement, including indicative layout produced by developer and attached to Regulation 19 Representation: <a href="#">upsvlp-0434</a>  This document has no material planning status.
Summary of key constraints, relevant designations:	<p><b>Constraints and Designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Site within 1km of the M62 AQMA</li> <li>• PROW runs along southern boundary of the site.</li> <li>• Whole site is Grade 3 Agricultural Land</li> </ul>
Summary of key infrastructure requirements:	<p><b>Infrastructure Requirements:</b></p> <ul style="list-style-type: none"> <li>• 30% Affordable Homes;</li> <li>• Provision for Self-Build/Custom Build;</li> <li>• Financial contribution to primary school places;</li> <li>• Financial contribution to secondary school places;</li> <li>• Financial contribution towards the provision of additional primary care capacity;</li> <li>• Provision of open space;</li> <li>• Financial contribution to expanding and enhancing existing or planned built leisure facilities;</li> <li>• Financial contribution to expanding and enhancing existing or planned playing pitches;</li> </ul>

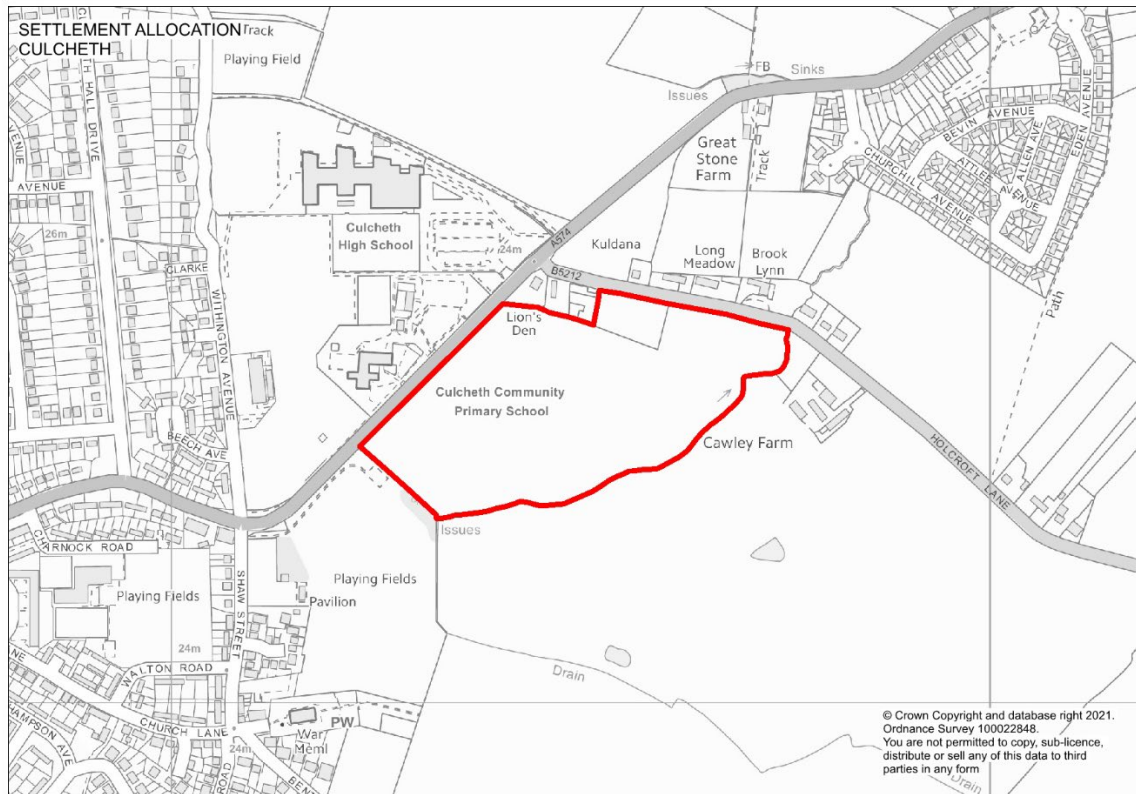
Profile of Outlying Settlement: <b>OS1 - Land at Heathcroft Stud, Croft</b>	
	<ul style="list-style-type: none"> <li>• A scheme for measurable Biodiversity Net Gain through the use of the Defra Metric;</li> <li>• A scheme of compensatory improvements to the environmental quality and accessibility of land remaining in the Green Belt;</li> <li>• Appropriate access and egress arrangements for the site;</li> <li>• Provision of cycling and walking routes within the site which connect into the wider existing footway network and greenway network/public right of way along the southern boundary of the site;</li> <li>• Other necessary network improvements to the Local and Strategic Road Network as identified by an appropriate Transport Assessment;</li> <li>• Provision of Sustainable Urban Drainage System.</li> <li>• A scheme to mitigate air quality impacts on the Manchester Mosses SAC in accordance with Policy ENV8 (Part 4).</li> <li>• To meet a proportion of its energy needs from renewable or low carbon sources in accordance with Policy ENV7.</li> </ul>
Cross references to Green Belt Assessment and summary of conclusions:	<p><a href="#">GB3 - Green Belt Site Selection - Implications for Green Belt Release August 2021</a></p> <p>SHLAA Ref: 3155 / Site Ref: R18/095 / Site Ref: R18/P2/056 – Page 19</p> <p>The site currently makes a weak contribution to Green Belt purposes. Overall, development of the site would not represent encroachment into the countryside as the majority of the site is currently in use as Heathcroft Stud (equestrian use) therefore the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt around Croft. A new recognisable and permanent Green Belt boundary would be created by strengthening the existing boundaries.</p>
Cross references to Sustainability Appraisal and summary of conclusions:	<p><a href="#">SP3 - Sustainability Appraisal SA Report - August 2021</a></p> <p>Site ID: 3155 – Page 71</p> <p>In terms of the SA objectives the site: will promote sustainable growth for 6 objectives; will be unlikely to have a major impact on trends for 17 objectives; may require mitigation for 3 objectives; and there are no objectives that are likely to require mitigation.</p>
Cross references to Site Assessment Proforma and summary of conclusions:	<p><a href="#">SAP2 - Site Assessment Proformas - 2019</a></p> <p>SHLAA Ref: 3155 / Site Ref: R18/095 / Site Ref: R18/P2/056 – Pages 384 to 386</p>

