

Site Profiles for Local Plan Omission Sites

June 2022



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NB1 The page number references in the site profiles are to the PDF page number and not the document page number.

NB2 Some of the site areas submitted at Regulation 19 stage have changed from those previously submitted at the Call for Sites stage / previous consultation stages. The vast majority of these changes are minor and do not affect the assessments summarised in the profiles. Where a change is more significant, this is highlighted in the relevant profile.

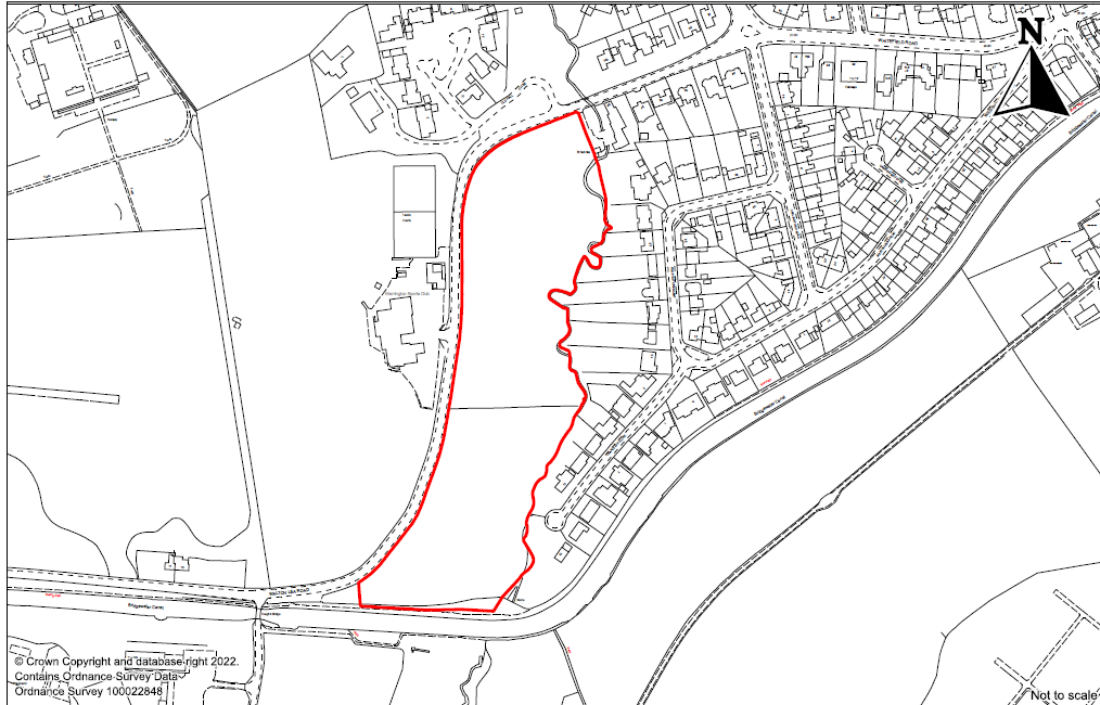
Omission site profile: 1 (SHLAA Ref: 1611, Site Ref: R18/108 and R18/P2/104C)

Location of site: Land opposite Warrington Sports Club, Walton Lea Road, WA4 6SL (Land at Walton Lea Road, Appleton)

Proposed Use: Residential

OS base map showing site and surrounding area:

Site Location: Land opposite Warrington Sports Club, Walton Lea Road, WA4 6SL



OS base map showing site and surrounding area

Representation made by: ADS group, the Egerton Trust and Riverside Estates (NW) Ltd.

Respondent ID number: 0278

Rep ID number: 0278/08

Summary of key constraints and relevant designations:

Constraints and Designations:

- Green Belt
- Grade 3 Agricultural Land

Cross references to Green Belt Assessment and summary of conclusions:

[GB4 - Green Belt Assessment Collated Report 2021](#) – Page 81
[GB5 - Green Belt Assessment - October 2016](#) – Page 149

The site makes a strong contribution to purpose 3, a moderate contribution to purposes 1 and 5, a weak contribution to purpose 2 and no contribution to purpose 4.

Overall assessment: Moderate contribution

Cross references to Sustainability Appraisal and summary of conclusions:

[SP3 - Sustainability Appraisal SA Report - August 2021](#)
Site ID: R18/108 – Page 59

In terms of the SA objectives the site: will promote sustainable growth for 2 objectives; will be unlikely to have a major impact on trends for 14 objectives; may require mitigation for 10 objectives; and is not likely to require mitigation for any objectives.

Cross references to Site Assessment Proforma

[SAP4 - Site Assessment Proformas - South Warrington 2017](#)
Site Reference: R18/108 – Page 83

<p>and summary of conclusions:</p>	<p>The site is flat agricultural land with mature tree coverage to all boundaries. There is also a large group Tree Preservation Order adjacent to the northern boundary and one to the south east. The eastern part of the site is within Flood zones 2 & 3.</p> <p>The northern boundary of the site is with mature woodland and residential development beyond, the eastern boundary is with residential development, the southern boundary is with the Bridgewater Canal and the western boundary is with Walton Lea Road and Warrington Sports Club beyond.</p> <p>O3 - Development Options and Site Assessment Technical Report 2019 Paras 3.18 to 3.19 This site would have been considered in more detail if options including ‘dispersed Green Belt release adjacent to main urban area’ had been selected. These were not selected given concerns around infrastructure delivery, mitigation of environmental and heritage impacts and permanence of revised green belt boundaries arising from a larger number of smaller development sites.</p> <p>O1 - Development Options and Site Assessment Technical Report 2021 Para 4.16 to 4.18 and 4.20 In reassessing development options for the Updated Proposed Submission Version Local Plan (2021) the Council did not consider that a dispersed option performed well enough to merit inclusion in a further options assessment process.</p> <p>The Council only gave additional consideration to sites adjacent to the main urban area which were weak performing in Green Belt terms.</p>
<p>Relevant history of site:</p>	<p>None.</p>

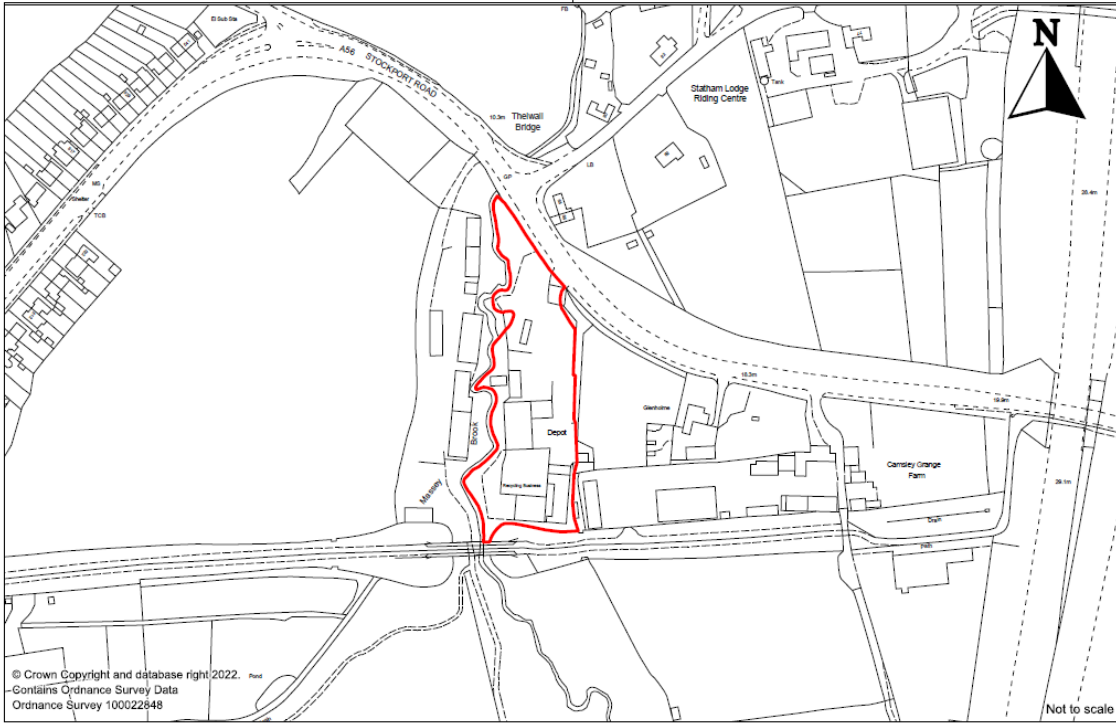
Omission site profile: 2 (SHLAA Ref: 1620, Site Ref: R18/100)

Location of site: ADS Recycle Yard, Camsley Lane, WA13 9BY

Proposed Use: Residential

OS base map showing site and surrounding area:

Site Location: ADS Recycle Yard, Camsley Lane, WA13 9BY



OS base map showing site and surrounding area

Representation made by: ADS Group, the Egerton Trust and Riverside Estates (NW) Ltd

Respondent ID number: 0278

Rep ID number: 0278/09

Summary of key constraints and relevant designations:

Constraints and Designations:

- Green Belt
- Grade 3 Agricultural Land
- Small areas of the site are within Floodzones 2 and 3 along the North and West boundaries.
- Site is proposed to be safeguarded under Draft Local Plan (PSVLP) Policy ENV3 as an existing mineral handling and processing facility.

Cross references to Green Belt Assessment and summary of conclusions:

[GB4 - Green Belt Site Assessments Collated Report 2021](#) – Page 187

The site makes a moderate contribution to purpose 5; a weak contribution to purposes 2 and 3, and no contribution to purposes 1 and 4.

Overall assessment: Weak contribution.

Cross references to Sustainability Appraisal and summary of conclusions:

[SP3 - Sustainability Appraisal SA Report - August 2021](#)

Site ID: R18/100 – Page 62

In terms of the SA objectives the site: will promote sustainable growth for 5 objectives; will be unlikely to have a major

	<p>impact on trends for 10 objectives; may require mitigation for 8 objectives; and is likely to require mitigation for 3 objectives.</p>
<p>Cross references to Site Assessment Proforma and summary of conclusions:</p>	<p>SAP4 - Site Assessment Proformas - South Warrington 2017 Site Reference: R18/100 – Page 67 The site is an area of flat hardstanding with some buildings used in support of the current commercial use for the ADS Recycling Centre. There is an existing and dedicated access in to the site from the A56 Stockport Road. Part of the northern end of the site is within Flood zones 2 & 3. The northern boundary of the site is with the A56 Stockport Road, the eastern boundary is with open land and an industrial estate, the southern boundary is with open agricultural land and the western boundary is with land used as part of the Recycling facility, with open agricultural land beyond. The land is also identified as being potentially contaminated land and this would therefore require further investigation.</p> <p>O3 - Development Options and Site Assessment Technical Report 2019 Paras 3.1 to 3.5 As the site was detached from the main urban area and did not fall within one of the areas considered for a potential urban extension, the site was not given any further detailed assessment.</p> <p>O1 - Development Options and Site Assessment Technical Report 2021 Para 4.16 to 4.18 In reassessing development options for the Updated Proposed Submission Version Local Plan (2021) the Council gave additional consideration to sites adjacent to the main urban area which were weak performing in Green Belt terms. As this site is detached from the main urban area it was not given any additional consideration.</p>
<p>Relevant history of site:</p>	<p>91/28097:- Proposed change of use of site from processing of animal products to depot for skip hire, soil reclamation, recycling and transfer of inert waste and haulage storage – Approved 04/06/1992. Various subsequent planning permissions related to the continued operation/use of the site as a mineral handling/processing facility.</p>

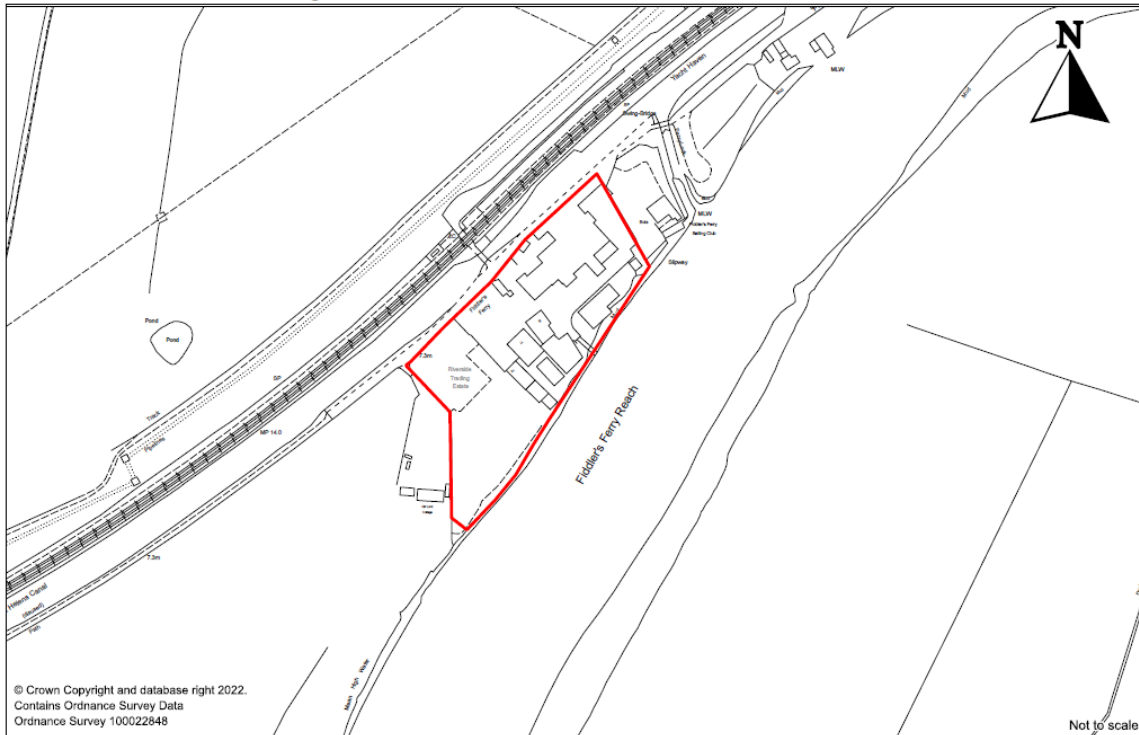
Omission site profile: 3 (Site Ref: R18/P2/008)

Location of site: Riverside Trading Estate, Station Road, Penketh, WA5 2UL (Riverside Industrial)

Proposed Use: Residential

OS base map showing site and surrounding area:

Site Location: Riverside Trading Estate, Station Road, Penketh



OS base map showing site and surrounding area

Representation made by: ADS group, the Egerton Trust and Riverside Estates (NW) Ltd

Respondent ID number: 0278

Rep ID number: 0278/11

Summary of key constraints and relevant designations:

Constraints and Designations:

- Green Belt
- Contaminated land
- Site is partially within Flood zone 2
- Strategic Green Link

Cross references to Green Belt Assessment and summary of conclusions:

[GB4 - Green Belt Site Assessments Collated Report 2021](#) – Page 222

The site makes a moderate contribution to purposes 3 and 5; a weak contribution to purpose 2, and no contribution to purposes 1 and 4.

Overall assessment: Weak contribution.

Cross references to Sustainability Appraisal and summary of conclusions:

As the site is detached from the main urban area it did not proceed to the next stage of the site selection process for the main urban area. As such, no detailed SA of the site has been undertaken.

<p>Cross references to Site Assessment Proforma and summary of conclusions:</p>	<p>As the site is detached from the main urban area it did not proceed to the next stage of the site selection process for the main urban area. As such, a Site Assessment Proforma was not prepared for the site .</p> <p>O3 - Development Options and Site Assessment Technical Report 2019 Paras 3.1 to 3.5 As the site was detached from the main urban area and did not fall within one of the areas considered for a potential urban extension, the site was not given any further detailed assessment.</p> <p>O1 - Development Options and Site Assessment Technical Report 2021 Para 4.16 to 4.18 In reassessing development options for the Updated Proposed Submission Version Local Plan (2021) the Council gave additional consideration to sites adjacent to the main urban area which were weak performing in Green Belt terms. As this site is detached from the main urban area it was not given any additional consideration.</p>
<p>Relevant history of site:</p>	<p>2018/31927, 2018/32183, 2018/32136, 2018/32139, 2018/32136, 2018/32140 and 2018/32742:- Series of planning consents for Class PA Prior Approval - Proposed conversion of Unit 5C Class B1 (c) Office to Use Class C3 Residential Units - Approved various dates in 2018.</p>

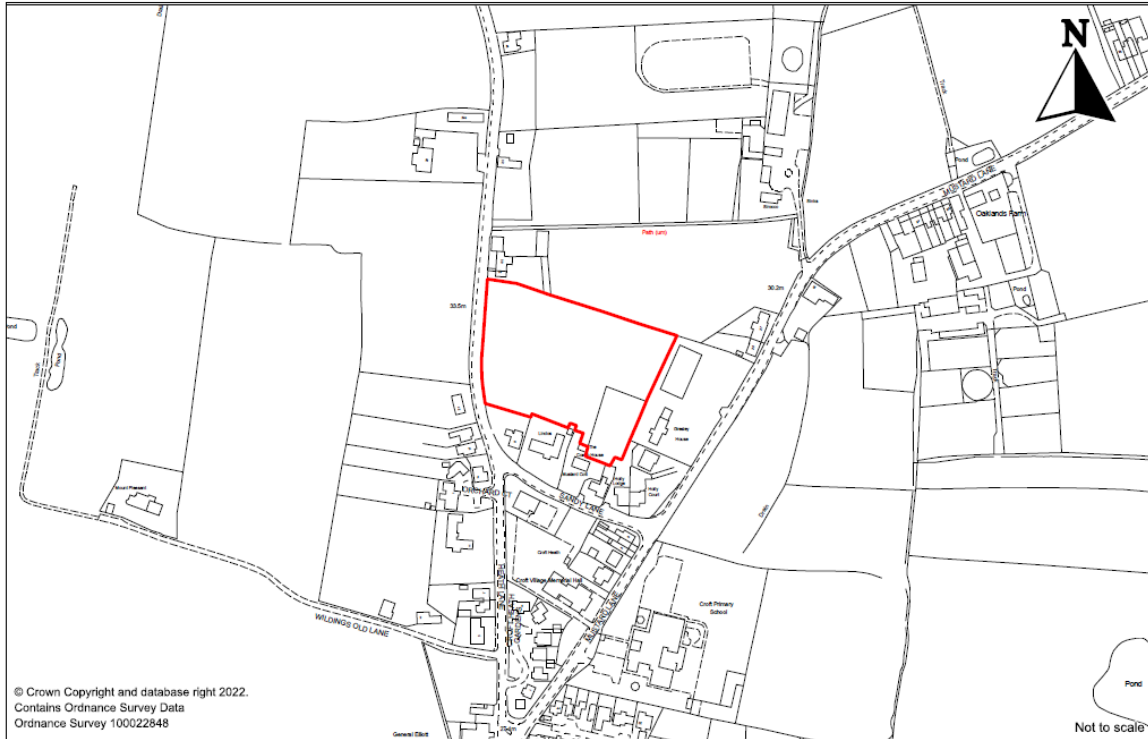
Omission site profile: 4 (Site Ref: R18/P2/002)

Location of site: Land east of Heath Lane, Croft (Land East of Heath Lane/North of Sandy Lane, Croft)

Proposed use: Residential

OS base map showing site and surrounding area:

Site Location: Land East of Heath Lane, Croft



OS base map showing site and surrounding area

Representation made by:	Dr Clive Freeman
Respondent ID number:	0329
Rep ID number:	0329/02
Summary of key constraints and relevant designations:	Constraints and Designations: <ul style="list-style-type: none">• Green Belt• Grade 3 Agricultural Land
Cross references to Green Belt Assessment and summary of conclusions:	GB4 - Green Belt Site Assessments Collated Report 2021 – Page 220 The site makes a strong contribution to purpose 3, a moderate contribution to purpose 5, a weak contribution to purpose 2, and no contribution to purposes 1 and 4. Overall assessment: Strong contribution.
Cross references to Sustainability Appraisal and summary of conclusions:	As the site was assessed as marking a Strong contribution to Green Belt purposes it did not proceed to the next stage of the site selection process for the outlying settlements. As such, no detailed SA of the site has been undertaken.
Cross references to Site Assessment Proforma and summary of conclusions:	As the site was assessed as marking a Strong contribution to Green Belt purposes it did not proceed to the next stage of the site selection process for the outlying

	settlements. As such, a Site Assessment Proforma was not prepared for the site.
Relevant history of site:	None.