Profile of Outlying Settlement: **OS1 - Land at Heathcroft Stud, Croft**

	<p>Overall the site is considered suitable - unlikely to have a major impact on trends. There are suitability issues surrounding proximity to AQMAs and train stations however the site has good accessibility to primary and secondary schools, formal play space and bus services. The site is achievable as it is in an area of moderate viability and there are no known abnormal development costs. The site is considered to be available as it is being promoted by the owner albeit part of the site is in active use. The site is adjacent to the settlement of Croft being located to the east of Deacons Close and Croft Primary School. The site is considered to be in a sustainable location and is free from ownership issues. There are no known abnormal development costs and the site is in a location of moderate viability. The Council's highways officer considers that an appropriate access can be provided. As such, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.</p> <p><b>Conclusion:</b> Site selected.</p>
Relevant planning applications and permissions:	<p>Proposed allocation site: 2012/19583 - Use of buildings and associated land for horse breeding/training/buying/selling and educational activity associated with BSJA (14 stables); Livery facilities (23 stables); and ancillary groom accommodation – Approved 08/05/2012.</p>

**Profile of Outlying Settlement: OS2 – Land at Warrington Road, Culcheth**

OS base map showing site and surrounding area:



Name of site promoter(s):	Story Homes / Paul and Debra Gafner
References to relevant development framework documents and their status:	Representation Statement, including indicative Masterplan produced by developer and attached to Regulation 19 Representation: <a href="#">UPSVLP-1418</a>  This document has no material planning status.
Summary of key constraints and relevant designations:	<b>Constraints and Designations:</b> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Underground gas pipeline</li> <li>• Whole site is Grade 3 Agricultural Land</li> </ul>
Summary of infrastructure requirements:	<b>Infrastructure Requirements:</b> <ul style="list-style-type: none"> <li>• 30% Affordable Homes;</li> <li>• Provision for Self-Build/Custom Build;</li> <li>• Financial contribution to primary school places;</li> <li>• Financial contribution to secondary school places;</li> <li>• Financial contribution towards the provision of additional primary care capacity;</li> <li>• Provision of open space;</li> <li>• Financial contribution to expanding and enhancing existing or planned built leisure facilities;</li> <li>• Financial contribution to expanding and enhancing existing or planned playing pitches;</li> </ul>



Profile of Outlying Settlement: **OS2 – Land at Warrington Road, Culcheth**

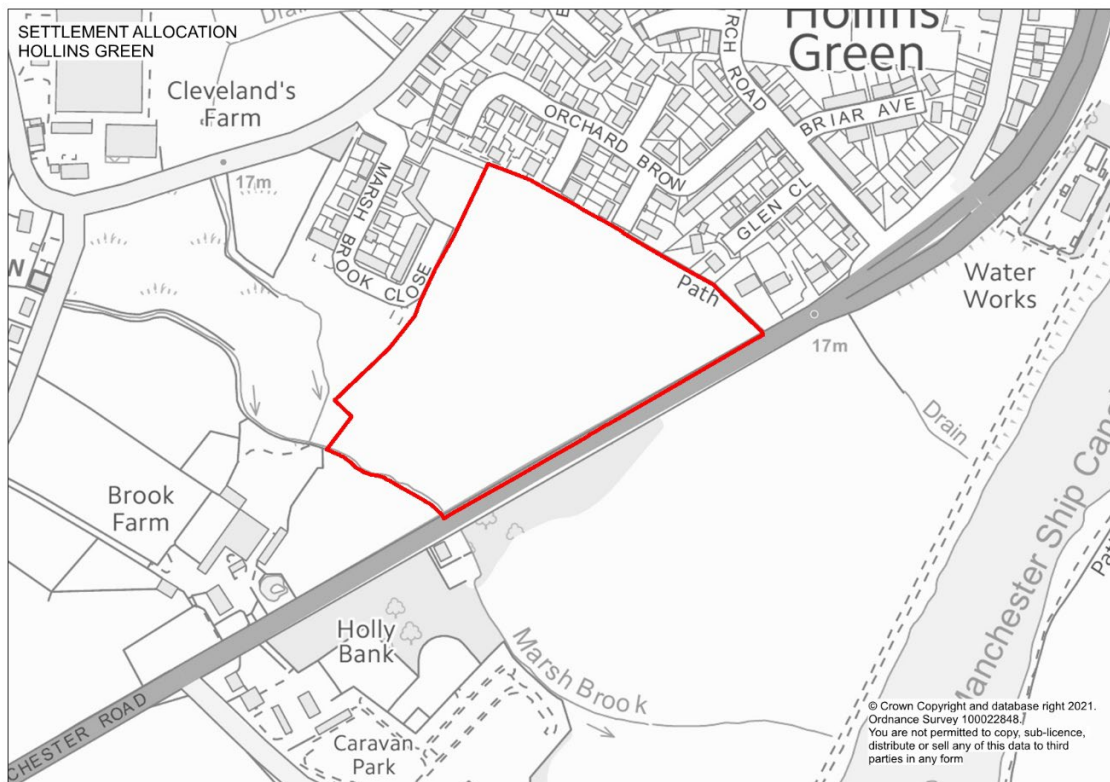
	<ul style="list-style-type: none"> <li>• A scheme for measurable Biodiversity Net Gain through the use of the Defra Metric;</li> <li>• A scheme of compensatory improvements to the environmental quality and accessibility of land remaining in the Green Belt;</li> <li>• Appropriate access and egress arrangements for the site;</li> <li>• Provision of cycling and walking routes within the site which connect into the wider existing footway network to the west and provide connectivity with the existing community;</li> <li>• Other necessary network improvements to the Local and Strategic Road Network as identified by an appropriate Transport Assessment;</li> <li>• Provision of Sustainable Urban Drainage System.</li> <li>• A scheme to mitigate air quality impacts on the Manchester Mosses SAC in accordance with Policy ENV8 (Part 4).</li> <li>• To meet a proportion of its energy needs from renewable or low carbon sources in accordance with Policy ENV7.</li> </ul>
<p>Cross references to Green Belt Assessment and summary of conclusions:</p>	<p><a href="#">GB3 - Green Belt Site Selection - Implications for Green Belt Release August 2021</a></p> <p>SHLAA Ref: 3157 / Site Ref: R18/097 / Site Ref: R18/P2/069 – Page 21</p> <p>The site currently makes a weak contribution to Green Belt purposes. Whilst development of the site would entail a small incursion into undeveloped countryside, the removal of the site from the Green Belt alongside the adjacent site (SHLAA Ref: 3337 / Site Ref: R18/P2/064) will not harm the overall function and integrity of the Green Belt around Culcheth. A new recognisable and permanent Green Belt boundary would be created by strengthening the existing boundaries.</p>
<p>Cross references to Sustainability Appraisal and summary of conclusions:</p>	<p><a href="#">SP3 - Sustainability Appraisal SA Report - August 2021</a></p> <p>Site ID: 3157 – Page 72</p> <p>In terms of the SA objectives the site: will promote sustainable growth for 6 objectives; will be unlikely to have a major impact on trends for 17 objectives; may require mitigation for 3 objectives; and there are no objectives that are likely to require mitigation.</p>
<p>Cross references to Site Assessment Proforma and summary of conclusions:</p>	<p><a href="#">SAP2 - Site Assessment Proformas - 2019</a></p> <p>SHLAA Ref: 3157 / Site Ref: R18/097 / Site Ref: R18/P2/069 – Pages 432 to 434</p>

Profile of Outlying Settlement: **OS2 – Land at Warrington Road, Culcheth**

	<p>The site is considered to be suitable-unlikely to have a major impact on trends. There are suitability issues surrounding proximity to natural greenspace. The site is considered to be achievable and is an area of moderate viability with known demand and no known abnormal development costs. The site is available as it is being promoted by the owner and is not in active use.</p> <p>The site is adjacent to the settlement of Culcheth being located to the east of the settlement on Warrington Road. The site is considered to be in a sustainable location and is free from ownership issues. There are no known abnormal development costs and the site is in a location of moderate viability. An appropriate vehicular access to Warrington Road (A574) can be achievable within the site edged red with the opportunity to moderate vehicle speeds along Warrington Road and a pedestrian footway could be provided along the site frontage to link into the existing footway network, to improve pedestrian linkage to the local centre. As such, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment. It is recommended that the site is brought forward in conjunction with Site Ref: R18/P2/064 and a durable Green Belt boundary would need to be created.</p> <p><b>Conclusion:</b> Site selected.</p>
Relevant planning applications and permissions:	None.

Profile of main development area: **OS3 - Land north of A57, Hollins Green**

OS base map showing site and surrounding area:



Name of site promoter(s):	Richborough Estates Group Ltd.
References to relevant development framework documents and their status:	Representation Statement, including Development Statement and illustrative Masterplan produced by developer and attached to Regulation 19 Representation <a href="https://www.warrington.gov.uk/upsvlp-0429">https://www.warrington.gov.uk/upsvlp-0429</a>  This document has no material planning status.
Summary of key constraints, relevant designations:	<b>Constraints and Designations:</b> <ul style="list-style-type: none"> <li>• Green Belt.</li> <li>• Whole site is Grade 2 Agricultural Land.</li> <li>• PROW along northern boundary of site.</li> <li>• Underground gas pipeline to east of site.</li> <li>• Within catchment area of SPA or SAC (Rixton Clay Pits SAC).</li> <li>• Within proposed Mineral Safeguarding Area for sand and gravel.</li> </ul>
Summary of infrastructure requirements:	<b>Infrastructure Requirements:</b> <ul style="list-style-type: none"> <li>• 30% Affordable Homes;</li> <li>• Provision for Self-Build/Custom Build;</li> <li>• Financial contribution to primary school places;</li> <li>• Financial contribution to secondary school places;</li> <li>• Financial contribution towards the provision of additional primary care capacity;</li> </ul>

Profile of main development area: **OS3 - Land north of A57, Hollins Green**

- Provision of open space;
- Financial contribution to expanding and enhancing existing or planned built leisure facilities;
- Financial contribution to expanding and enhancing existing or planned playing pitches;
- A scheme for measurable Biodiversity Net Gain through the use of the Defra Metric;
- A scheme of compensatory improvements to the environmental quality and accessibility of land remaining in the Green Belt;
- Appropriate access and egress arrangements for the site;
- Provision of cycling and walking routes within the site which connect into the wider existing footway network to the north and provide connectivity with the existing community;
- Other necessary network improvements to the Local and Strategic Road Network as identified by an appropriate Transport Assessment;
- Provision of Sustainable Urban Drainage System.
- A scheme to demonstrate that there would not be any likely significant effects on the integrity of the adjacent European site (Rixton Clay Pits SAC) due to issues of water quality; ground water resource; impact on Great crested newts; fly-tipping or other anti-social behaviour.
- To meet a proportion of its energy needs from renewable or low carbon sources in accordance with Policy ENV7.