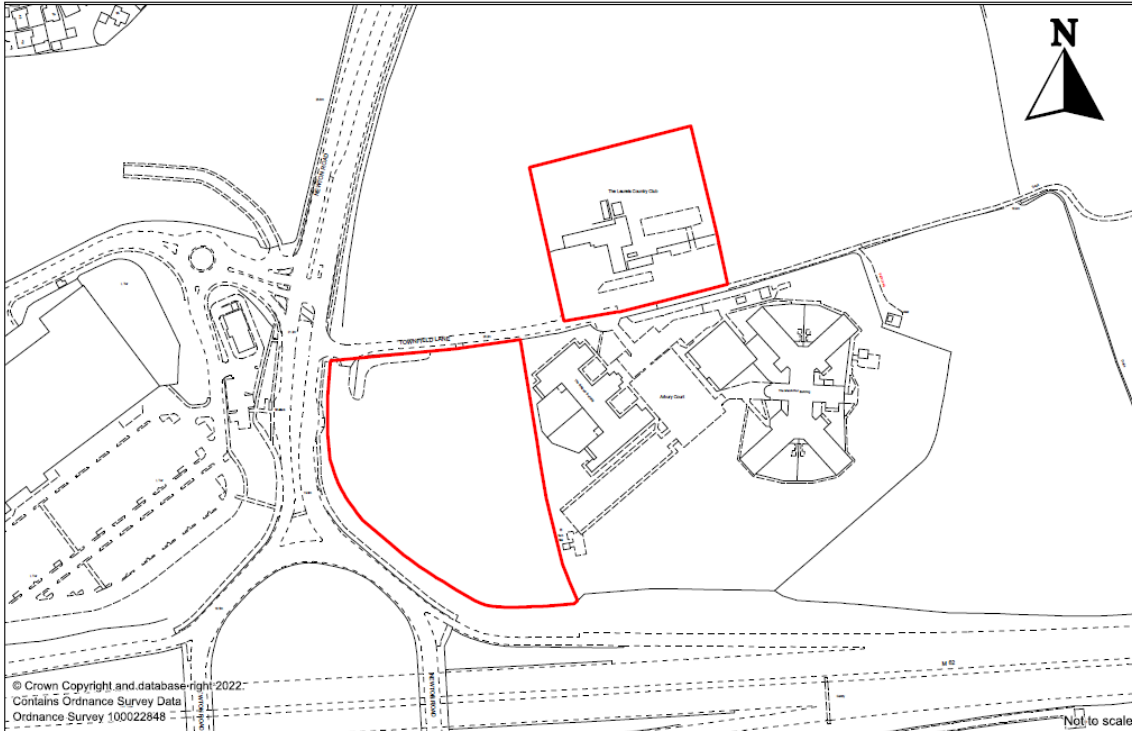
Omission site profile: 5 (SHLAA Ref: 3127, Site Ref: R18/045 and SHLAA Ref: 3128, Site Ref: R18/046)

Location of site: Land north east of Junction 9 of M62 with A49
 SHLAA Ref: 3127, Site Ref: R18/045 - Land north of Townfield Lane, Winwick
 SHLAA Ref: 3128, Site Ref: R18/046 - Land south of Townfield Lane, Winwick

Proposed Use – Mixed Use

OS base map showing site and surrounding area:

Site Location: Land north east of Junction 9 of M62 with A49



OS base map showing site and surrounding area

Representation made by:	Simon Gleave And Slab Pension Fund
Respondent ID number:	0356
Rep ID number:	0356/20
Summary of key constraints and relevant designations:	<p>Constraints and Designations:</p> <ul style="list-style-type: none"> • Green Belt • Grade 2 Agricultural Land
Cross references to Green Belt Assessment and summary of conclusions:	<p>GB4 - Green Belt Site Assessments Collated Report 2021 – Page 125</p> <p>Site 3127: The site makes a moderate contribution to purpose 5, a weak contribution to purposes 2 and 3, and no contribution to purposes 1 and 4.</p> <p>Overall assessment: Weak contribution.</p> <p>Site 3128: The site makes a moderate contribution to purpose 5, a weak contribution to purposes 1, 2 and 3, and no contribution to purposes 1 and 4.</p> <p>Overall assessment: Weak contribution.</p>
Cross references to Sustainability Appraisal	<p>SP3 - Sustainability Appraisal SA Report - August 2021</p> <p>Site ID: R18/045 – Page 60</p>

<p>and summary of conclusions:</p>	<p>In terms of the SA objectives the site: will promote sustainable growth for 3 objectives; will be unlikely to have a major impact on trends for 19 objectives; may require mitigation for 4 objectives; and is not likely to require mitigation for any objectives.</p> <p>The sites were also considered are part of wider urban extension to the north of Warrington. This formed part of the options assessed under the SA ahead of the Proposed Submission Version Local Plan 2019 as detailed in paras 4.4.10 to 4.4.27. The SA options assessment contributed to the assessment detailed in the Development Options and Site Assessment Technical Reports as detailed below.</p> <p>The sites were also considered as part of a wider employment allocation around Winwick but this was discounted due to the small size of available sites as detailed in para 5.2.13 – 5.2.14.</p>
<p>Cross references to Site Assessment Proforma and summary of conclusions:</p>	<p>SAP3 - Site Assessment Proformas - North Warrington - 2017 R18/046 – page 3</p> <p>The site is accessed down Townsfield Lane, a narrow Lane off the main A49. It is located within the Green Belt, an Air Quality Management Area (AQMA) and is currently an area of flat hardstanding accessed through an existing double gate entrance off Townfield Lane. The site is currently used at weekends for temporary car boot sales. The northern boundary of the site is formed by Townsfield Lane with open agricultural fields beyond, the eastern boundary is shared with Arbury Court Care Home facility, the southern boundary is formed by the M62 Motorway and the western boundary is formed by the A49. There is also some semi mature tree cover to the boundaries of the site and it is in close proximity to the Strategic Road Network. The land is also identified as being potentially contaminated land and this would therefore require further investigation.</p> <p>R18/045 (assessed as part of wider site R18/140) – page 9</p> <p>The site is accessed down Townfield Lane, a narrow Lane off the main A49 Newton Road. It is located within the Green Belt and has an Air Quality Management Area (AQMA) in close proximity to it. It is currently predominantly flat agricultural land with some semi mature tree/hedge coverage to the boundaries, with an area of hard standing and buildings housing a Country Club and Motorbike Training Centre to the southern end of the site. The northern boundary of the site is formed by a field hedge, agricultural land and the A49 Winwick Link Road beyond, the eastern boundary is also formed by a field hedge and open Agricultural land beyond,</p>

the southern boundary is Townfield Lane and a Care Home, with the western boundary being the A49 Newton Road. The site is also in close proximity to the Strategic Road Network.

[O3 - Development Options and Site Assessment Technical Report 2019](#)

Para 3.17

These sites would have been considered in more detail for residential development if options including 'urban extension to the north' had been selected.

Options which included sites in the north did not perform as well due to concerns around the fragmented nature of available sites, which may make infrastructure delivery more difficult, the significant impact on the character of Winwick, transport issues in respect of Junction 9 of the M62/A49 and potential noise and air quality impacts from the motorway. Given the location and fragmented nature of the sites in the north, there is less scope to mitigate these impacts without a significant reduction in development capacity.

[SAP2 - Site Assessment Proformas 2019](#)

Site Ref: R18/046 – Page 5

Overall Site Conclusions based on Suitability, Availability, Achievability: The EDNA site assessment concluded that site was a Grade B site, meaning subject to other considerations, site represents a strong candidate for inclusion in the local plan to meet local needs. This site is considered to be suitable, is unlikely to have a major impact on trends, although it is in close proximity to an AQMA, would represent the loss of an area of Grade 2 Best and Most Versatile Agricultural Land and has a small area of potentially contaminated land. There are also highway capacity issues that would need to be addressed. The site is available, as it is not in active use (other than as a temporary car boot sales at weekend) and is being promoted by the owner through the Local Plan process. The site may be achievable as it is in an area of moderate viability and the land has been subject to developer enquiries. There is developer interest and known demand, with some potential known abnormal development costs in relation to an area of contaminated land. The site would make a positive contribution to Local Plan Objective W1 in terms of providing employment land but is unlikely to contribute to infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with the wider aims of Objective W1 and Objective W4.

	<p>SITE CONCLUSION: Taking into account and balancing a range of factors, the site is not selected as a suitable site to meet the Council's economic development needs.</p> <p>Site Ref: R18/045 – Page 13</p> <p>Overall Site Conclusions based on Suitability, Availability, Achievability: The EDNA site assessment concluded that site was a Grade B site, meaning subject to other considerations, site represents a strong candidate for inclusion in the local plan to meet local needs. This site is considered to be suitable, is unlikely to have a major impact on trends, although it would represent the loss of an area of Grade 2 Best and Most Versatile Agricultural Land. There are also highway capacity issues that would need to be addressed. The site is available and is being promoted by the owner through the Local Plan process. The site may be achievable as it is in an area of moderate viability and the land has been subject to developer enquiries. There is developer interest and known demand. The site would make a positive contribution to Local Plan Objective W1 in terms of providing employment land but is unlikely to contribute to infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with the wider aims of Objective W1 and Objective W4. SITE CONCLUSION: Taking into account and balancing a range of factors, the site is not selected as a suitable site to meet the Council's economic development needs.</p> <p>O1 - Development Options and Site Assessment Technical Report 2021</p> <p>Para 4.19</p> <p>The Council has previously assessed urban extensions in north and west Warrington. Given issues around Green Belt performance and infrastructure delivery, the Council does not consider that these options perform well enough to merit inclusion in a further options assessment process.</p> <p>Para 4.16 to 4.18</p> <p>The Council did give additional consideration to sites adjacent to the main urban area which were weak performing in Green Belt terms as potential additional housing sites. However, these sites were discounted due to issues in terms of highways access, access to local services and environmental impacts in terms of proximity of the motorway.</p>
Relevant history of site:	None.

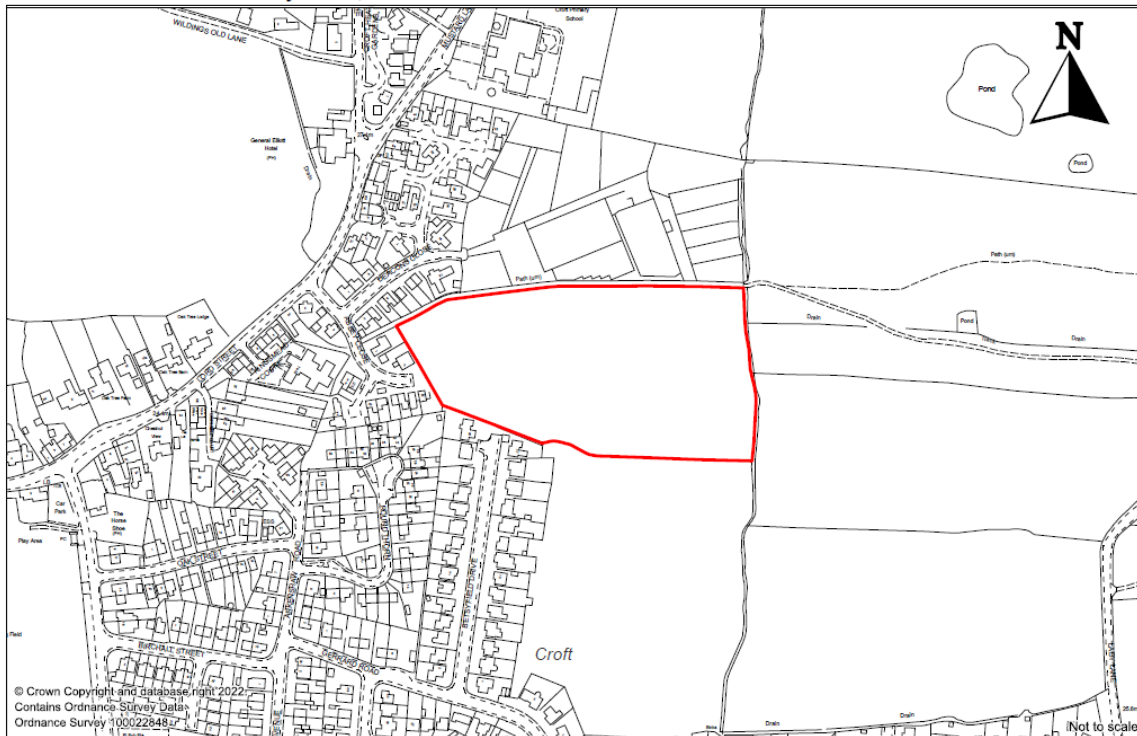
Omission site profile: 6 (Site Ref: R18/155)

Location of site: Land off Abbey Close, Croft (The Meadows, Abbey Close, Croft)

Proposed Use: Residential

OS base map showing site and surrounding area:

Site Location: Land off Abbey Close, Croft



OS base map showing site and surrounding area

Representation made by:	Gladman Developments
Respondent ID number:	0401
Rep ID number:	0401/09
Summary of key constraints and relevant designations:	Constraints and Designations: <ul style="list-style-type: none">• Green Belt• Grade 3 Agricultural Land
Cross references to Green Belt Assessment and summary of conclusions:	GB4 - Green Belt Site Assessments Collated Report 2021 – Page 211 The site makes a strong contribution to purpose 3, a moderate contribution to purpose 5, a weak contribution to purpose 2, and no contribution to purposes 1 and 4. Overall assessment: Strong contribution.
Cross references to Sustainability Appraisal and summary of conclusions:	As the site was assessed as marking a Strong contribution to Green Belt purposes it did not proceed to the next stage of the site selection process for the outlying settlement. As such, no detailed SA of the site has been undertaken.
Cross references to Site Assessment Proforma and summary of conclusions:	As the site was assessed as marking a Strong contribution to Green Belt purposes it did not proceed to the next stage of the site selection process for the outlying settlement. As such, a Site Assessment Proforma was not prepared for the site.
Relevant history of site:	None.

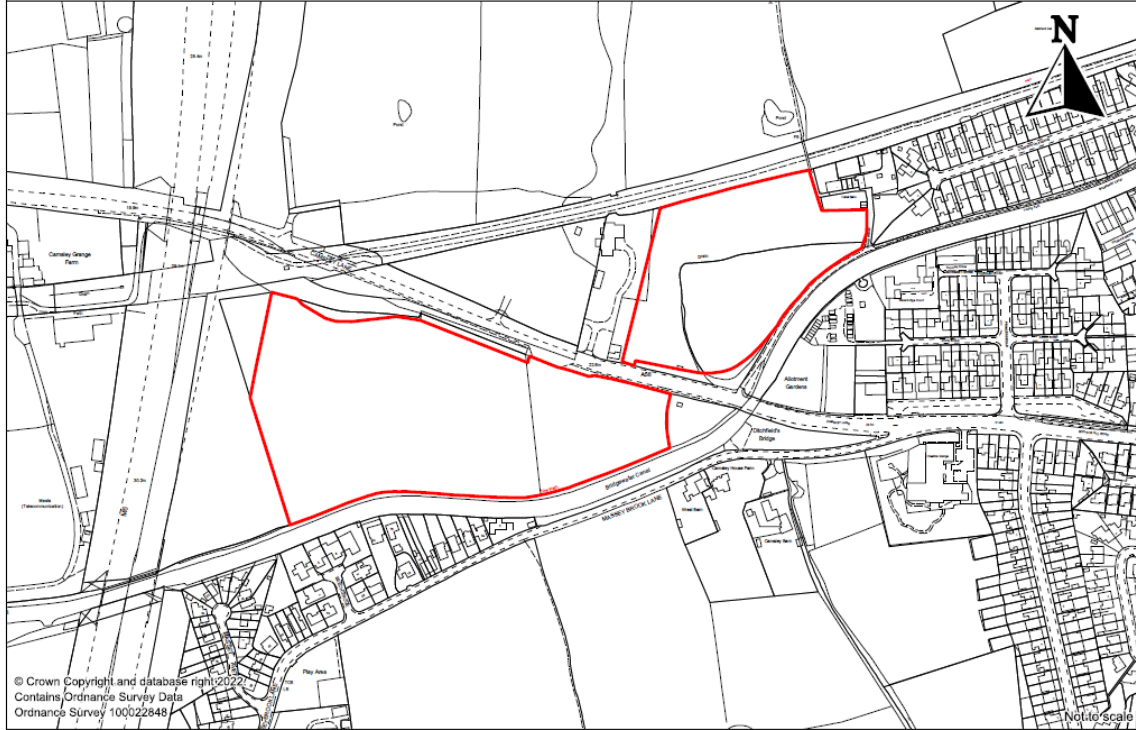
Omission site profile: 7 (Site Ref: R18/P2/001)

Location of site: Land to the North and South of Camsley Lane, Lymm (Land at Statham, Lymm)

Proposed Use: Residential

OS base map showing site and surrounding area:

Site Location: Land to the north and south of Camsley Lane, Lymm



OS base map showing site and surrounding area

Representation made by: Gladman Developments

Respondent ID number: 0401

Rep ID number: 0401/10

Summary of key constraints and relevant designations:

Constraints and Designations:

- Green Belt
- Grade 3 Agricultural Land
- PROW runs along Southern boundary of land south of Camsley Lane and north to south through a small portion of the land north of Camsley Lane.
- Small parts of site at intermediate and high risk of surface water flooding.

Cross references to Green Belt Assessment and summary of conclusions:

[GB4 - Green Belt Site Assessments Collated Report 2021](#) – Page 219

The site makes a strong contribution to purpose 3, a moderate contribution to purpose 5, a weak contribution to purpose 2 and no contribution to purpose 1 and 4.