Cross references to Green Belt Assessment and summary of conclusions:

[GB3 - Green Belt Site Selection - Implications for Green Belt Release August 2021](#)

Site Ref: R18/P2/151 – Page 24 to 25

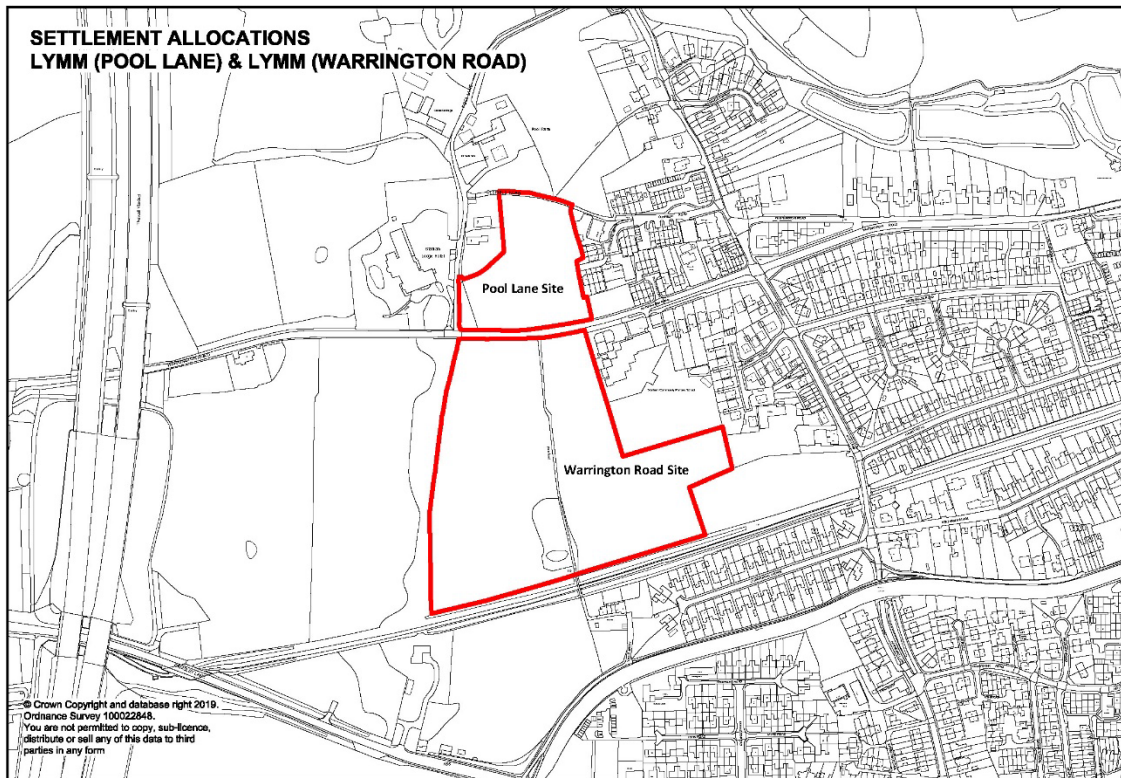
The site currently makes a moderate contribution to Green Belt purposes. Whilst development of the site would entail a small incursion into undeveloped countryside, the removal of the site from the Green Belt alongside the adjacent site (Site Ref: R18/056 / Site Ref: R18/P2/146C) will not harm the overall function and integrity of the Green Belt around Hollins Green. A new recognisable and permanent Green Belt boundary would be created consisting of the A57 Manchester Road and through strengthening the other existing boundaries

Profile of main development area: <b>OS3 - Land north of A57, Hollins Green</b>	
Cross references to Sustainability Appraisal and summary of conclusions:	<p><a href="#">SP3 - Sustainability Appraisal SA Report - August 2021</a></p> <p>Site ID: R18/P2/151 – Page 72</p> <p>In terms of the SA objectives the site: will promote sustainable growth for 4 objectives; will be unlikely to have a major impact on trends for 15 objectives; may require mitigation for 6 objectives; and is likely to require mitigation for 1 objective.</p>
Cross references to Site Assessment Proforma and summary of conclusions:	<p><a href="#">SAP2 - Site Assessment Proformas - 2019</a></p> <p>Site Ref: R18/P2/151 – Pages 460- 462</p> <p>The site is considered to be suitable-unlikely to have major impact on trends. There are some suitability issues surrounding; proximity to GP surgeries; mineral safeguarding areas and the adjacent area of potentially contaminated land to the north west. The site is considered to be achievable and is within an area of moderate viability, there is developer interest and demand and no known abnormal development costs. The site is considered to be available as it has been promoted by the owner and is not in active use. Workshop Comments The site is adjacent to the settlement of Hollins Green and is considered to be in a sustainable location. It is considered to be suitable for development. The site is considered to be available as it is free from ownership issues, having been promoted by the site owner. The site is considered to be achievable as it is in a location of moderate viability and there is developer interest/demand and no known abnormal development costs. Development of the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt land, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.</p> <p><b>Conclusion:</b> Site selected.</p>
Relevant planning applications and permissions:	<p>Land at Marsh Brook Close, Hollins Green, Warrington, WA3 6LR (Site abutting the NW boundary of the proposed allocation site):</p> <p><b>2018/32900:-</b> Outline Planning - Proposed 4no. detached dwellings and garages (access applied for only) – Allowed on appeal 04/02/2019</p> <p><b>2019/35493:-</b> Reserved Matters - Application for approval of all reserved matters following grant of outline planning permission 2018/32900 (four detached dwellings and garages) – Approved 26/10/2020.</p>



Profile of Outlying settlement: **OS4 – Pool Lane/Warrington Road, Lymm**

OS base map showing site and surrounding area:



Name of site promoter(s):	Gladman Developments
References to relevant development framework documents and their status:	Representation Statement, including Site submission Profile produced by developer and attached to Regulation 19 Representation <a href="https://www.warrington.gov.uk/upsvlp-0401">https://www.warrington.gov.uk/upsvlp-0401</a>  This document has no material planning status.
Summary of key constraints and relevant designations:	<p><b>Constraints and Designations:</b></p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Site within 1km of the M6 AQMA</li> <li>• PROW runs along northern boundary of the Pool Lane site and another runs through the middle of the Warrington Rd site.</li> <li>• Whole site is Grade 3 Agricultural Land.</li> <li>• Site lies within proposed Mineral Safeguarding Area.</li> </ul>
Summary of infrastructure requirements:	<p><b>Infrastructure Requirements:</b></p> <ul style="list-style-type: none"> <li>• 30% Affordable Homes;</li> <li>• Provision for Self-Build/Custom Build;</li> <li>• Financial contribution to primary school places;</li> <li>• Financial contribution to secondary school places;</li> <li>• Financial contribution towards the provision of additional primary care capacity;</li> <li>• Provision of open space;</li> </ul>



Profile of Outlying settlement: **OS4 – Pool Lane/Warrington Road, Lymm**

	<ul style="list-style-type: none"> <li>• Financial contribution to expanding and enhancing existing or planned built leisure facilities;</li> <li>• Financial contribution to expanding and enhancing existing or planned playing pitches;</li> <li>• A scheme for measurable Biodiversity Net Gain through the use of the Defra Metric;</li> <li>• A scheme of compensatory improvements to the environmental quality and accessibility of land remaining in the Green Belt;</li> <li>• Appropriate access and egress arrangements for the site;</li> <li>• Provision of cycling and walking routes within the site which connect into the wider existing footway network and greenway network/public right of way;</li> <li>• Other necessary network improvements to the Local and Strategic Road Network as identified by an appropriate Transport Assessment;</li> <li>• Financial contribution towards the delivery of improved cycle links to employment opportunities in the TC and the proposed employment allocation in SW Warrington.</li> <li>• Provision of Sustainable Urban Drainage System.</li> <li>• A scheme to mitigate air quality impacts on the Manchester Mosses SAC in accordance with Policy ENV8 (Part 4).</li> <li>• To meet a proportion of its energy needs from renewable or low carbon sources in accordance with Policy ENV7</li> </ul>
<p>Cross references to Green Belt Assessment and summary of conclusions:</p>	<p><a href="#">GB3 - Green Belt Site Selection - Implications for Green Belt Release August 2021</a></p> <p><b>Pool Lane Site</b> - SHLAA Ref: 1622 - Page 28 to 29  The site currently makes a weak contribution to Green Belt purposes. Whilst development of the site would entail a small incursion into undeveloped countryside, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt around Lymm. A new recognisable and permanent Green Belt boundary would be created by strengthening the existing boundaries.</p> <p><b>Warrington Road Site</b> - SHLAA Ref: 1528/Site Ref: R18/162 - Page 34 to 35  The site currently makes a moderate contribution to Green Belt purposes. Whilst development of the site would entail a small incursion into undeveloped countryside, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt around Lymm. A</p>

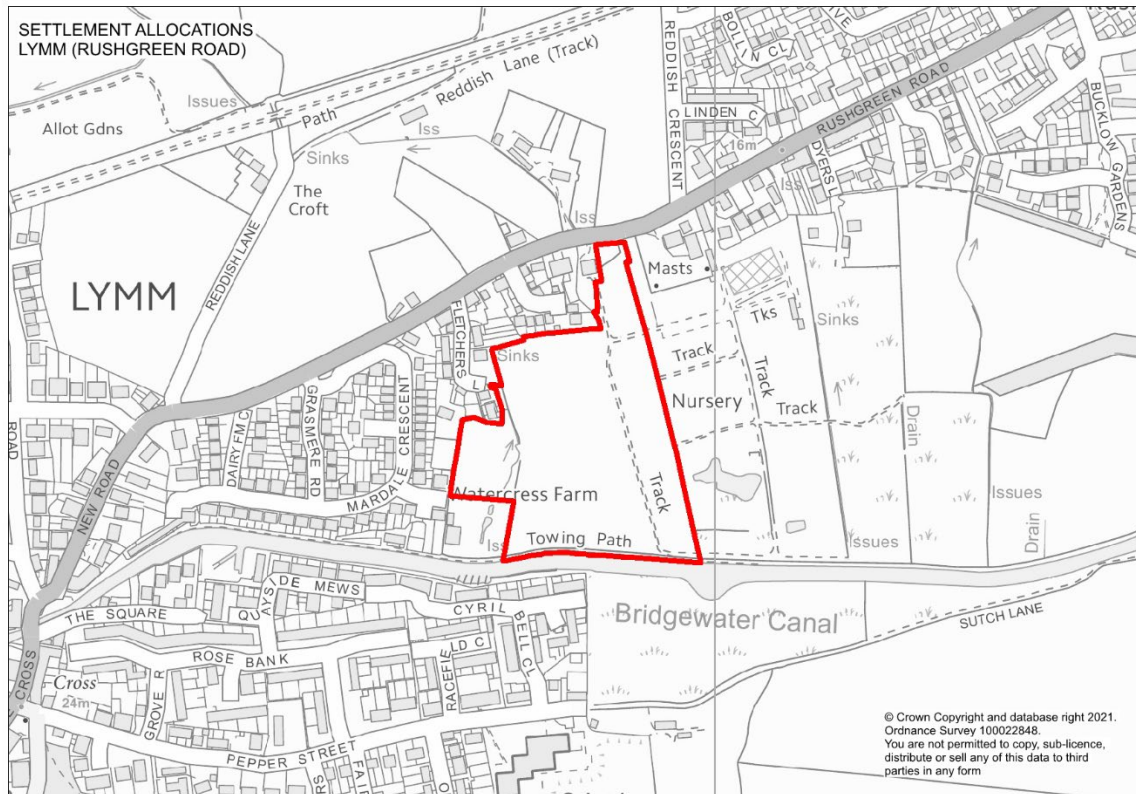
Profile of Outlying settlement: <b>OS4 – Pool Lane/Warrington Road, Lymm</b>	
	new recognisable and permanent Green Belt boundary would be created by strengthening the existing boundaries.
Cross references to Sustainability Appraisal and summary of conclusions:	<p><a href="#">SP3 - Sustainability Appraisal SA Report - August 2021</a></p> <p><b>Pool Lane site</b> – SHLAA Ref: 1622 – Page 73 In terms of the SA objectives the site: will promote sustainable growth for 8 objectives; will be unlikely to have a major impact on trends for 11 objectives; may require mitigation for 6 objectives; and is likely to require mitigation for 1 objective.</p> <p><b>Warrington Road site</b> - Site ID: 1528 – Page 73 In terms of the SA objectives the site: will promote sustainable growth for 7 objectives; will be unlikely to have a major impact on trends for 12 objectives; may require mitigation for 5 objectives; and is likely to require mitigation for 2 objectives.</p>
Cross references to Site Assessment Proforma and summary of conclusions:	<p><a href="#">SAP1 - Site Assessment Proformas - September 2021</a></p> <p><b>Pool Lane site</b> - SHLAA Ref: 1622 – Page 43 - 47 This site is considered to be suitable – unlikely to have a major impact on trends. There are some suitability issues as the site is adjacent to an area of potentially contaminated land to the east (however it does not contain any potentially contaminated land); and GP services in Lymm have no available capacity. The majority of the site is not in an area at risk from flooding. The site has good accessibility to formal play space, primary and secondary schools, GP services and bus services. The site is located adjacent to Statham Lodge which hosts a number of conferences / weddings. The site appears to be available, considering that it was promoted by the owner and is not in active use. The site is considered to be achievable as it is in an area of high viability and there are no known abnormal development costs. Workshop Comments The site is adjacent to the settlement of Lymm, located to the west of the settlement off of Warrington Road. The site is located in Flood Zone 1. The site is considered to be in a sustainable location and is available being free from ownership issues and having been promoted by the site owner. The site is considered to be achievable as there are no known abnormal development costs and the site is in a location of high viability. In addition, it has been judged to be suitable - unlikely to have a major impact on trends. As such, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing</p>