Overall assessment: Moderate contribution

Cross references to Sustainability Appraisal and summary of conclusions:

[SP3 - Sustainability Appraisal SA Report - August 2021](#)

Site ID: R18/P2/001 – Page 73

In terms of the SA objectives the site: will promote sustainable growth for 7 objectives; will be unlikely to

	<p>have a major impact on trends for 9 objectives; may require mitigation for 5 objectives; and is likely to require mitigation for 5 objectives.</p>
<p>Cross references to Site Assessment Proforma and summary of conclusions:</p>	<p>SAP2 - Site Assessment Proformas 2019 Site Ref: R18/P2/001- Page 492 Site Conclusions based on Suitability, Availability, Achievability This site may be suitable however mitigation may be required / there are unavoidable impacts. There are some suitability issues as the site contains the Grade II listed Statham Lodge Hotel; it also contains a locally important site not suitable for biodiversity offsetting (however this is not a Local Wildlife Site); it is adjacent to an area of potentially contaminated land to the north east and GP services in Lymm have no available capacity. However it does not contain any potentially contaminated land. The site has good accessibility to formal play space, primary and secondary schools and bus services. The site appears to be available, considering that it was promoted by the owner however part of the site is in active use as a hotel. The site is considered to be achievable as it is in an area of high viability and there are no known abnormal development costs.</p> <p>Workshop Comments The site is adjacent to the settlement of Lymm, located to the west of the settlement off of Warrington Road and Camsley Lane. The site is considered to be in a sustainable location and is available being free from ownership issues and having been promoted by the site owner however part of the site is in active use as a hotel. The site is considered to be achievable as there are no known abnormal development costs and the site is in a location of high viability. There are some suitability constraints with the site due to the Grade II listed Statham Lodge Hotel being located to the north of the site but given the scale of the site, development could avoid impacting on the Grade II listed building. However given the site size, development of the whole site would impact upon the character of the settlement. As such, development would not be in accordance with objective W5 of the draft Warrington Local Plan which seeks to reinforce character and local distinctiveness. It is considered that some of the smaller sites which form part of this larger site represent more appropriate sites for development (SHLAA Ref: 1528 / R18/162 and SHLAA Ref: 1622).</p>

	CONCLUSION: EXCLUDE SITE FROM PROCESS
Relevant history of site:	None.

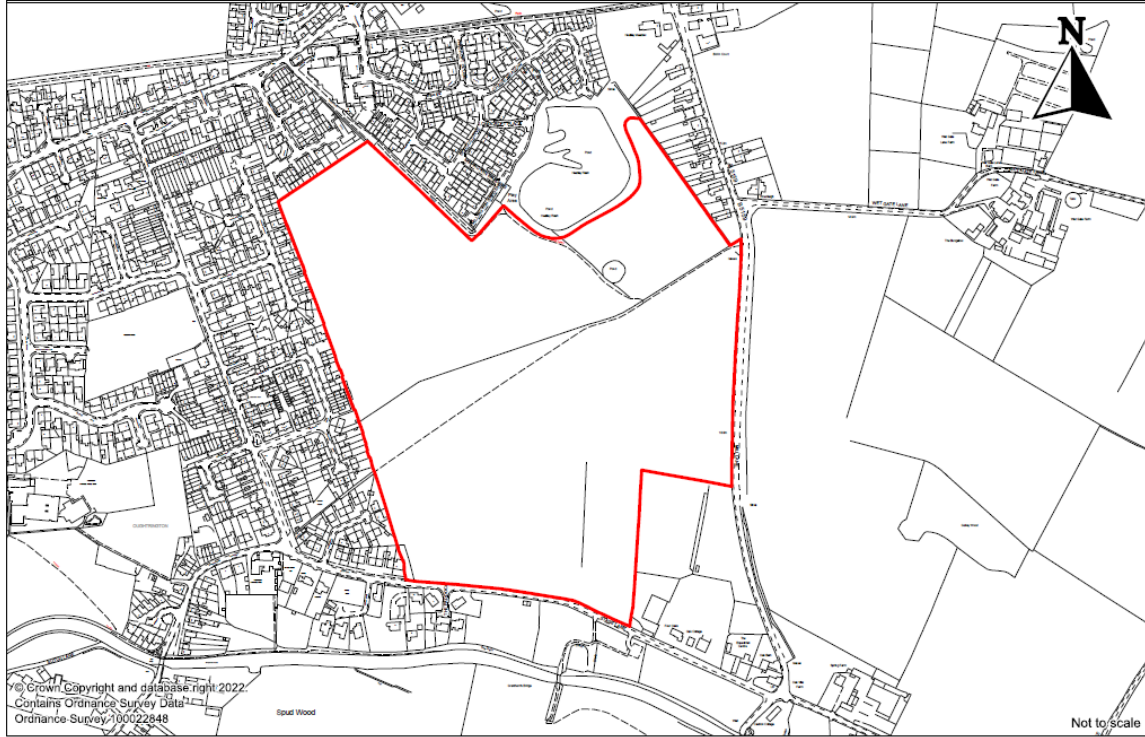
Omission site profile: 8 (SHLAA Ref: 3162, Site Refs: R18/107, R18/P2/088, R18/P2/089, R18/P2/090)

Location of site: Land at Mill Lane, Lymm (Land at Mill Lane/Stage Lane)

Proposed use: Residential

OS base map showing site and surrounding area:

Site Location: Land at Mill Lane, Lymm



OS base map showing site and surrounding area

Representation made by: Anwyl Land Ltd

Respondent ID number: 0405

Rep ID number: 0405/23

Summary of key constraints and relevant designations:

Constraints and Designations:

- Green Belt
- Grade 2 Agricultural Land
- Contaminated land (NE part of site)
- PROW running east to west through the site
- 7 Active TPO's along western boundary and an additional 3 active TPO's along northern boundary of site.
- Immediately adjacent to Local Wildlife Site – Heatley Lake (pond) (Policy QE5)
- Proposed Mineral Safeguarding Area for sand and gravel (Policy ENV3)

Cross references to Green Belt Assessment and summary of conclusions:

[GB4 - Green Belt Site Assessments Collated Report 2021](#) – Page 136

The site makes a strong contribution to purpose 3, a moderate contribution to purpose 5, and no contribution to purposes 1, 2 and 4.

Overall assessment: Moderate contribution.

<p>Cross references to Sustainability Appraisal and summary of conclusions:</p>	<p>SP3 - Sustainability Appraisal SA Report - August 2021 Site ID: 3162 – Page 74 In terms of the SA objectives the site: will promote sustainable growth for 3 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 4 objectives.</p>
<p>Cross references to Site Assessment Proforma and summary of conclusions:</p>	<p>SAP2 - Site Assessment Proformas 2019 SHLAA Ref: 3162/ Site Ref: R18/107/Site Ref: R18/P2/088 – Pages 534-536 Site Conclusions based on Suitability, Availability, Achievability This site may be suitable however mitigation may be required/there are unavoidable impacts. There are suitability issues given that there is a small area of potentially contaminated land in the north of the site; the site contains more than 20 hectares of agricultural land Class 1-2; the site is within a mineral safeguarding area and the GP services in Lymm has no available capacity. The site appears to be available, considering that it was promoted by the owner and could be developed now. The site may be achievable in that it is in an area of high viability however there are known abnormal development costs due to a small area of potentially contaminated land in the north of the site which could be overcome. Workshop Comments The site is adjacent to the settlement of Lymm, being situated to the east of Lymm off Stage Lane and Mill Lane. However, a third of the site is within the mineral safeguarding area and the remaining section of the site is within the mineral safeguarding buffer. There is a small area of potentially contaminated land in the north of the site and the site contains more than 20 hectares of class 1-2 agricultural land. As such, development of the site would not be in accordance with objective W6 from the draft Warrington Local Plan which aims to minimise the impact of development on the environment. CONCLUSION: EXCLUDE SITE FROM PROCESS</p>
<p>Relevant history of site:</p>	<p>None.</p>

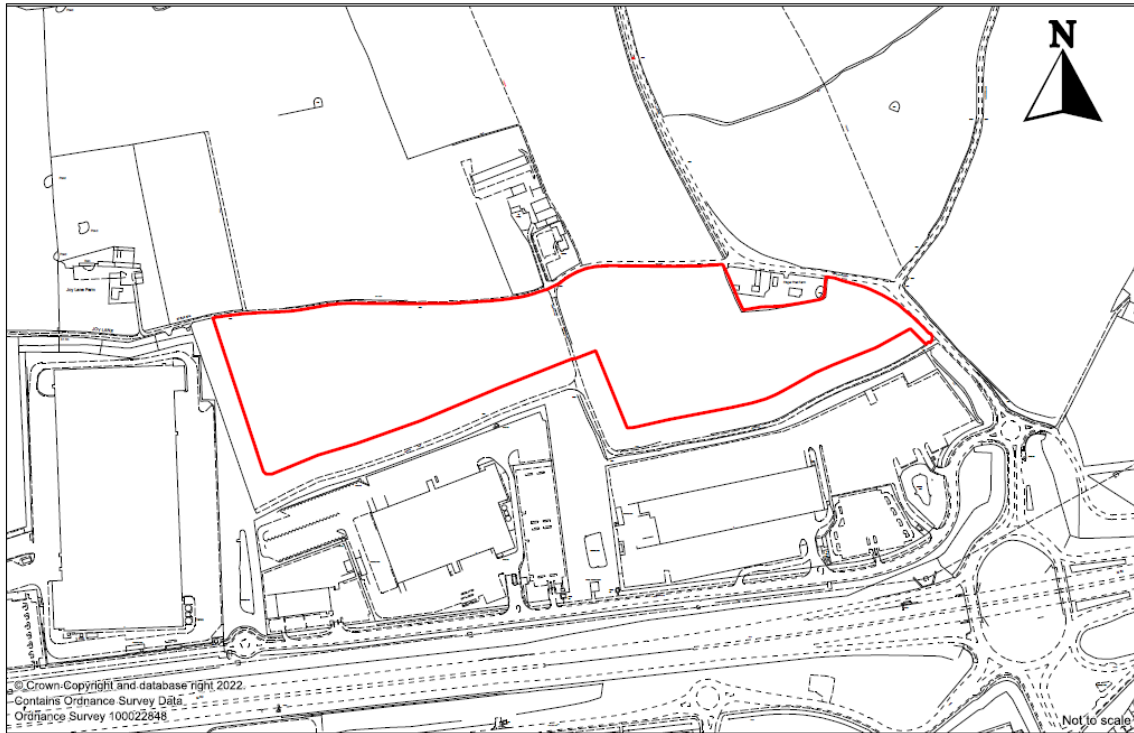
Omission site profile: 9 (SHLAA Ref: 3140, Site Ref: R18/066 and R18/P2/081)

Location of site: Land north of Omega (Land off Burtonwood Road/Joy Lane/Wrights Lane)

Proposed use: Employment

OS base map showing site and surrounding area:

Site Location: Land north of Omega



OS base map showing site and surrounding area

Representation made by:	Oyster Capital Ltd
Respondent ID number:	0406
Rep ID number:	0406/08
Summary of key constraints and relevant designations:	<ul style="list-style-type: none">• Green Belt• Grade 2 Agricultural Land
Cross references to Green Belt Assessment and summary of conclusions:	<p>GB4 - Green Belt Site Assessments Collated Report 2021 – Page 128</p> <p>The site makes a strong contribution to purpose 3, a moderate contribution to purpose 5, a weak contribution to purpose 2 and no contribution to purpose 1 and 4.</p> <p>Overall assessment: Moderate contribution.</p>
Cross references to Sustainability Appraisal and summary of conclusions:	<p>SP3 - Sustainability Appraisal SA Report - August 2021</p> <p>Site ID: R18/066 – Page 78</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 10 objectives; may require mitigation for 5 objectives; and is not likely to require mitigation for any objectives.</p> <p>The site formed a component of the options assessed for broad locations for employment growth in the SA ahead of</p>

	<p>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>
<p>Cross references to Site Assessment Proforma and summary of conclusions:</p>	<p>SAP2 - Site Assessment Proformas - 2019 Page 78</p> <p>The site is graded ‘A’ in the context of the EDNA (2019) and therefore performs strongly in terms of its contribution to meeting Warrington’s strategic employment land needs. The site benefits from its location adjacent to the established and successful Omega employment location at J8 of the M62.</p> <p>The main concern regarding suitability relates to highways access. There are highways safety and accessibility issues relating to the proposed access to the local road network serving the site and wider cumulative issues in respect of the capacity of J8 M62. Highways Officers consider that any further expansion of Omega beyond the western extension proposed in St Helens will require major new connections to the M62.</p> <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 in the context of the EDNA (2019) ‘A’ category but third party land will be required to provide safe access to the Local Highways network and the site is not considered to be of sufficient scale to mitigate the impacts on J8 M62.</p> <p>The site performs moderately against Local Plan Objectives and the proposed Local Plan Spatial Strategy. It provides the potential to form an extension of the existing Omega Employment Location. There are concerns however with the ability of the site to deliver the required infrastructure improvements to the local and strategic road networks.</p> <p>Conclusion: Exclude site from the process.</p> <p>O1 - Development Options and Site Assessment Technical Report - September 2021 Para 6.25</p> <p>The Council has previously given consideration to a site at Joy Lane which could provide a modest extension to Omega north</p>

	<p>and has now been graded as a 'B -'site' in the EDNA Refresh (2021).</p> <p>The site was not allocated in the previous PSVLP due to concerns around concerns the ability of the site to deliver the required infrastructure improvements to the local and strategic road networks. The Council does not consider there has been any change in circumstance to change its previous conclusions in respect of this site.</p>
Relevant history of site:	None.

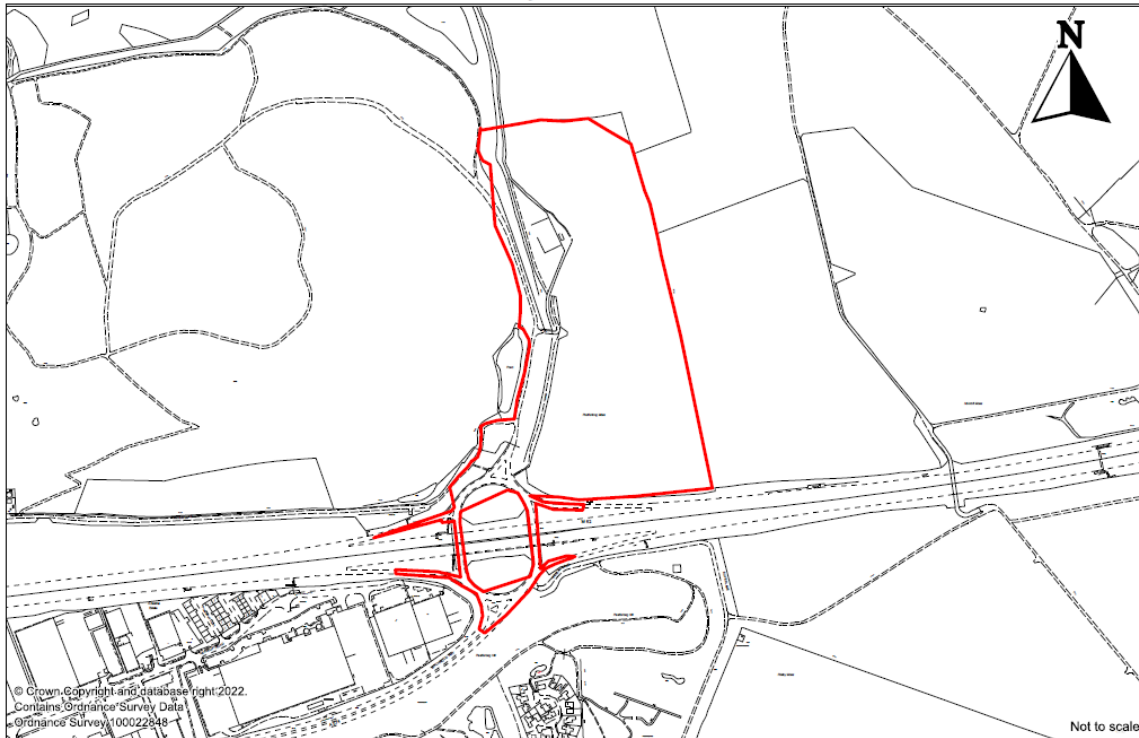
Omission site profile: 10

Location of site: Site at Junction 11 of the M62 Motorway

Proposed use: Motorway Service Area

OS base map showing site and surrounding area:

Site Location: Site at Junction 11 of the M62 Motorway



OS base map showing site and surrounding area

Representation made by: Extra MSA Group

Respondent ID number: 0411

Rep ID number: 0411/10

Summary of key constraints and relevant designations:

- Green Belt
- Grade 1 Agricultural Land
- Peat Reserves present
- Gas pipeline runs through the site north to south
- Southern part of the site is within the M62 AQMA 50 M Buffer Zone
- Northern part of the site is within a Mineral Safeguarding Area for Sand and Gravel
- PROW runs along western boundary of the site

Cross references to Green Belt Assessment and summary of conclusions:

[GB5 - Green Belt Assessment Final Report - October 2016](#) - Page 129
The site matches parcel WR14 in the original 2016 Green Belt Assessment. The parcel makes a moderate contribution to two purposes, a weak contribution to two purposes and no contribution to one purpose.

Overall Assessment Conclusion: Weak contribution.