Profile of Outlying settlement: **OS4 – Pool Lane/Warrington Road, Lymm**

	<p>neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment W1 to <b>Conclusion:</b> Site selected.</p> <p><b>Warrington Road site</b> - SHLAA Ref: 1528/Site Ref: R18/162 – Page 38-41</p> <p>This site is considered to be suitable – unlikely to have a major impact on trends. There are some suitability issues as the site contains a locally important site not suitable for biodiversity offsetting (however this is not a Local Wildlife Site); it is adjacent to an area of potentially contaminated land to the north east (however it does not contain any potentially contaminated land); and GP services in Lymm have no available capacity. The site is not in an area at risk from flooding. The site has good accessibility to formal play space, primary and secondary schools, GP services and bus services. The site appears to be available, considering that it was promoted by the owner however a small section is in use as allotments. The site is considered to be achievable as it is in an area of high viability and there are no known abnormal development costs. Workshop Comments The site is adjacent to the settlement of Lymm, located to the west of the settlement off of Warrington Road. The site is considered to be in a sustainable location and is available being free from ownership issues and having been promoted by the site owner. The site is considered to be achievable as there are no known abnormal development costs and the site is in a location of high viability. In addition, it has been judged to be suitable - unlikely to have a major impact on trends. As such, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment. <b>Conclusion:</b> Site selected.</p>
<p>Relevant planning applications and permissions:</p>	<p>None.</p>

**Profile of Outlying settlement: OS5 – Rushgreen Road, Lymm**

OS base map showing site and surrounding area:



Name of site promoter(s):	Bellway Homes Ltd and Andrew Peake.
References to relevant development framework documents and their status:	Representation Statement, including Delivery Statement and illustrative Master Plan (Appendix 4) produced by developer and attached to Regulation 19 Representation <a href="https://www.warrington.gov.uk/upsvlp/2460">UPSVLP 2460   warrington.gov.uk</a>  This document has no material planning status.
Summary of key constraints and relevant designations:	<b>Constraints and Designations:</b> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Majority of the site is Grade 2 Agricultural Land. A small portion is Grade 3.</li> <li>• Site lies within proposed Mineral Safeguarding Area.</li> </ul>
Summary of infrastructure requirements:	<b>Infrastructure Requirements:</b> <ul style="list-style-type: none"> <li>• 30% Affordable Homes;</li> <li>• Provision for Self-Build/Custom Build;</li> <li>• Financial contribution to primary school places;</li> <li>• Financial contribution to secondary school places;</li> <li>• Provision of a new primary health care capacity of a minimum of 1,500sqm;</li> <li>• Provision of open space;</li> </ul>

Profile of Outlying settlement: **OS5 – Rushgreen Road, Lymm**

	<ul style="list-style-type: none"> <li>• Financial contribution to expanding and enhancing existing or planned built leisure facilities;</li> <li>• Financial contribution to expanding and enhancing existing or planned playing pitches;</li> <li>• A scheme for measurable Biodiversity Net Gain through the use of the Defra Metric;</li> <li>• A scheme of compensatory improvements to the environmental quality and accessibility of land remaining in the Green Belt;</li> <li>• Appropriate access and egress arrangements for the site;</li> <li>• Provision of cycling and walking routes within the site which connect into the wider existing footway network (including the Bridgewater Canal towpath that runs along the southern boundary of the site) and provide connectivity to the existing community;</li> <li>• Other necessary network improvements to the Local and Strategic Road Network as identified by an appropriate Transport Assessment;</li> <li>• Financial contribution towards the delivery of improved cycle links to employment opportunities in the TC and the proposed employment allocation in SE Warrington.</li> <li>• Provision of Sustainable Urban Drainage System.</li> <li>• A scheme to mitigate any potential impact on the groundwater environment in accordance with Policy ENV8 (Part 10).</li> <li>• To meet a proportion of its energy needs from renewable or low carbon sources in accordance with Policy ENV7.</li> </ul>
<p>Cross references to Green Belt Assessment and summary of conclusions:</p>	<p><a href="#">GB3 - Green Belt Site Selection - Implications for Green Belt Release August 2021</a></p> <p><b>Land off Thirlmere Drive</b> – SHLAA Ref: 1504 Site Ref: R18/018, R18/P2/055 – Pages 32 to 33.  The site currently makes a weak contribution to Green Belt purposes. Whilst development of the site would entail a very small incursion into undeveloped countryside, the removal of the site from the Green Belt alongside the adjacent site (Site Ref: R18/P2/085 /</p>

Profile of Outlying settlement: <b>OS5 – Rushgreen Road, Lymm</b>	
	<p>R18/P2/132) will not harm the overall function and integrity of the Green Belt around Lymm. A new recognisable and permanent Green Belt boundary would be created consisting of the Bridgewater Canal and through strengthening the other existing boundaries.</p> <p><b>Land at Tanyard Farm</b> - Site Ref: R18/P2/085 – Pages 30 to 31.</p> <p>The site currently makes a weak contribution to Green Belt purposes. Overall, development of the site would not represent encroachment into the countryside as the majority of the site is already developed with a gym and car park, airport car parking, a garage, agricultural buildings, a farm shop and a café, therefore the removal of the site from the Green Belt alongside the adjacent site (SHLAA Ref: 1504 / Site Ref: R18/018 / Site Ref: R18/P2/055) will not harm the overall function and integrity of the Green Belt around Lymm. A new recognisable and permanent Green Belt boundary would be created consisting of the Bridgewater Canal and through strengthening the other existing boundaries.</p>
Cross references to Sustainability Appraisal and summary of conclusions:	<p><a href="#">SP3 - Sustainability Appraisal SA Report - August 2021</a></p> <p><b>Land off Thirlmere Drive</b> – SHLAA Ref: 1504 – Page 73. In terms of the SA objectives the site: will promote sustainable growth for 5 objectives; will be unlikely to have a major impact on trends for 18 objectives; may require mitigation for 3 objectives; and is not likely to require mitigation for any objectives.</p> <p><b>Land at Tanyard Farm</b> – Site Ref: R18/P2/085 - Page 73. In terms of the SA objectives the site: will promote sustainable growth for 5 objectives; will be unlikely to have a major impact on trends for 10 objectives; may require mitigation for 7 objectives; and is likely to require mitigation for 1 objective.</p>
Cross references to Site Assessment Proforma and summary of conclusions:	<p><a href="#">SAP2 - Site Assessment Proformas - 2019</a></p> <p><b>Land off Thirlmere Drive</b> – SHLAA Ref: 1504 / Site Ref: R18/018, R18/P2/055 – Pages 480 to 482. This site is considered to be suitable – unlikely to have a major impact on trends. The site is adjacent to the settlement of Lymm, located to the east of the settlement close to Rushgreen Road (A6144). The site</p>

Profile of Outlying settlement: **OS5 – Rushgreen Road, Lymm**

	<p>is considered to be in a sustainable location and is available being free from ownership issues.</p> <p>The site is considered to be available as it was promoted by the owner and it is not in active use.</p> <p>The site is considered to be achievable as it is in an area of high viability and there are no known abnormal development costs.</p> <p>There are some suitability issues surrounding the distance to natural greenspace and a train station; and GP services in Lymm have no available capacity.</p> <p>Overall, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.</p> <p><b>Conclusion:</b> Site selected.</p> <p><b>Land at Tanyard Farm</b> - Site Ref: R18/P2/085 – Pages 477 to 479.</p> <p>This site is considered to be suitable – unlikely to have a major impact on trends. The site is adjacent to the settlement of Lymm, located to the east of the settlement close to Rushgreen Road. The site is considered to be in a sustainable location.</p> <p>The site is available, as it is being promoted by the owner and there is a planning permission for residential development on the site immediately to the eastern of the site that is currently in the process of being implemented (Ref: 2017/31816).</p> <p>The site is considered to be achievable in that it is in an area of high viability.</p> <p>There are suitability issues due to GP services in Lymm having no available capacity.</p> <p>Overall, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.</p> <p><b>Conclusion:</b> Site selected.</p>
<p>Relevant planning applications and permissions:</p>	<p>Land at Tanyard Farm, Rushgreen Road, Lymm, Warrington, WA13 9PR (Site abutting the eastern boundary of the proposed allocation site):</p>