<p>Cross references to Sustainability Appraisal and summary of conclusions:</p>	<p>The site was first submitted during the 2021 Updated proposed Submission Version Local Plan consultation as a site suitable for a Motorway Service Area. However, the site has never been assessed as part of the Plan making process.</p> <p>There is no specific requirement for the Local Plan to make provision for a Motorway Service Area. National Highways have confirmed they do not have responsibility for meeting the need for Motorway Service Areas and this is not an issue they would expect to be addressed through Duty to Co-operate discussions.</p> <p>The site now has the benefit of planning permission for a Motorway Service Area and Hotel.</p>
<p>Cross references to Site Assessment Proforma and summary of conclusions:</p>	<p>The site was first submitted during the 2021 Updated proposed Submission Version Local Plan consultation as a site suitable for a Motorway Service Area. However, the site has never been assessed as part of the Plan making process.</p> <p>There is no specific requirement for the Local Plan to make provision for a Motorway Service Area. National Highways have confirmed they do not have responsibility for meeting the need for Motorway Service Areas and this is not an issue they would expect to be addressed through Duty to Co-operate discussions.</p> <p>The site now has the benefit of planning permission for a Motorway Service Area and Hotel.</p>
<p>Relevant history of site:</p>	<p>2019/35726:- Environmental Assessment Application - Outline Planning Permission (Major) including details of access - Proposed Erection of a Motorway Service Area including Facilities Building, up to 100 bedroom Hotel, service yard, Fuel Filling Station, Electric Charging Station, parking facilities landscaping and amenity areas and associated infrastructure, all other details (Appearance, Landscaping, Layout and scale) reserved for subsequent applications – Allowed on appeal 03/05/2022.</p> <p>2018/34149:- EIA Scoping Opinion - Proposed erection of a Motorway Service Area including facilities building, up to 100 bedroom Hotel, Visitor Centre, Service Yard, Fuel Filling Station, Electric Charging Station, parking facilities for each category of vehicle and associated infrastructure and earthworks – Scoping Opinion issued 13/02/2019.</p>

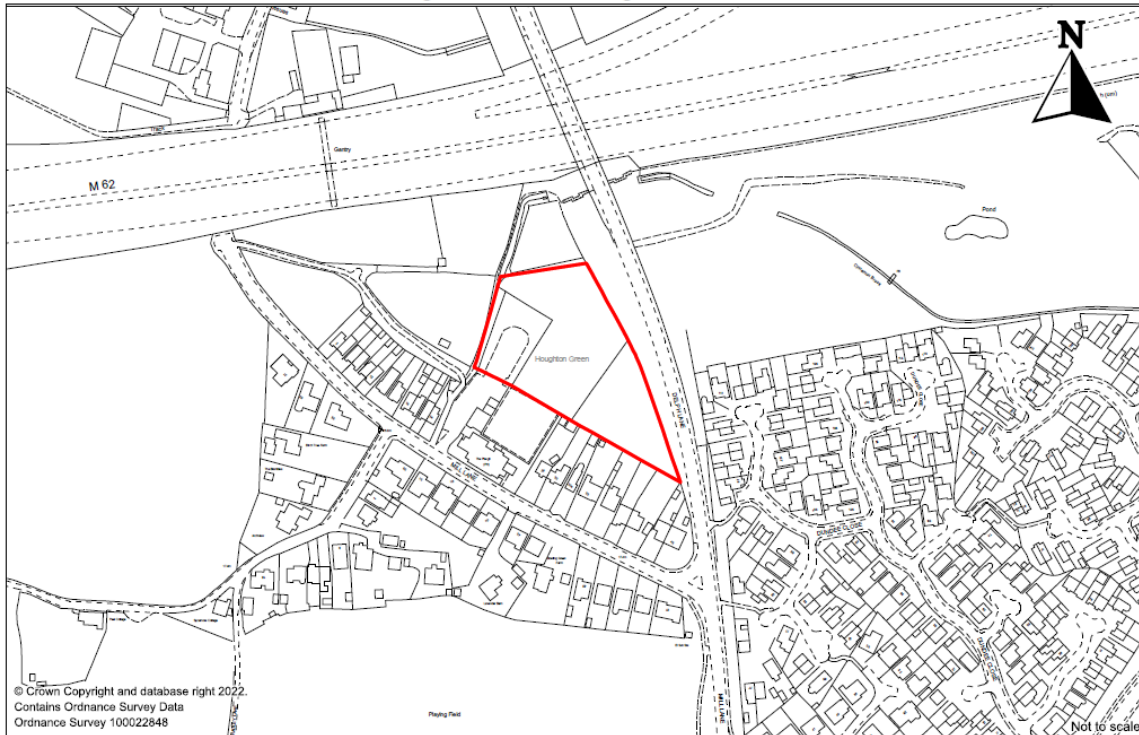
Omission site profile: 11

Location of site: Land to the rear of The Plough on Mill Lane, Houghton Green

Proposed use:

OS base map showing site and surrounding area:

Site Location: Land to the rear of The Plough on Mill Lane, Houghton Green



OS base map showing site and surrounding area

Representation made by:	Greene King Brewing and Retailing Ltd.
Respondent ID number:	0416
Rep ID number:	0416/03
Summary of key constraints and relevant designations:	Constraints and Designations: <ul style="list-style-type: none">• Grade 2 Agricultural Land• PROW running along western boundary of site.• Open Space (Natural/semi-natural green space).• Proposed Mineral Safeguarding Area for sand and gravel (Policy ENV3).
Cross references to Green Belt Assessment and summary of conclusions:	Overall assessment: No Green Belt Assessment given the site is in the urban area.
Cross references to Sustainability Appraisal and summary of conclusions:	SP3 - Sustainability Appraisal SA Report - August 2021 Pages 24 to 47. The site forms part of the urban capacity and therefore was a constant in all of the spatial development options assessed in the SA.
Cross references to SHLAA Site Assessment Proforma and summary of conclusions:	H4a - Strategic Housing Land Availability Assessment - 2021 - Appendices Site Reference: 3309 – Page 96 Site is considered suitable, available and achievable but does not currently benefit from a planning approval for

	<p>residential development. The site is however being promoted for development and is therefore considered to be deliverable in the short term (0-5).</p> <p>The Council has only allocated sites in the main urban area where development is of such a scale that there is the need for specific on-site infrastructure which may not otherwise be delivered.</p>
<p>Relevant history of site:</p>	<p>Planning permission on adjoining site to the west. 2021/39462:- Outline Planning Application (Major) Outline application for 27 dwellings (15 three storey townhouses and 12 two storey semidetached houses), open amenity space and associated development (access, layout and scale only - landscaping and appearance are reserved matters) – Approved 23/08/2021</p>

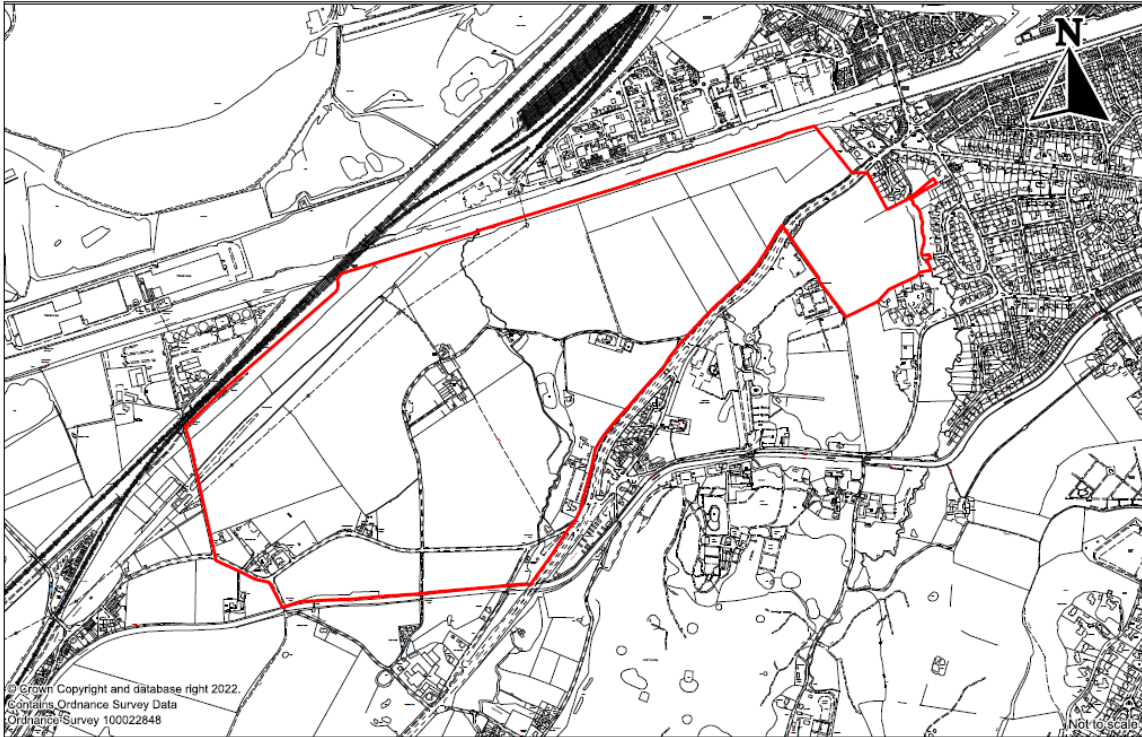
Omission site profile: 12 (SHLAA Ref: 2710 Site Ref: R18/125 and R18/059)

Location of site: South West Urban Extension from 2019 PSVLP (Land at Higher Walton - north side of A56 Chester Rd)

Proposed Use: Residential

OS base map showing site and surrounding area:

Site Location: South West Urban Extension from 2019 PSVLP



OS base map showing site and surrounding area

Representation made by: Ashall Property Limited, Peel L&P Holdings (UK) Limited, Story Homes, Mr J. Smith

Respondent ID number: 0417 (Ashall Property Limited), 0426 (Peel L&P Holdings (UK) Limited), 1418 (Story Homes), 2568 (Mr J. Smith)

Rep ID number: 0417/05, 0426/08, 1418/34, 2568/01

Summary of key constraints and relevant designations:

Constraints and Designations:

- Green Belt
- Grade 3 Agricultural Land
- Gas pipeline running through western end of site
- COMAH Zone in north east part of site
- Walton Village Conservation Area lies adjacent to the eastern boundary of the site. There are several statutory listed buildings within the conservation area.
- There are a few small pockets of contaminated land within the site.
- There are several locally listed buildings within the site.

Cross references to Green Belt Assessment and summary of conclusions:

[GB4 - Green Belt Site Assessments Collated Report 2021](#)

R18/125 - Page 231

The site makes a moderate contribution to purpose 2, 3 and 5, a weak contribution to purpose 1 and no contribution to purpose 4.

	<p>Overall assessment: Moderate contribution</p> <p>R18/059 – Page 171</p> <p>The site makes a strong contribution to purpose 3, moderate contribution to purposes 1 and 5; a weak contribution to purpose 2, and no contribution to purpose 4.</p> <p>Overall assessment: Moderate contribution</p>
<p>Cross references to Sustainability Appraisal and summary of conclusions:</p>	<p>SP3 - Sustainability Appraisal SA Report - August 2021</p> <p>Site ID: R18/125 – Page 59</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 9 objectives; may require mitigation for 9 objectives; and is likely to require mitigation for 3 objectives.</p> <p>Site ID: R18/059 – Page 58</p> <p>In terms of the SA objectives the site: will promote sustainable growth for 3 objectives; will be unlikely to have a major impact on trends for 13 objectives; may require mitigation for 8 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 Proposed Submission Version Local Plan 2019 as detailed in paras 4.4.10 to 4.4.27 and 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>
<p>Cross references to Site Assessment Proforma and summary of conclusions:</p>	<p>SAP5 - Site Assessment Proformas - Central Warrington 2017</p> <p>R18/125 – Page 9</p> <p>The site is a large undulating one consisting of a large number of combined agricultural fields, mature tree and hedge cover, ponds and several small existing businesses and residential properties, some of which are Locally Listed Buildings. There are also some Grade II Listed Buildings and Structures adjacent to the site’s boundaries.</p> <p>Parts of the site are in Flood Zones 2 and 3, there are a number of trees the subject of a TPO at the southern boundary end of the site and it is bisected by Mill Lane, Runcorn Road, Bellhouse Lane and Holly Hedge Lane.</p> <p>The northern boundary of the site is formed by the River Mersey, along with the Solvay Interlox Chemical Plant, a top tier COMA (Control of Major Accident Hazards Regulations 2006) site. To the eastern boundary is the A56 Chester Road Dual Carriageway, the southern boundary consists of agricultural fields and the Bridgewater Canal, with the western boundary being an active railway line.</p>

Given the sites proximity to the COMA site, parts of the site are in the inner and middle HSE Hazardous Installation Buffer Zone. Various pipelines also cross the site underground and parts of the site are therefore also in the inner and middle HSE pipeline installation Buffer Zone.

There is existing field gate access into the site from the east bound A56, Mill Lane Runcorn Road and Bell House Lane, and these might provide a suitable access. There are also areas of the site that are contaminated land and a Public Right of Way runs into the site from the A56 Chester Road, and along its southern boundary. The land is also identified as being potentially contaminated land and this would therefore require further investigation.

[SAP4 - Site Assessment Proformas - South Warrington - 2017](#)

R18/059 – Page 49

The site is a rolling undulating site with some mature tree and hedge covering adjacent to the main A56 Chester Road, with approximately one third of it being within the Outer Hazardous Installation Zone for the Solvay Interox Works at Baronet Road. The northern boundary of the site is with the A56 Chester Road, the eastern boundary is with existing residential development and residential development currently under construction, the southern boundary is with Warrington Sports Club and further residential development and the western boundary is with a nursery and Public Right of Way. The land is also identified as being potentially contaminated land and this would therefore require further investigation.

[O3 - Development Options and Site Assessment Technical Report 2019](#)

Para 3.12 to 3.15

The South West urban extension formed part of the spatial option which was confirmed for inclusion in the 2019 Proposed Submission Version Local Plan.

The Option performed strongly across the majority of Local Plan Objectives. It was considered capable of meeting development needs and deliver infrastructure needed to support the development itself and contribute to the wider sustainable development of Warrington as a whole. Green Belt release can be facilitated without comprising the strategic importance of Warrington's Green Belt as a whole, with revised boundaries likely to be robust and durable beyond the Plan period.

	<p>O1 - Development Options and Site Assessment Technical Report 2021</p> <p>Paras 4.39 to 4.47</p> <p>The South West Urban Extension was given further detailed consideration in assessment of options for the Updated Proposed Submission Version Local Plan 2021. Options including this urban extension did not perform as well as the chosen spatial strategy. In particular, the South West Urban Extension would not provide the brownfield regeneration benefits of Fiddlers Ferry or such wide ranging infrastructure benefits of the South East Warrington Urban Extension. The Council also has concerns about the potential impact of the South West Urban Extension on the Western Link.</p>
<p>Relevant history of site:</p>	<p>2019/36100:- Environmental Impact Assessment (EIA) Scoping Opinion - Proposed Western Link linking Sankey Way (A57) to the north with Chester Road (A56) - Scoping Opinion Issued 12/12/2019</p>

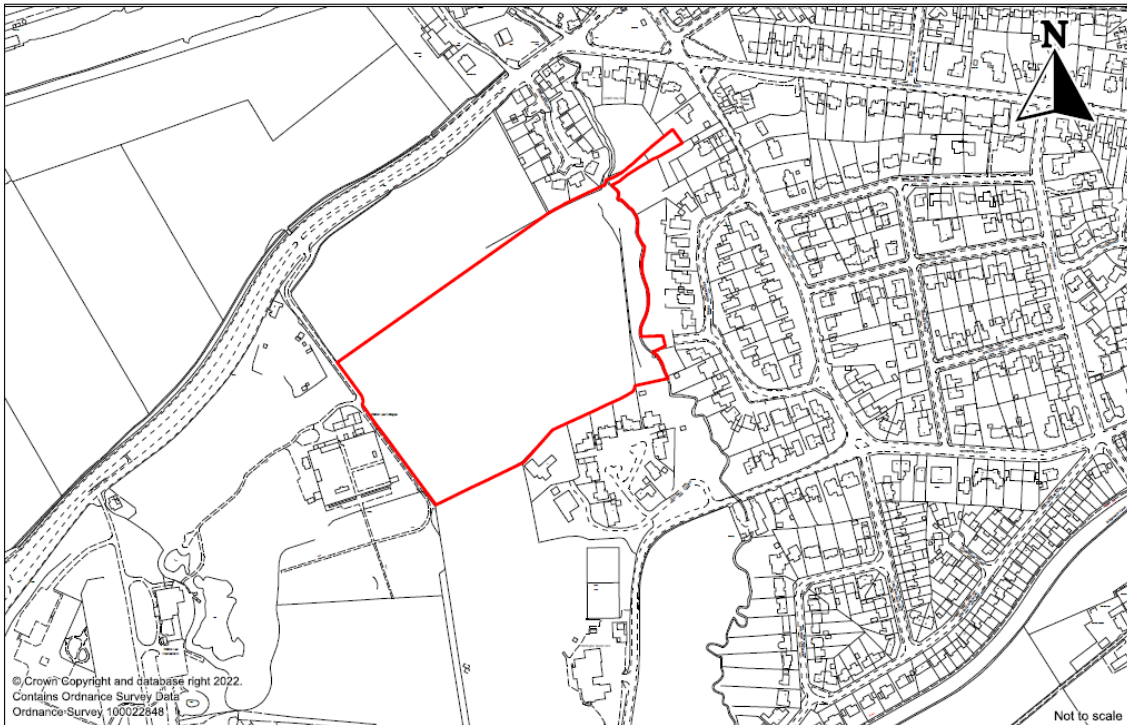
Omission site profile: 13 (SHLAA Ref: 2671, Site Ref: R18/059, R18/P2/041 and R18/P2/067)

Location of site: Land south of Chester Road, Walton (Stonecroft, Chester Road, Walton)

Proposed Use: Residential

OS base map showing site and surrounding area:

Site Location: Land south of Chester Road, Walton



OS base map showing site and surrounding area

Representation made by:	Ashall Property Limited
Respondent ID number:	0417
Rep ID number:	0417/10
Summary of key constraints and relevant designations:	<p>Constraints and Designations:</p> <ul style="list-style-type: none"> • Green Belt • Grade 3 Agricultural Land
Cross references to Green Belt Assessment and summary of conclusions:	<p>Green Belt Site Assessments Collated Report 2021 – Page 171</p> <p>The site makes a strong contribution to purpose 3, moderate contribution to purposes 1 and 5; a weak contribution to purpose 2, and no contribution to purpose 4.</p> <p>Overall assessment: Moderate contribution</p>
Cross references to Sustainability Appraisal and summary of conclusions:	<p>Sustainability Appraisal SA Report - August 2021</p> <p>Site ID: R18/059 – Page 58</p> <p>In terms of the SA objectives the site: will promote sustainable growth for 3 objectives; will be unlikely to have a major impact on trends for 13 objectives; may require mitigation for 8 objectives; and is likely to require mitigation for 2 objectives.</p> <p>The site formed part of the wide South West Urban Extension which was a component of the options assessed for development adjacent to the main urban area in the SA ahead of the Proposed Submission Version Local Plan 2019 as</p>

	<p>detailed in paras 4.4.10 to 4.4.27 and 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>
<p>Cross references to Site Assessment Proforma and summary of conclusions:</p>	<p>SAP4 - Site Assessment Proformas - South Warrington - 2017 R18/059 – Page 49</p> <p>The site is a rolling undulating site with some mature tree and hedge covering adjacent to the main A56 Chester Road, with approximately one third of it being within the Outer Hazardous Installation Zone for the Solvay Interlox Works at Baronet Road. The northern boundary of the site is with the A56 Chester Road, the eastern boundary is with existing residential development and residential development currently under construction, the southern boundary is with Warrington Sports Club and further residential development and the western boundary is with a nursery and Public Right of Way. The land is also identified as being potentially contaminated land and this would therefore require further investigation.</p> <p>O3 - Development Options and Site Assessment Technical Report 2019</p> <p>Para 3.12 to 3.15</p> <p>The site formed part of the wider South West urban extension which formed part of the spatial option which was confirmed for inclusion in the 2019 Proposed Submission Version Local Plan.</p> <p>The Option performed strongly across the majority of Local Plan Objectives. It was considered capable of meeting development needs and deliver infrastructure needed to support the development itself and contribute to the wider sustainable development of Warrington as a whole. Green Belt release can be facilitated without comprising the strategic importance of Warrington’s Green Belt as a whole, with revised boundaries likely to be robust and durable beyond the Plan period.</p> <p>O1 - Development Options and Site Assessment Technical Report 2021</p> <p>Paras 4.39 to 4.47</p> <p>The South West Urban Extension was given further detailed consideration in assessment of options for the Updated Proposed Submission Version Local Plan 2021. Options including this urban extension did not perform as well as the chosen spatial strategy. In particular, the South West Urban</p>

	<p>Extension would not provide the brownfield regeneration benefits of Fiddlers Ferry or such wide ranging infrastructure benefits of the South East Warrington Urban Extension. The Council also has concerns about the potential impact of the South West Urban Extension on the Western Link.</p> <p>With regard to the site in isolation to the wider South West Urban Extension, the Council only gave additional consideration to sites adjacent to the main urban area which were weak performing in Green Belt terms.</p>
Relevant history of site:	<p>2019/36100:- Environmental Impact Assessment (EIA) Scoping Opinion - Proposed Western Link linking Sankey Way (A57) to the north with Chester Road (A56) - Scoping Opinion Issued 12/12/2019</p>

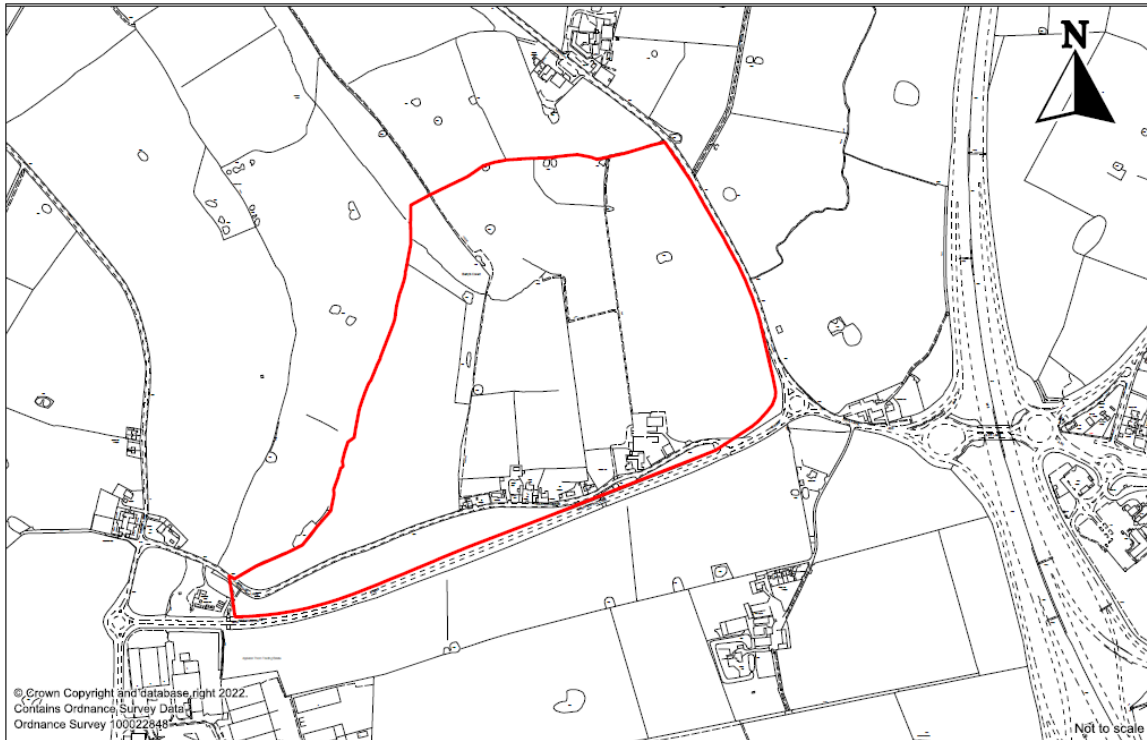
Omission site profile: 14

Location of site: Land at Knutsford Road, Six 56 Phase II

Proposed use: Employment

OS base map showing site and surrounding area:

Site Location: Land at Knutsford Road, Six 56 Phase II



OS base map showing site and surrounding area

Representation made by: Langtree Property Partners

Respondent ID number: 0420

Rep ID number: 0420/13

Summary of key constraints and relevant designations:

- Green Belt
- Development will result in the loss of Grade 2 and 3 Agricultural Land
- PROW to the western boundary of the site
- Transco pipe line crosses the site from east to west

Cross references to Green Belt Assessment and summary of conclusions:

[GB4 - Green Belt Site Assessments Collated Report 2021](#)
The Six 56 Phase II site has a slightly differing boundary to site R18/110 (page 120) as assessed.

For comparison, the site boundary for R18/110 (page 15) can be viewed [here](#)

This boundary difference is not considered to alter the findings of the assessment undertaken for site R18/110, the results of which are set out below and applied to site Six56 Phase II.

	<p>The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two.</p> <p>Overall Conclusion: Moderate contribution.</p>
<p>Cross references to Sustainability Appraisal and summary of conclusions:</p>	<p>SP3 - Sustainability Appraisal SA Report - August 2021</p> <p>The site formed a component of the options assessed for broad locations for employment growth ahead of the Updated Proposed Submission Version Local Plan 2021 as detailed in paras 5.3.1 to 5.3.10.</p> <p>The SA options assessment contributed to the assessment detailed in the Employment site assessment proformas as detailed below.</p>
<p>Cross references to Site Assessment Proforma and summary of conclusions:</p>	<p>SAP1 - Site Assessment Proformas - September 2021</p> <p>The site (page 113) is graded 'A-' in the context of the Council's updated EDNA (2021) and therefore performs strongly in terms of its contribution to meeting Warrington's strategic employment land needs, but there are potentially significant constraints in being able to bring the site forward for development.</p> <p>The site benefits from its location at the junction of the M6 and M56 and provides the potential to meet a proportion of the Borough's identified B8 employment land requirement. It would represent an extension to the proposed employment site to the south of Grappenhall Lane.</p> <p>There are however a number of significant issues which would need to be mitigated before the site could be considered 'Suitable':</p> <ul style="list-style-type: none"> • The development of the site could not be supported by current highways access arrangements and would require supporting infrastructure to mitigate the impacts on the local and strategic road network. • concerns around cumulative impact of development in south east Warrington, including impact on the Green Belt and on the local and strategic road network • Transco pipe line cross the site from east to west, and so reducing the amount of potentially developable land • Impact on residential properties on Cartridge Lane • Development will result in the loss of Grade 2 and 3 Agricultural Land and strong performing Green Belt parcels <p>The site is available and is being actively promoted by site owners through the Local Plan process. Given the issues on</p>

	<p>suitability the site does not perform well against all the Local Plan's Objectives and Spatial Strategy. In terms of achievability, there is a concern around the complex ownership across the site. Although the developer appears to have options on a majority of the land, the duration of these options is unknown and they may need to be renegotiated by the time the option is brought forward, particularly if they relate to housing development, as envisaged in the previous PSVLP, not employment.</p> <p>The Council does not currently have a sufficiently full enough understanding as to whether the constraints identified above can be overcome. The Council is however committed to undertaking a review into Warrington's employment land needs before the end of the Plan period to ensure the long term supply of employment land and this site will be considered as part of this process.</p> <p>SITE CONCLUSION: SITE NOT SELECTED - The site is not selected for inclusion in the Local Plan.</p>
Relevant history of site:	Nothing of any relevance.

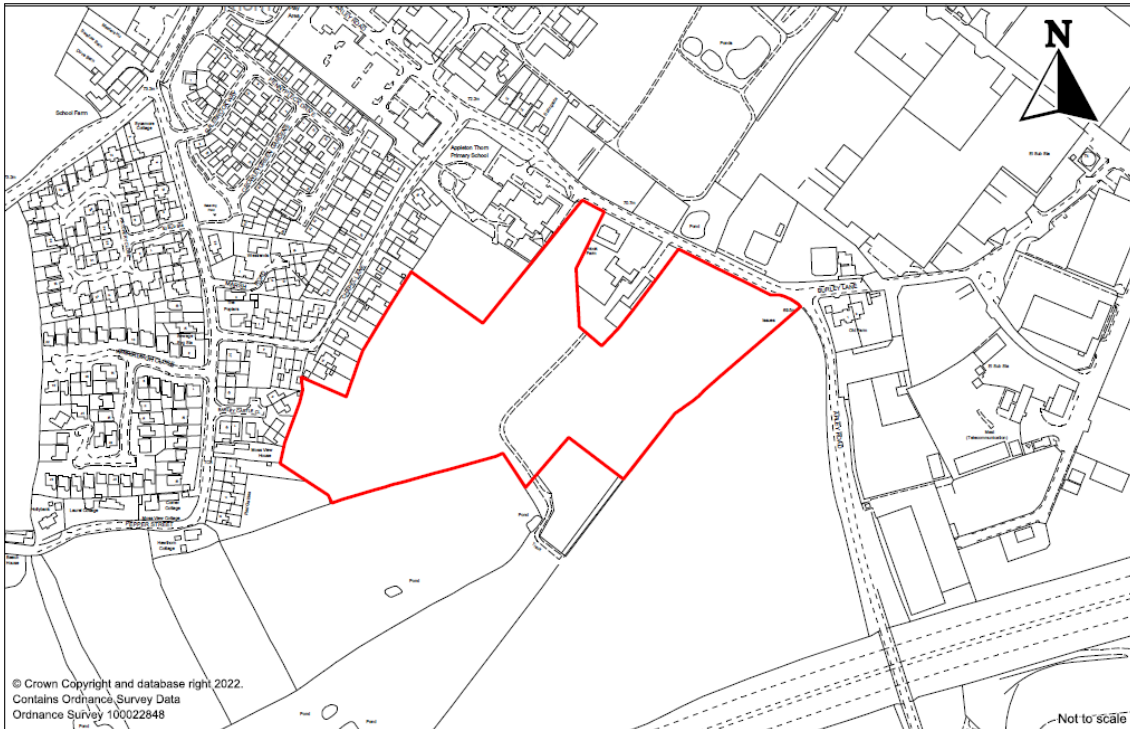
Omission site profile: 15 (SHLAA Ref: 1532 and Site Ref: R18/114)

Location of site: Site at Arley Road, Appleton Thorn (Land SW of Arley Road)

Proposed Use: Residential

OS base map showing site and surrounding area:

Site Location: Site at Arley Road, Appleton Thorn



OS base map showing site and surrounding area

Representation made by: Langtree Property Partners

Respondent ID number: 0420

Rep ID number: 0420/14

Summary of key constraints and relevant designations:

Constraints and Designations:

- Green Belt
- Grade 2 Agricultural Land
- Contaminated land (southern part of site)

Cross references to Green Belt Assessment and summary of conclusions:

[GB4 - Green Belt Site Assessments Collated Report 2021](#) – Page 77

The site makes a strong contribution to purpose 3, moderate contribution to purpose 5 and no contribution to purposes 1, 2 and 4.

Overall assessment: Moderate contribution

Cross references to Sustainability Appraisal and summary of conclusions:

[SP3 - Sustainability Appraisal SA Report - August 2021](#)

Site ID: R18/114 – Page 62

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 12 objectives; may require mitigation for 7 objectives; and is likely to require mitigation for 3 objectives.

Cross references to Site Assessment Proforma

[SAP4 - Site Assessment Proformas - South Warrington - 2017](#)

Site ID: R18/114 – Page 95

<p>and summary of conclusions:</p>	<p>The site is flat agricultural land with some mature tree and hedge covering and there is existing field access in to the site off Arley Road. The southern end of the site is within the M56 AQMA Buffer Zone. A Public Right of Way crosses the site from East to west, with a further Public Right of Way crossing north to south. Nook Farmhouse and Barns, Locally Listed Buildings, are adjacent to the northern boundary. The northern boundary of the site is with Appleton Thorn Primary School and the residential development of Appleton Thorn, the eastern boundary is with Arley Road and Stretton Green Distribution Park, the southern boundary is with a Public Right of Way and the M56 Motorway and the western boundary is with open agricultural land. The land is also identified as being potentially contaminated land and this would therefore require further investigation.</p> <p><u>O3 - Development Options and Site Assessment Technical Report - 2019.</u></p> <p>In the 2019 PSVLP the site was included in the larger Garden Suburb allocation. The Garden Suburb performed strongly in terms of the quantum of development required within the PSVLP 2019 and its ability to deliver a significant urban extension without having an impact on the strategic importance of the Green Belt in Warrington. The scale of the proposed Garden Suburb was such that it would allow a well-designed urban extension that would be supported by necessary infrastructure and facilities. Impacts on the character of the surrounding area, as well as on ecological and heritage assets, were considered able to be offset due to the overall scale of the allocation and the wider benefits it would deliver.</p> <p><u>O1 - Development Options and Site Assessment Technical Report - September 2021</u></p> <p>Upon on refining the Garden Suburb to form the smaller more deliverable South East Warrington Urban Extension in to the 2021 UPSVLP the site now falls outside of the revised allocation and a separate expansion to Appleton Thorn is not considered to be appropriate.</p>
<p>Relevant history of site:</p>	<p>None.</p>

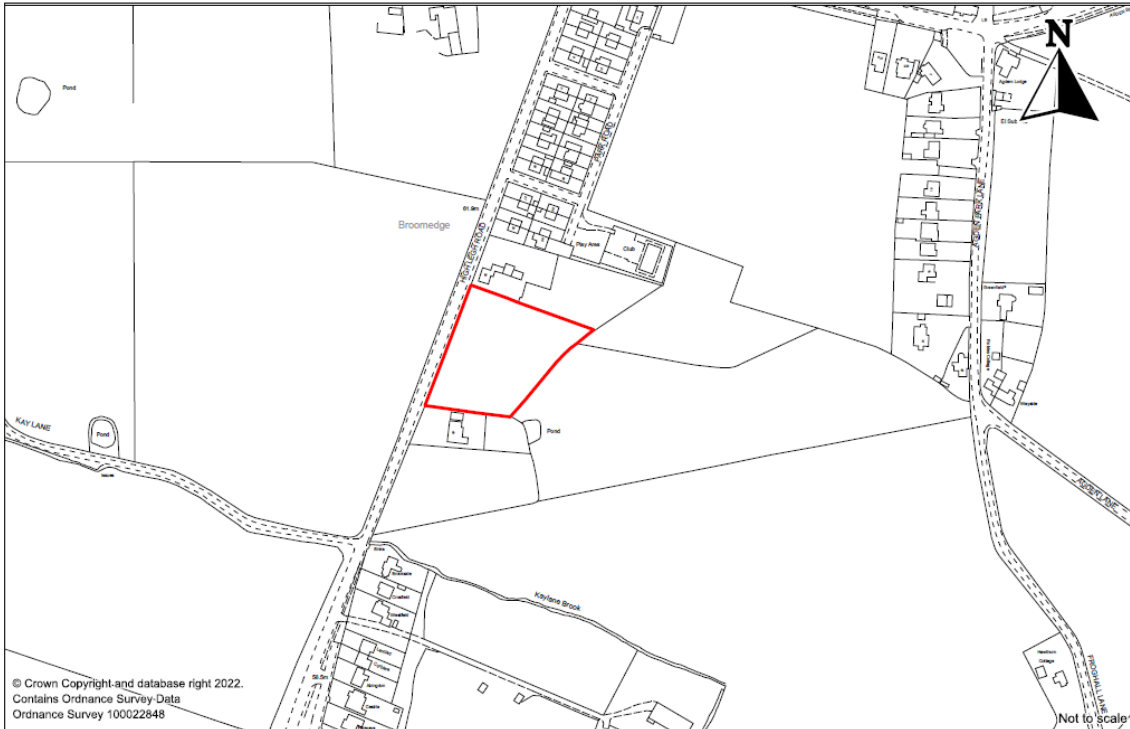
Omission site profile: 16 (SHLAA Ref: 3170, Site Ref: R18/144 and R18/P2/023)

Location of site: Land at Broomedge (Land off 35 High Legh Road, Broomedge)

Proposed use: Residential

OS base map showing site and surrounding area:

Site Location: Land at Broomedge



OS base map showing site and surrounding area

Representation made by: Peter and Diane Martin

Respondent ID number: 0423

Rep ID number: 0423/02

Summary of key constraints and relevant designations:

Constraints and Designations:

- Green Belt
- Grade 2 Agricultural Land

Cross references to Green Belt Assessment and summary of conclusions:

[GB4 - Green Belt Site Assessments Collated Report 2021](#) – Page 138

The site makes a strong contribution to purpose 3, moderate contribution to purpose 5 and no contribution to purposes 1, 2 and 4.

Overall assessment: Moderate contribution

Cross references to Sustainability Appraisal and summary of conclusions:

[SP3 - Sustainability Appraisal SA Report - August 2021](#)

Site ID: 3170 – Page 74

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 12 objectives; may require mitigation for 7 objectives; and is likely to require mitigation for 3 objectives.

Cross references to Site Assessment Proforma and summary of conclusions:

[SAP2 - Site Assessment Proforma 2019](#)

SHLAA Ref: 3170, Site Ref: R18/144 and R18/P2/023 - Page 525-527

	<p>The site is considered to be suitable – unlikely to have a major impact on trends.</p> <p>The site is not adjacent to the settlement of Lymm, being situated just outside of the washed over village of Broomedge to the south east of Lymm. As such, the site would feel isolated from the settlement and would not provide a sustainable location for future development.</p> <p>The site is considered to be available as it is being promoted by the owner and is not in active use.</p> <p>The site is considered to be achievable as it is in an area of high viability and demand with no known abnormal development costs.</p> <p>However, there are some suitability constraints surrounding the capacity of the nearest primary school, the distance to the train station and capacity of GPs in Lymm.</p> <p>Therefore, it would not be in accordance with several objectives from the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS.</p>
Relevant history of site:	None.

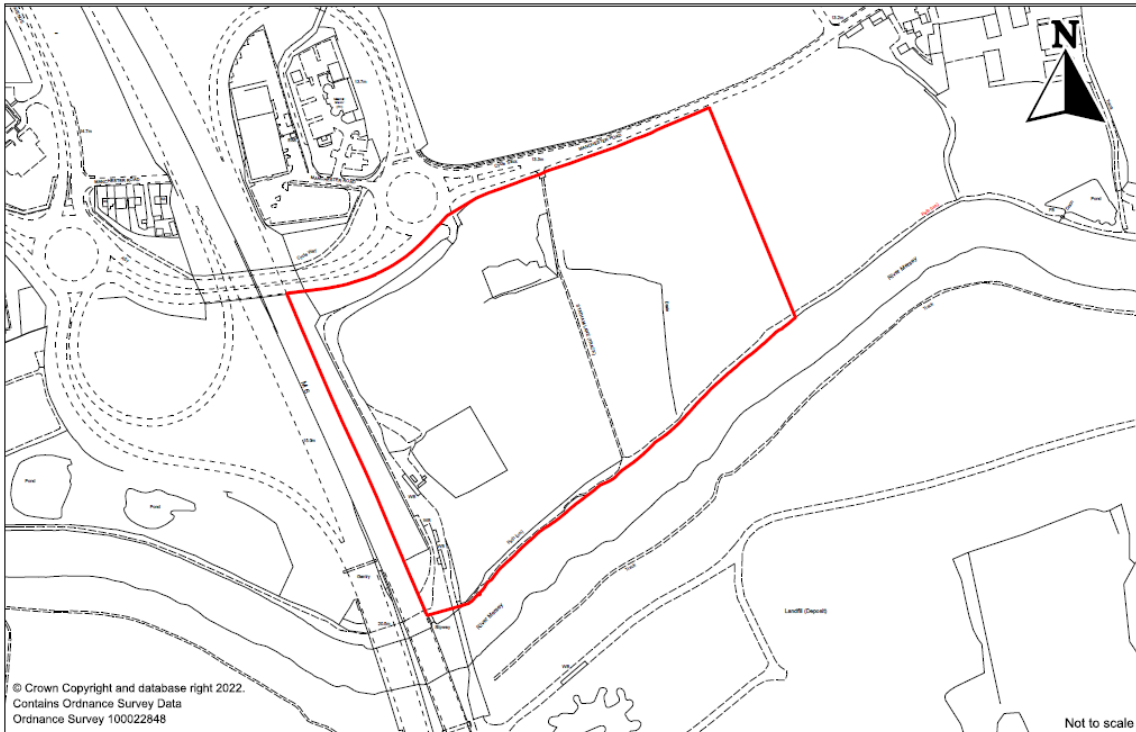
Omission site profile: 17 (Site Ref: R18/135)

Location of site: Land at Statham Meadows (Junction 21 M6, south of A57/north of River Mersey)

Proposed use: Mixed Use (Retail, Leisure and Park and Ride)

OS base map showing site and surrounding area:

Site Location: Land at Statham Meadows



OS base map showing site and surrounding area

Representation made by: Peel L&P Holdings (UK) Limited

Respondent ID number: 0426

Rep ID number: 0426/22

Summary of key constraints and relevant designations:

Constraints and Designations:

- Green Belt
- Grade 2 Agricultural Land
- Site lies partially within Floodzones 2 & 3.
- PROW running from North to South through site.
- Within 500m Buffer for Woolston SSSI and part of the western site being in AQMA Buffer Zone
- Potentially contaminated land

Cross references to Green Belt Assessment and summary of conclusions:

[GB4 - Green Belt Site Assessments Collated Report 2021](#) – Page 199

The site makes a strong contribution to purpose 3, moderate contribution to purpose 5, a weak contribution to purposes 1 and 2 and no contribution to purpose 4.