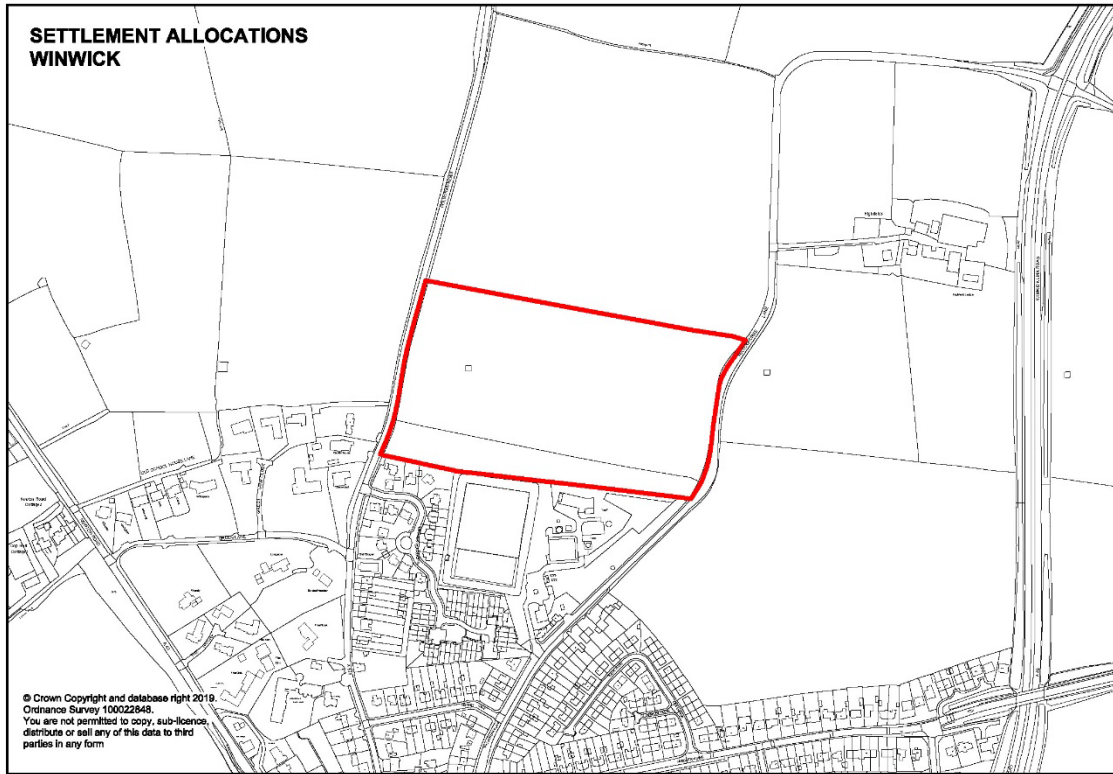


Profile of Outlying settlement: **OS5 – Rushgreen Road, Lymm**

**2017/21816:-** Proposed demolition of all existing structures and remediation of the site and the erection of a residential development comprising 64 dwellings with an ecological enhancement area, landscaping, open space, access from Rushgreen Road, car parking and associated infrastructure – Approved (on appeal) 27/09/2018.

Profile of Outlying settlement: **OS6 - Highfield Farm, Waterworks Lane, Winwick**

OS base map showing site and surrounding area:



Name of site promoter(s):

Bellway Homes Ltd.

References to relevant development framework documents and their status:

Representation Statement, including Delivery Statement and illustrative Layout Plan produced by developer and attached to Regulation 19 Representation  
<https://www.warrington.gov.uk/upsvlp-2297>

This document has no material planning status.

Summary of key constraints and relevant designations:

**Constraints and Designations:**

- Green Belt
- Site within 1km of the M6 AQMA
- Pylons run through the centre of the site west to east.
- Potentially contaminated land in north east corner of the site.
- United Utilities underground reservoir immediately to south of site.
- Registered Historic Battlefield to west of site.
- Whole site is Grade 3 Agricultural Land.

Summary of infrastructure requirements:

**Infrastructure Requirements:**

- 30% Affordable Homes;
- Provision for Self-Build/Custom Build;
- Financial contribution to primary school places;
- Financial contribution to secondary school places;

Profile of Outlying settlement: <b>OS6 - Highfield Farm, Waterworks Lane, Winwick</b>	
	<ul style="list-style-type: none"> <li>• Financial contribution towards the provision of additional primary care capacity;</li> <li>• Provision of open space;</li> <li>• Financial contribution to expanding and enhancing existing or planned built leisure facilities;</li> <li>• Financial contribution to expanding and enhancing existing or planned playing pitches;</li> <li>• A scheme for measurable Biodiversity Net Gain through the use of the Defra Metric;</li> <li>• A scheme of compensatory improvements to the environmental quality and accessibility of land remaining in the Green Belt;</li> <li>• Appropriate access and egress arrangements for the site;</li> <li>• Provision of cycling and walking routes within the site which connect into the wider existing footway network;</li> <li>• Other necessary network improvements to the Local and Strategic Road Network as identified by an appropriate Transport Assessment;</li> <li>• Provision of Sustainable Urban Drainage System.</li> <li>• A scheme to mitigate air quality impacts on the Manchester Mosses SAC in accordance with Policy ENV8 (Part 4).</li> <li>• To meet a proportion of its energy needs from renewable or low carbon sources in accordance with Policy ENV7.</li> </ul>
Cross references to Green Belt Assessment and summary of conclusions:	<p><a href="#">GB3 - Green Belt Site Selection - Implications for Green Belt Release August 2021</a></p> <p>SHLAA Ref: 2670 / Site Ref: R18/040 – Page 36 to 37</p> <p>The site currently makes a moderate contribution to Green Belt purposes. Whilst development of the site would entail a small incursion into undeveloped countryside, the removal of the site from the Green Belt will not harm the overall function and integrity of the Green Belt around Winwick. A new recognisable and permanent Green Belt boundary would be created by strengthening existing boundaries.</p>
Cross references to Sustainability Appraisal and summary of conclusions:	<p><a href="#">SP3 - Sustainability Appraisal SA Report - August 2021</a></p> <p>Site ID: 2670 – Page 74</p> <p>In terms of the SA objectives the site: will promote sustainable growth for 5 objectives; will be unlikely to have a major impact on trends for 15 objectives; may require</p>

Profile of Outlying settlement: <b>OS6 - Highfield Farm, Waterworks Lane, Winwick</b>	
	mitigation for 5 objectives; and is likely to require mitigation for 1 objective.
Cross references to Site Assessment Proforma and summary of conclusions:	<p><a href="#">SAP2 - Site Assessment Proformas - 2019</a></p> <p>SHLAA Ref: 2670 / Site Ref: R18/040 – Page 543-545</p> <p>This site is considered to be suitable – unlikely to have a major impact on trends. The site is adjacent to the settlement of Winwick, located to the immediate north of the settlement. The site is considered to be in a sustainable location and it is available being free from ownership issues, having been promoted by the site owner. The site has good accessibility to formal play space, and primary and secondary schools. It is available, as it is not in active use and is being promoted by the owner.</p> <p>The site is achievable as it is in an area of moderate viability and there is developer interest and known demand. However, there are some suitability issues due to the distance to GP services and local natural greenspace; there is a small section of potentially contaminated land in the north eastern corner and a section of historic landfill site buffer zone (250m) in the south western corner, and therefore, there are known abnormal development costs. The site also falls within Zone 1 (inner protection zone) of the Environment Agency’s Groundwater Source Protection Zone. There are also pylons running across the site however these could be avoided given that the site exceeds the housing requirement for Winwick. Although the existing boundary is less durable, a more durable Green Belt boundary could be established.</p> <p>As such, development of the site would be in accordance with the objectives as set out in the draft Warrington Local Plan, particularly W1 to strengthen existing neighbourhoods, W2 which seeks to facilitate the sensitive release of Green Belt land, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.</p> <p><b>Conclusion:</b> Site selected.</p>
Relevant planning applications and permissions:	None.