Overall assessment: Moderate contribution

Cross references to Sustainability Appraisal and summary of conclusions:

[SP3 - Sustainability Appraisal SA Report - August 2021](#)

Site ID: R18/135 – Page 60

	<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 8 objectives; may require mitigation for 9 objectives; and is likely to require mitigation for 4 objectives.</p>
<p>Cross references to Site Assessment Proforma and summary of conclusions:</p>	<p>SAP2 - Site Assessment Proformas - 2019</p> <p>The site (page 161) is graded 'D' in the context of the Council's EDNA (2019 and 2021 EDNA) and therefore performs poorly in terms of its contribution to meeting Warrington's employment land needs.</p> <p>The site is likely to require mitigation measures and have some unavoidable impacts.</p> <p>The site is available and is being promoted through the Local Plan process.</p> <p>Development of the site is less likely to be achievable given the EDNA Grade 'D' rating.</p> <p>This site and the wider site perform poorly against the Local Plan Objectives for the Borough.</p> <p>SITE CONCLUSION: Taking into account and balancing a range of factors, this site and the wider site is not selected as a suitable site to meet the Council's economic development needs.</p>
<p>Relevant history of site:</p>	<p>2016/27683:- Environmental Assessment Application - Proposed flood defence wall and embankment with landscaping and other associated work (Mersey Warrington Flood Risk Management Scheme - Phase 3B - Woolston) – Approved 16/06/2016.</p>

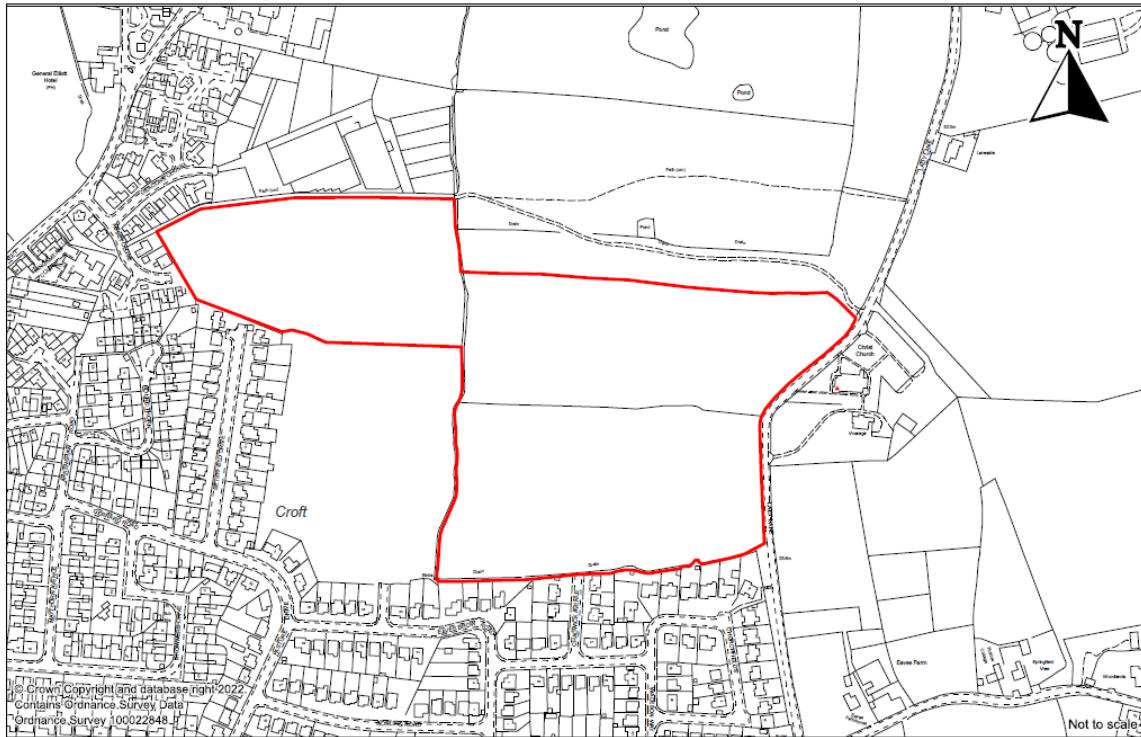
Omission site profile: 18 (Site Refs: 15231, R18/127, R18/155, R18/P2/096A, R18/P2/040 and R18/P2/143)

Location of site: Land at Lady Lane, Croft

Proposed use: Residential

OS base map showing site and surrounding area:

Site Location: Land at Lady Lane, Croft



OS base map showing site and surrounding area

Representation made by:	Peel L&P Holdings (UK) Limited
Respondent ID number:	0426
Rep ID number:	0426/17
Summary of key constraints and relevant designations:	<p>Constraints and Designations:</p> <ul style="list-style-type: none"> • Green Belt • Grade 3 Agricultural Land • Policy QE5 Local Wildlife Sites – Croft Grasslands • PROW runs partially along northern site boundary
Cross references to Green Belt Assessment and summary of conclusions:	<p>GB4 - Green Belt Site Assessments Collated Report 2021 – Page 147</p> <p>The site makes a strong contribution to purpose 3, moderate contribution to purpose 5, a weak contribution to purpose 2 and no contribution to purposes 1 and 4.</p> <p>Overall assessment: Moderate contribution</p>
Cross references to Sustainability Appraisal and summary of conclusions:	<p>SP3 - Sustainability Appraisal SA Report - August 2021</p> <p>Site ID: 15231 – Page 70</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 14 objectives; may</p>

	require mitigation for 6 objectives; and is likely to require mitigation for 1 objective.
Cross references to Site Assessment Proforma and summary of conclusions:	<p>SAP2 - Site Assessment Proformas 2019</p> <p>Site Refs: 15231, R18/127, R18/155, R18/P2/096A, R18/P2/040 and R18/P2/143 - Pages 368-370</p> <p>Site Conclusions based on Suitability, Availability, Achievability: The site is considered to be suitable-unlikely to have major impact on trends. There are suitability issues surrounding the Local Wildlife Site located in the south western section of the site and the potentially contaminated land in the south eastern section. The site has good accessibility to formal play space and primary and secondary schools. The site may be achievable as it is in an area of moderate viability, there is no known demand however there may be abnormal development costs due to the potentially contaminated land. The site is available as it was promoted by the owner and it is not in active use.</p> <p>Workshop Comments: The site is adjacent to the settlement of Croft being located to the east of Lady Lane. The site is considered to be in a sustainable location and is free from ownership issues, having been promoted by the site owner. There are known abnormal development costs due to the potentially contaminated land in the south eastern section of the site. This will either require remediation or development could avoid this part of the site. Development would need to avoid the Local Wildlife Site located in the south western section of the site. Due to the large scale of the site both of these constraints could be avoided and the north western section of the site could be developed. This area of the site would be physically closer to Croft. However the Council's highways officer states that an appropriate access cannot be provided into this part of the site unless third party land was included. As such, development of the site would not be in accordance with draft Warrington Local Plan objective W4, to provide new infrastructure to support Warrington's growth, reduce congestion and promote sustainable transport options.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>
Relevant history of site:	

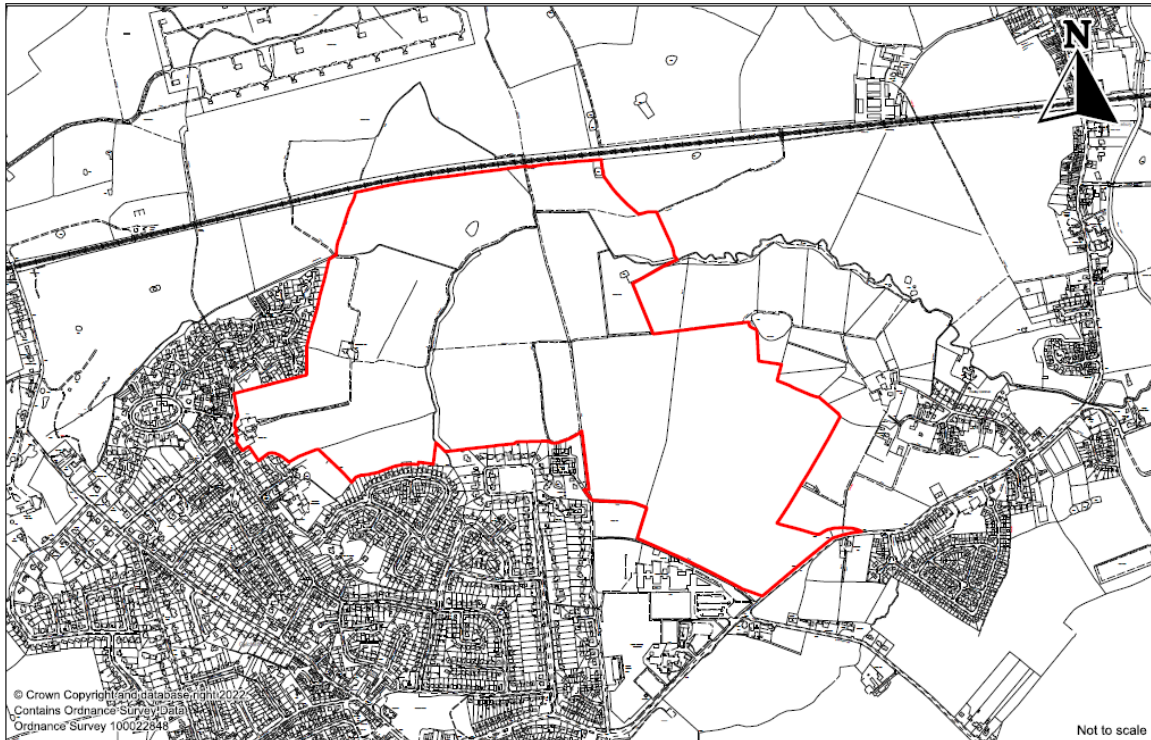
Omission site profile: 19 (SHLAA Ref: 1542, Site Ref: R18/128, R18/P2/096E)

Location of site: Land north of Culcheth (Land NE of Culcheth)

Proposed use: Residential

OS base map showing site and surrounding area:

Site Location: Land north of Culcheth



OS base map showing site and surrounding area

Representation made by: Peel L&P Holdings (UK) Limited

Respondent ID number: 0426

Rep ID number: 0426/18

Summary of key constraints and relevant designations:

Constraints and Designations:

- Green Belt
- Grade 3 Agricultural Land

Cross references to Green Belt Assessment and summary of conclusions:

[GB4 - Green Belt Site Assessments Collated Report 2021](#) – Page 78

The site makes a strong contribution to purpose 3, moderate contribution to purpose 5, a weak contribution to purpose 2 and no contribution to purposes 1 and 4.

Overall assessment: Strong contribution

Cross references to Sustainability Appraisal and summary of conclusions:

As the site was assessed as marking a Strong contribution to Green Belt purposes it did not proceed to the next stage of the site selection process for the outlying settlements. As such, no detailed SA of the site has been undertaken.

Cross references to Site Assessment Proforma and summary of conclusions:

As the site was assessed as marking a Strong contribution to Green Belt purposes it did not proceed to the next stage of the site selection process for the outlying settlements. As such, a Site Assessment Proforma was not prepared for the site.

Relevant history of site:	None
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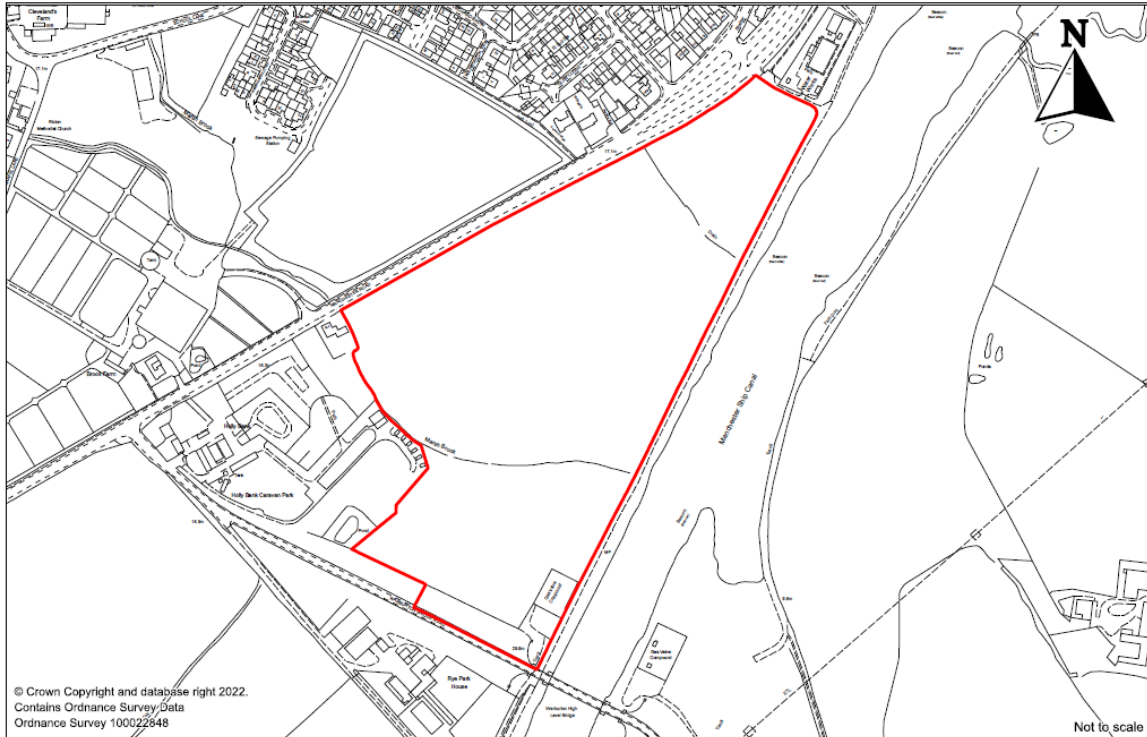
Omission site profile: 20 (SHLAA Ref: 2171, Site Ref: R18/126 and R18/P2/096B)

Location of site: Land at Manchester Road, Hollins Green (Land south of Hollins Green)

Proposed use: Residential

OS base map showing site and surrounding area:

Site Location: Land at Manchester Road, Hollins Green



OS base map showing site and surrounding area

Representation made by:	Peel L&P Holdings (UK) Limited
Respondent ID number:	0426
Rep ID number:	0426/19
Summary of key constraints and relevant designations:	Constraints and Designations: <ul style="list-style-type: none">• Green Belt• Grade 2 Agricultural Land
Cross references to Green Belt Assessment and summary of conclusions:	GB4 - Green Belt Site Assessments Collated Report 2021 – Page 97 The site makes a moderate contribution to purposes 3 and 5, a weak contribution to purpose 2 and no contribution to purposes 1 and 4. Overall assessment: Weak contribution
Cross references to Sustainability Appraisal and summary of conclusions:	SP3 - Sustainability Appraisal SA Report - August 2021 Site ID: 2171 – Page 72 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 12 objectives; may require mitigation for 9 objectives; and is likely to require mitigation for 1 objective.
Cross references to Site Assessment Proforma and summary of conclusions:	SAP2 - Site Assessment Proformas 2019 SHLAA Ref: SHLAA Ref: 2171, Site Ref: R18/126 and R18/P2/096B – Pages 454-456

	<p>Site Conclusions based on Suitability, Availability, Achievability: The site is considered to be suitable-unlikely to have major impact on trends. There are some suitability issues surrounding; proximity to GP surgeries; mineral safeguarding areas and parts of the site being within the historic landfill site buffer zones. The site may be achievable as it is within an area of moderate viability, there is developer interest and demand however there may be some abnormal development costs due to the historic landfill site buffer zones. The site is considered to be available as it has been promoted by the owner and is not in active use.</p> <p>Workshop Comments: The site is adjacent to the settlement of Hollins Green however there is a dual carriageway (the A57) that separates the site from the settlement and which retains a defining boundary to the settlement. As such, development of the site would alter this existing boundary and would change the character of the settlement. The site is located in a mineral safeguarding area and parts of the site are within a historic landfill site buffer zone. Development of the site would not be in accordance with several objectives from the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W5 to reinforce the character and local distinctiveness of Warrington, and W6 to minimise the impact of development on the environment.</p> <p>SITE CONCLUSION: EXCLUDE SITE FROM PROCESS</p>
Relevant history of site:	None

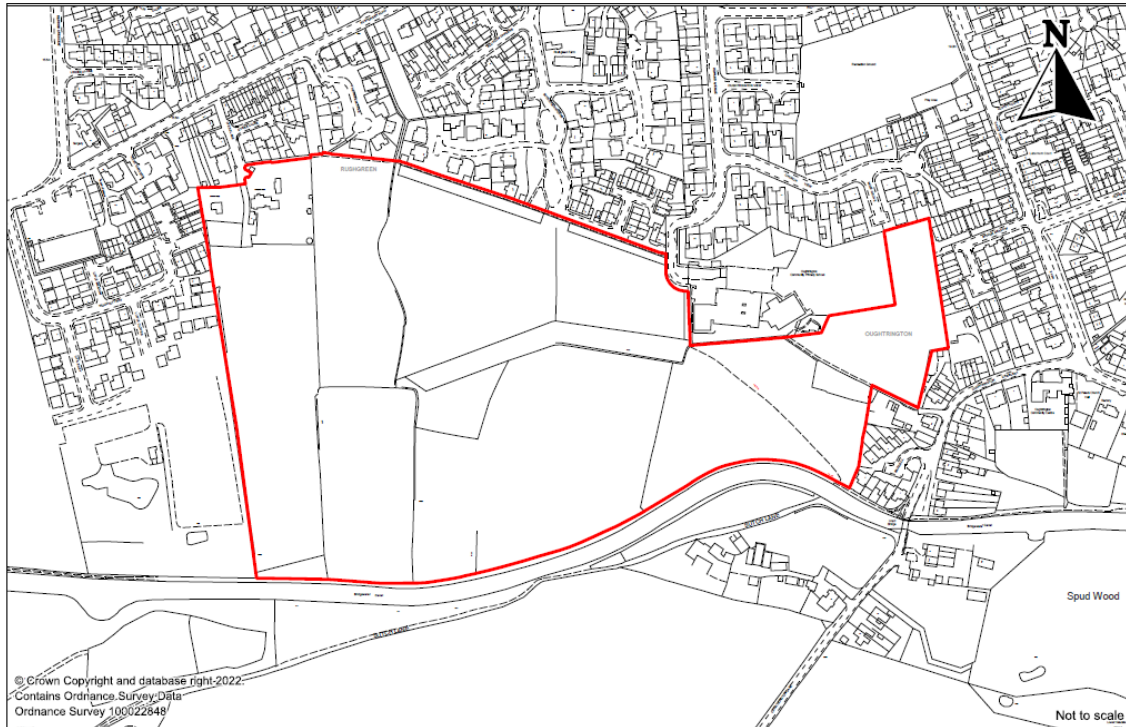
Omission site profile: 21 (SHLAA Ref: 1545, Site Ref: R18/132, R18/P2/096D)

Location of site: Land at Rushgreen Road, Lymm

Proposed use: Residential

OS base map showing site and surrounding area:

Site Location: Land at Rushgreen Road, Lymm



OS base map showing site and surrounding area

Representation made by: Peel L&P Holdings (UK) Limited

Respondent ID number: 0426

Rep ID number: 0426/20

Summary of key constraints and relevant designations:

Constraints and Designations:

- Green Belt
- Grade 2 Agricultural Land
- A number of active TPO's along the Northern and Southern site boundaries
- A small section of the site lies within Floodzone 2.

Cross references to Green Belt Assessment and summary of conclusions:

[GB4 - Green Belt Site Assessments Collated Report 2021](#) – Page 78

[GB5 - Green Belt Assessment - October 2016](#) – Page 114

The site makes a strong contribution to purpose 3, a moderate contribution to purpose 5, a weak contribution to purpose 4 and no contribution to purposes 1 and 2.

Overall assessment: Moderate contribution

Cross references to Sustainability Appraisal and summary of conclusions:

[SP3 - Sustainability Appraisal SA Report - August 2021](#)

Site ID: 1545 – Page 72

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 12 objectives; may require mitigation for 14 objectives; and is likely to require mitigation for 1 objective.

Cross references to Site Assessment Proforma and summary of conclusions:

[SAP2 - Site Assessment Proformas 2019](#)

SHLAA Ref: 1545, Site Ref: R18/132, R18/P2/096D - Page 463-466

Site Conclusions based on Suitability, Availability,

Achievability: This site is considered to be suitable – unlikely to have a major impact on trends. There are some suitability issues given that the site contains more than 20 hectares of agricultural land Class 1-2 and GP services in Lymm have no available capacity. The site is considered to be available, considering that it was promoted by the owner and a planning application is currently under appeal on part of the site (Ref 2017/31816). The site may be achievable as it is in an area of high viability and there is developer interest and known demand however there are known abnormal development costs due to a large area of potentially contaminated land in the centre of the site.

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

Taking into account the Council's highways officer's comments, the site potential has been reduced down to 300 dwellings due to the limitations on the number of access points. However, when compared to the other contender sites off Rushgreen Road (Site Ref: R18/P2/085 and SHLAA Ref: 1504 / Site Ref: R18/018 / Site Ref: R18/P2/055); Warrington Road (SHLAA Ref: 1528 /Site Ref: R18/162 and SHLAA Ref: 1622); and Massey Brook Lane (SHLAA Ref: 3124 / Site Ref: R18/036 and SHLAA Ref: 3316 / Site Ref: R18/P2/029) the development of the whole site in this location would have a greater impact on the character of the settlement and the

	<p>early deliverability of housing. In addition, the eastern portion of the site is in separate ownership and there is no evidence that there is any agreement with the owners of the western portion of the site to allow access from their site. Consequently, there is concern about the deliverability of the eastern portion of the site.</p> <p>As such the sites towards the eastern end of Rushgreen Road (Site Ref: R18/P2/085 and SHLAA Ref: 1504 / Site Ref: R18/018 / Site Ref: R18/P2/055) and those off Warrington Road (SHLAA Refs: 1528 and 1622) and Massey Brook Lane (SHLAA Ref: 3124/3316) are considered more appropriate sites to accommodate Lymm's housing requirement.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>
Relevant history of site:	None

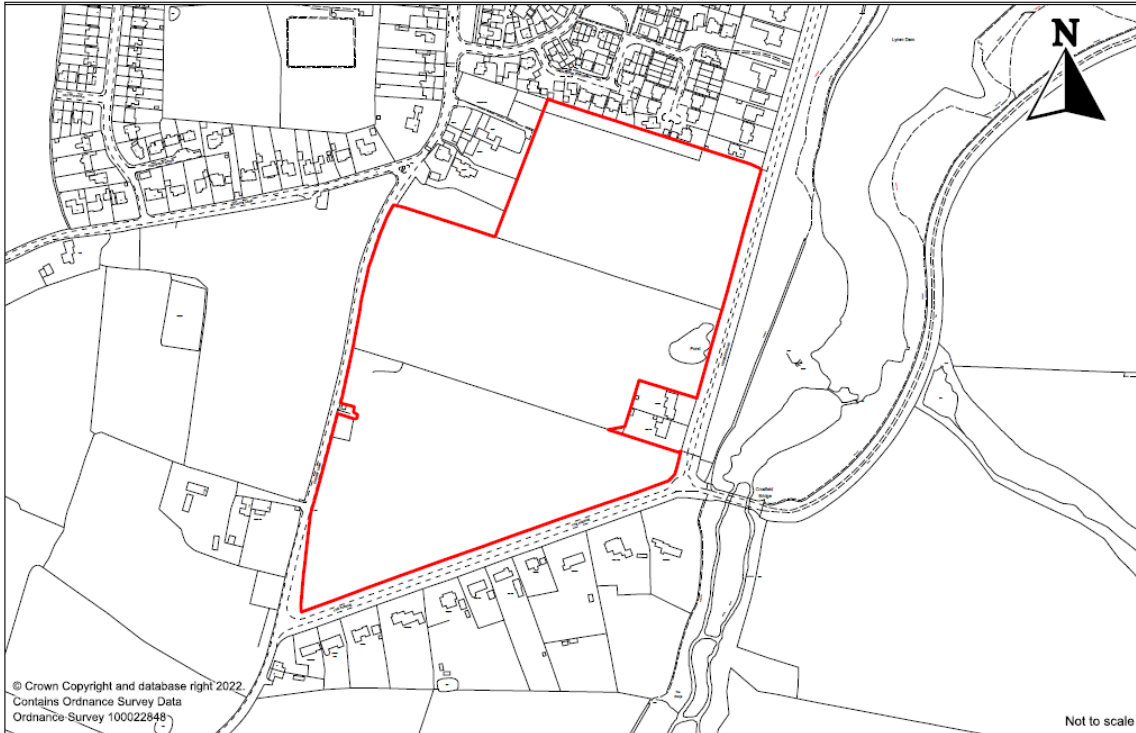
Omission site profile: 22 (SHLAA Ref: 2705, Site Refs: R18/051, R18/101 and R18/P2/024)

Location of site: Land at Cherry Lane Farm, Lymm (Land East of Cherry Lane Farm, Lymm)

Proposed use: Residential

OS base map showing site and surrounding area:

Site Location: Land at Cherry Lane Farm, Lymm



OS base map showing site and surrounding area

Representation made by: Richborough Estates Group Ltd

Respondent ID number: 0430

Rep ID number: 0430/07

Summary of key constraints and relevant designations:

Constraints and Designations:

- Green Belt
- Grade 3 Agricultural Land
- 2 Active TPO's along Northern site boundary

Cross references to Green Belt Assessment and summary of conclusions:

[GB4 - Green Belt Site Assessments Collated Report 2021](#) – Page 114

The site makes a strong contribution to purposes 3 and 4, a moderate contribution to purpose 5 no contribution to purposes 1 and 2.

Overall assessment: Strong contribution

Cross references to Sustainability Appraisal and summary of conclusions:

As the site was assessed as marking a Strong contribution to Green Belt purposes it did not proceed to the next stage of the site selection process for the outlying settlements. As such, no detailed SA of the site has been undertaken.

Cross references to Site Assessment Proforma and summary of conclusions:

As the site was assessed as marking a Strong contribution to Green Belt purposes it did not proceed to the next stage of the site selection process for the outlying settlements. As such, a Site Assessment Proforma was not prepared for the site

Relevant history of site:	None
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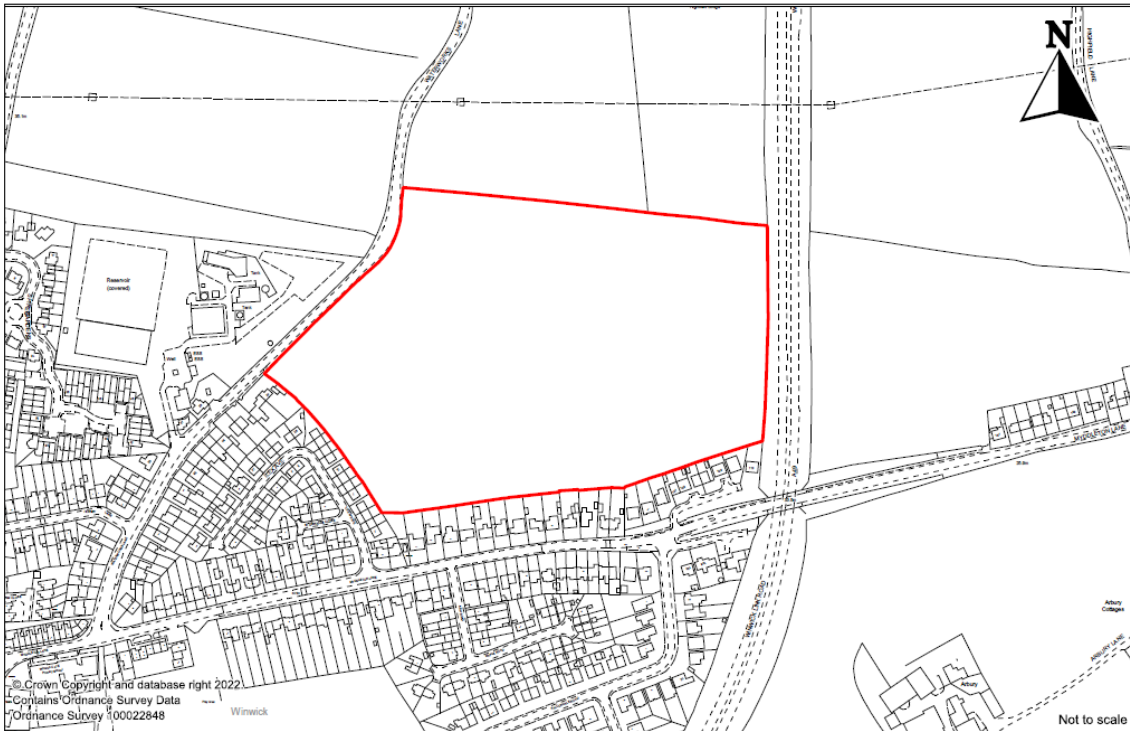
Omission site profile: 23 (SHLAA Ref: 3334, Site Ref: R18/P2/061, R18/P2/092)

Location of site: Land at Waterworks Lane, Winwick

Proposed use: Residential

OS base map showing site and surrounding area:

Site Location: Land at Waterworks Lane, Winwick



OS base map showing site and surrounding area

Representation made by:	Rowland Homes
Respondent ID number:	0431
Rep ID number:	0431/02
Summary of key constraints and relevant designations:	Constraints and Designations: <ul style="list-style-type: none">• Green Belt• Grade 3 Agricultural Land
Cross references to Green Belt Assessment and summary of conclusions:	GB4 - Green Belt Site Assessments Collated Report 2021 – Page 143 The site makes a strong contribution to purpose 1, a moderate contribution to purpose 5, a weak contribution to purpose 2 and no contribution to purposes 1 and 4. Overall assessment: Moderate contribution
Cross references to Sustainability Appraisal and summary of conclusions:	SP3 - Sustainability Appraisal SA Report - August 2021 Site ID: 3334 – Page 74 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 15 objectives; may require mitigation for 3 objectives; and is likely to require mitigation for 2 objectives.
Cross references to Site Assessment Proforma and summary of conclusions:	SAP2 - Site Assessment Proformas 2019 SHLAA Ref: 3334, Site Ref: R18/P2/061, R18/P2/092 – Pages 546-548

	<p>Site Conclusions based on Suitability, Availability, Achievability: This site is considered to be suitable – unlikely to have a major impact on trends. There are some suitability issues due to the distance to GP services and local natural greenspace however the site has good accessibility to formal play space, primary and secondary schools and bus services. The site also falls within zone 1 (inner protection zone) of the Environment Agency’s Groundwater Source Protection Zone and the edge of the historic landfill site 250m buffer zone falls just within the western-most corner of the site. The site appears to be available, as it was promoted by the owner. The site is considered to be achievable as it is in an area of moderate viability and there is developer interest and known demand and no known abnormal development costs, with the exception of the edge of the historic landfill site buffer zone.</p> <p>Workshop Comments: The site is adjacent to the settlement of Winwick being located to the immediate north east of the settlement. The site is considered to be in a sustainable location and it is available being free from ownership issues, having been promoted by the site owner. The site is considered to be achievable as it is an area of moderate viability with no known abnormal development costs (with the exception of the edge of the historic landfill site 250m buffer zone). Overall the site is considered to be suitable – unlikely to have a major impact on trends. As such, development of the site would be in accordance with the objectives as set out in the draft Warrington Local Plan, particularly W1 to strengthen existing neighbourhoods, W2 which seeks to facilitate the sensitive release of Green Belt land, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.</p> <p>After further consideration of the Council’s highways officer’s comments it is considered that the lack of a secondary access point would not be an issue given that the site capacity far exceeds the housing requirement for Winwick. However there are no potential boundaries which could be used to divide the site into a smaller site which would better accommodate the requirement. As such SHLAA Ref: 2670 / Site Ref: R18/040 is considered a more appropriate site to accommodate Winwick’s housing requirement.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>
Relevant history of site:	None

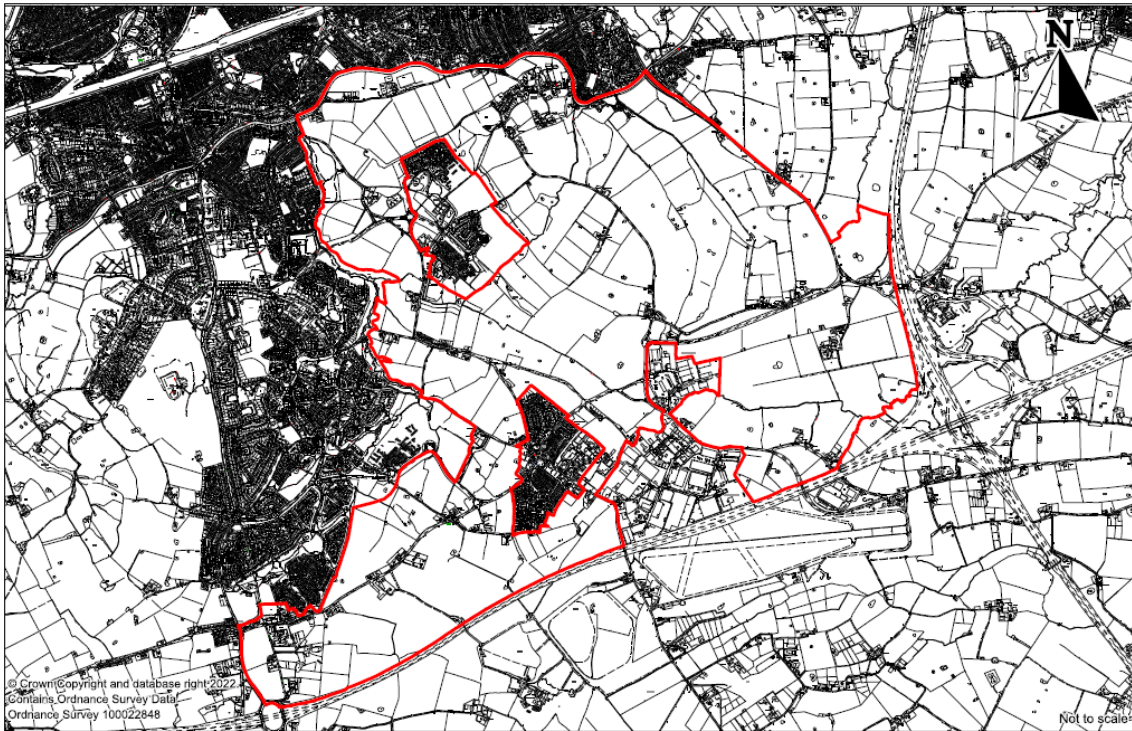
Omission site profile: 24

Location of site: Garden Suburb Allocation from PSVLP 2019

Proposed use: Mixed-use

OS base map showing site and surrounding area:

Site Location: Garden Suburb Allocation from PSVLP 2019



OS base map showing site and surrounding area

Representation made by: Hollins Strategic Land, Taylor Wimpey, Bloor Homes, Lone Star Ltd and Mulbury Homes (Grappenhall) Ltd, Mulbury Homes Ltd Grappenhall

Respondent ID number: 0433 (Hollins Strategic Land), 1431 (Taylor Wimpey, Bloor Homes, Lone Star Ltd and Mulbury Homes (Grappenhall) Ltd), 2540 (Mulbury Homes Ltd Grappenhall)

Rep ID number: 0433/04, 1431/01, 2540/01

Summary of key constraints and relevant designations:

- Green Belt
- Gas pipeline crosses the site
- Various Listed and Locally Listed buildings in site boundary
- Grappenhall Conservation Area to the north of the allocation
- Some TPO trees and an area of Ancient Woodland within the site boundary
- Local Wildlife Sites within the site boundary
- Grade 2 & Grade 3 Agricultural Land
- Public Rights of Way and Mersey Valley Trail

Cross references to Green Belt Assessment

[GB5 - Green Belt Assessment - October 2016](#)

Land within the Garden Suburb was assessed at general area and parcel area level within the Green Belt Assessment 2016

<p>and summary of conclusions:</p>	<p>(see Appendices D,E, F and G to the report), however this was not assessed as a whole area until the options assessment work was carried out at PSVLP 2019 stage.</p> <p><u>O3 - Development Options and Site Assessment Technical Report - 2019</u></p> <p>The Garden Suburb was assessed in terms of Objective W2 of the 2019 PSVLP ‘To ensure Warrington’s revised Green Belt boundaries maintain the permanence of the Green Belt in the long term’ (page 36).</p> <p>The Garden Suburb provides the opportunity to accommodate development within the General Area identified as poor. At a Strategic Level this provides the opportunity to maintain the integrity of Warrington’s Green Belt. At a local level this option will require individual parcels making a poor, medium and strong contribution to the Green Belt to be developed. There is the opportunity to provide robust Green Belt boundaries based on the motorways and A Roads. There is capacity for development beyond the plan period which will contribute to meeting Warrington’s long term development needs and ensure the permanence of the revised Green Belt boundaries.</p> <p><u>GB1 - Green Belt Assessment - Garden Suburb Options - April 2021</u></p> <p>Options for the smaller SEWUE have been assessed in terms of impact on the Green Belt. Of the four options considered, Section 3.7 of the report (page 27) concludes that Options 1 and 2 result in the least harm to the Green Belt. It is further concluded that Option 2 provides more land within the allocation boundary which provides increased confidence that boundaries will not need to be altered at the end of the plan period.</p>
<p>Cross references to Sustainability Appraisal and summary of conclusions:</p>	<p><u>SA1 - Warrington Pre-submission Sustainability Appraisal Report 2019</u></p> <p>The SA 2019 considered a number of concept options for the proposed Garden Suburb based upon development needs over the proposed plan period at the time (pages 68 – 70). From this, along with consideration for land ownership, the site boundary was determined and included in the PSVLP 2019. The preferred approach is a hybrid approach, but builds upon Concept Option B. It was considered to best meet Local Plan (2019) objectives having regard to design, layout, use, scale, highways access and market considerations.</p>

	<p>The SA 2019 also considered the inclusion of the Garden Suburb in the spatial options more broadly and concluded that options including the Garden Suburb were more likely to achieve the draft plan objectives (paragraph 4.4.18).</p> <p><u>SP3 - Sustainability Appraisal SA Report - August 2021</u> This report again summarises the previous process for selecting the preferred approach for the PSVLP 2019 and identifies options which all include the Garden Suburb (page 34-36)</p> <p>The SA Report 2021 reconsiders the scale of the previously proposed Garden Suburb as a result of reduced housing need over the plan period of the UPSVLP and issues regarding deliverability of the previously proposed allocation. The SA Report 2021 considers various options for a smaller South East Warrington Urban Extension within the boundary of the formerly proposed Garden Suburb (Chapter 8 of the report). It was concluded that Option 2 would make the strongest contribution to ensuring the permanence of the revised Green Belt boundary and would enable better integration with existing communities, facilities and other services in Stockton Heath, Appleton and Stretton.</p> <p>Previous work on the larger Garden Suburb, which involved a larger group of landowners highlighted major deliverability issues. That coupled with the reduced need for homes in the plan period of the UPSVLP meant that the Garden Suburb is no longer considered a viable option.</p>
<p>Cross references to Site Assessment Proforma and summary of conclusions:</p>	<p><u>O3 - Development Options and Site Assessment Technical Report - 2019</u> The options for the development adjacent to the main urban area are considered in section 3.1 of the report (page 10). The Garden Suburb is considered on two scales within these options.</p> <p>Option 1 - Garden Suburb to the south east of the Warrington of around 4,200 homes and urban extension to the south west of around 1,600 homes was confirmed as the preferred option within the Proposed Submission Version Local Plan 2019. This Option performed strongly across the majority of Local Plan Objectives. It was considered capable of meeting development needs and deliver infrastructure needed to support the development itself and contribute to the wider sustainable development of Warrington as a whole. Green Belt release could be facilitated without comprising the</p>

strategic importance of Warrington's Green Belt as a whole, with revised boundaries likely to be robust and durable beyond the Plan period. It was concluded that there would be impacts on the character of surrounding areas but the size of the allocation enables some of these impacts to be offset. Similarly impacts on important ecological and heritage assets could be mitigated.

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

Paragraph 4.8 page 13 confirms that the Council accepts the allocation in the previous PSVLP was overly optimistic in terms of the average build rate of 300 homes per annum and that it was not possible to demonstrate that the substantial infrastructure required to support the allocation could be delivered in a timely manner, coordinated across all landowners. Having reviewed the overall allocation, the Council considers there are 4 reasonable options within the original Garden Suburb allocation area for a smaller South East Warrington Urban Extension allocation, which could deliver around 2,400 homes in the Plan period and between 800 and 1,800 homes beyond the Plan period.

Given the number of options within the original proposed allocation, these were subject to a separate stage of assessment. The options and a summary of the assessment is set out starting in paragraph 4.23 on page 15 of the report. Through the Options Assessment process, taking into account the SA/SEA, the Council concluded that Option 2 is its preferred option, as proposed for allocation in the UPSVLP 2021. Although all options have sufficient land to enable the required on-site social infrastructure, Options 1 and 2 perform best in terms of contributing to the sustainable growth of the main urban area of Warrington as a whole. They would enable better integration within communities, facilities and public transport services in Stockton Heath, Appleton and Stretton, although Options 3 and 4 did provide the benefit of better linkages through to the proposed employment location at the Junction of the M6 and M56, subject to its confirmation as an allocated in the updated draft Plan. As such, Options 1 and 2 performed strongly against a number of Plan Objectives and in terms of SA/SEA. Compared to Option 1 however, Option 2 is likely to require the least amount of off-site highways works necessitating third party land, which is a positive factor in terms of deliverability.

Relevant history of site:

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 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 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.

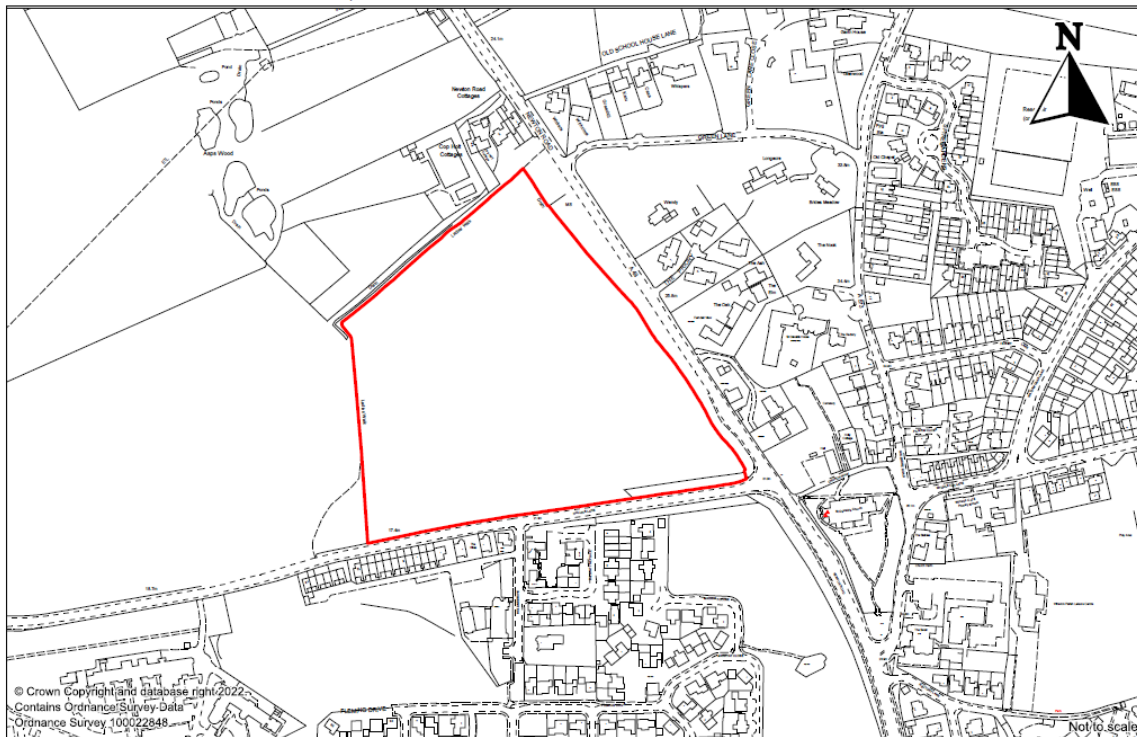
Omission site profile: 25 (SHLAA Ref: 3138, Site Ref: R18/064, R18/P2/112)

Location of site: Land at Hollins Lane, Winwick

Proposed use: Residential

OS base map showing site and surrounding area:

Site Location: Land at Hollins Lane, Winwick



OS base map showing site and surrounding area

Representation made by: Miller Homes

Respondent ID number: 0435

Rep ID number: 0435/07

Summary of key constraints and relevant designations:

Constraints and Designations:

- Green Belt
- Grade 3 Agricultural Land
- Registered Battlefield Site 1412878
- PROW runs along North and West site boundaries
- A number of active TPO's in place along site boundary

Cross references to Green Belt Assessment and summary of conclusions:

[GB4 - Green Belt Site Assessments Collated Report 2021](#) – Page 128

[GB5 - Green belt assessment - October 2016](#) - Page 171

The site makes a strong contribution to purpose 3, a moderate contribution to purpose 5, a weak contribution to purpose 2 and no contribution to purposes 1 and 4.

Overall assessment: Strong contribution

Cross references to Sustainability Appraisal and summary of conclusions:

As the site was assessed as marking a Strong contribution to Green Belt purposes it did not proceed to the next stage of the site selection process for the outlying settlements. As such, no detailed SA of the site has been undertaken.

Cross references to Site Assessment Proforma

As the site was assessed as marking a Strong contribution to Green Belt purposes it did not proceed to the next stage of

and summary of conclusions:	the site selection process for the outlying settlements. As such, a Site Assessment Proforma was not prepared for the site.
Relevant history of site:	None

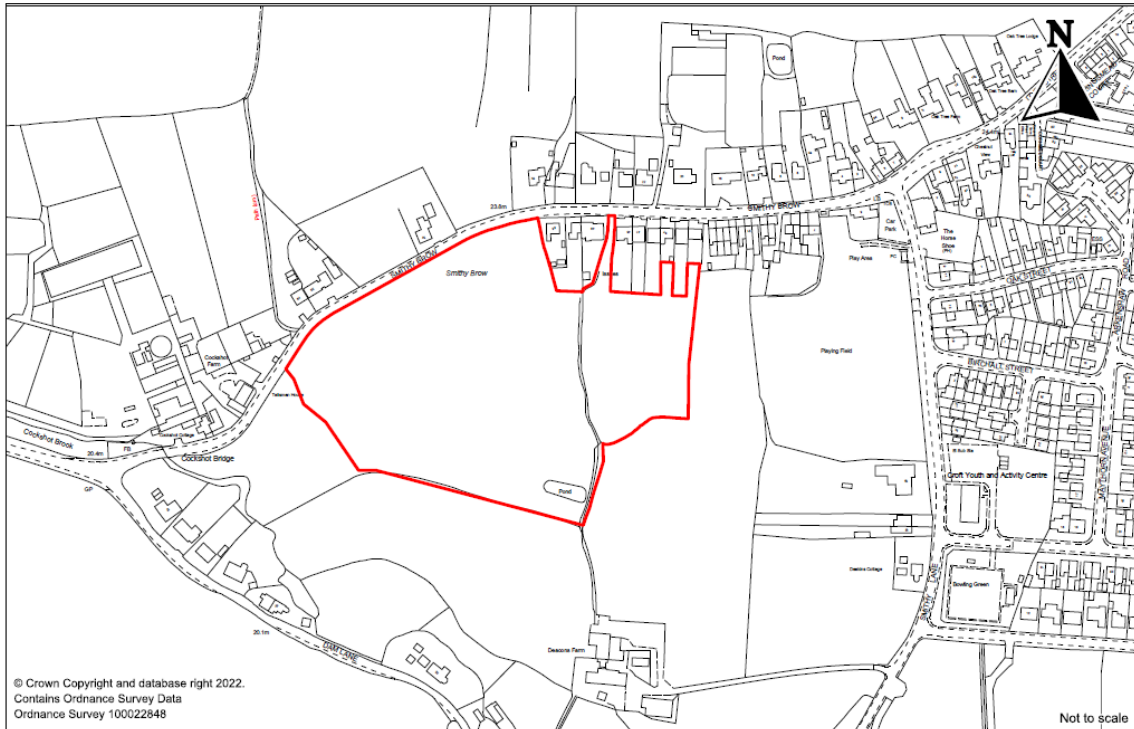
Omission site profile: 26 (SHLAA Ref: 3159, Site Ref: R18/098, R18/P2/014)

Location of site: Land at Smithy Brow, Croft (Land off Smithy Brow)

Proposed use: Residential

OS base map showing site and surrounding area:

Site Location: Land at Smithy Brow, Croft



OS base map showing site and surrounding area

Representation made by:	Miller Homes
Respondent ID number:	0435
Rep ID number:	0435/08
Summary of key constraints and relevant designations:	Constraints and Designations: <ul style="list-style-type: none">• Green Belt• Grade 3 Agricultural Land
Cross references to Green Belt Assessment and summary of conclusions:	GB4 - Green Belt Site Assessments Collated Report 2021 – Page 143 The site makes a strong contribution to purpose 1, a moderate contribution to purpose 5, a weak contribution to purpose 2 and no contribution to purposes 1 and 4. Overall assessment: Moderate contribution
Cross references to Sustainability Appraisal and summary of conclusions:	SP3 - Sustainability Appraisal SA Report - August 2021 Site ID: 3159 – Page 71 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 16 objectives; may require mitigation for 5 objectives; and is not likely to require mitigation for any objectives.
Cross references to Site Assessment Proforma	SAP2 - Site Assessment Proformas 2019 SHLAA Ref: 3159, Site Ref: R18/098, R18/P2/014 – Pages 387-389

<p>and summary of conclusions:</p>	<p>Site Conclusions based on Suitability, Availability, Achievability: The site is considered to be suitable- unlikely to have major impact on trends. The site has minor suitability issues surrounding proximity to train station and AQMAs however the site has good accessibility to primary and secondary schools, formal play space and bus services. The site is considered to be achievable and is in an area of moderate viability, there is a known developer interest and known demand. The site has no known abnormal development costs. The site is considered to be available as it was promoted by the owner.</p> <p>Workshop Comments: The site is adjacent to the settlement of Croft being located on Smithy Brow. The site was promoted by the owner. It is in an area of moderate viability with no known abnormal development costs. On the whole the site is suitable, the only suitability issues relate to proximity to a train station and an AQMA. The site has good accessibility to primary and secondary schools, formal play space and bus services. However the site is particularly open and development of the site would impact on the character of Croft as it would be highly visible on the approach to Croft, and would not be in accordance with objective W5 of the draft Warrington Local Plan to secure high quality design which reinforces character and local distinctiveness.</p> <p>CONCLUSION: EXCLUDE FROM PROCESS</p>
<p>Relevant history of site:</p>	<p>None</p>

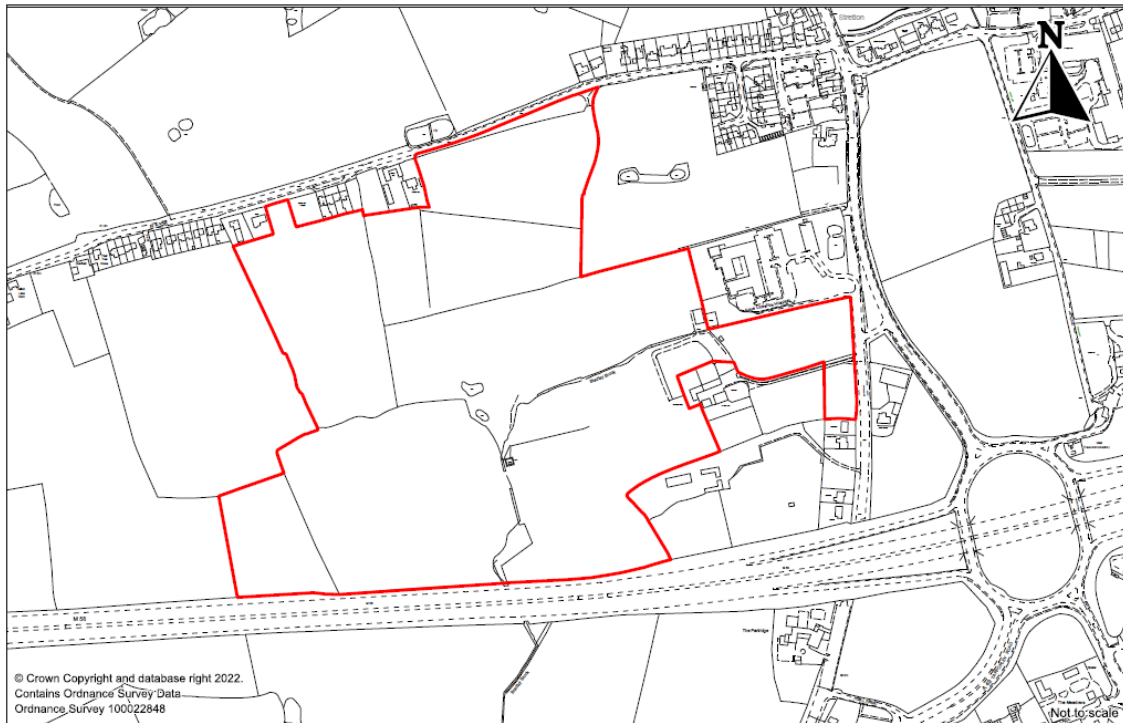
Omission site profile: 27 (Site Ref: R18/P2/015)

Location of site: Land at Hatton Lane, Stretton (Land South of Hatton Lane)

Proposed use: Mixed use

OS base map showing site and surrounding area:

Site Location: Land at Hatton Lane, Stretton



OS base map showing site and surrounding area

Representation made by:	Miller Homes
Respondent ID number:	0435
Rep ID number:	0435/08
Summary of key constraints and relevant designations:	Constraints and Designations: <ul style="list-style-type: none">• Green Belt• Grade 3 Agricultural Land• Active TPO along Northern site boundary
Cross references to Green Belt Assessment and summary of conclusions:	GB4 - Green Belt Site Assessments Collated Report 2021 – Page 224 The site makes a strong contribution to purpose 3, a moderate contribution to purpose 5 and no contribution to purposes 1, 2 and 4. Overall assessment: Moderate contribution
Cross references to Sustainability Appraisal and summary of conclusions:	SP3 - Sustainability Appraisal SA Report - August 2021 Site ID: R18/P2/015 – Page 76 In terms of the SA objectives the site: will promote sustainable growth for 3 objectives; will be unlikely to have a major impact on trends for 11 objectives; may require mitigation for 12 objectives; and is likely to require mitigation for 1 objective.
Cross references to Site Assessment Proforma	SAP2 - Site Assessment Proformas - 2019 Site Ref: R18/P2/015 – Page 70--73

<p>and summary of conclusions:</p>	<p>Site Conclusions based on Suitability, Availability, Achievability: The site is graded 'C' in the context of the EDNA and therefore could be considered to meet local needs but is not one of the higher performing sites.</p> <p>The site is considered to be dependent on real impact of site constraints and likely to have an impact upon trends. The site is Grade 2-3 agricultural land, Grade II Listed building to north of site/Roman Road adjacent, Within SSSI Impact Risk Zone, TPOs on site and within Nitrate Vulnerable Zone.</p> <p>The site appears to be available and is being promoted by the owner the Local Plan Process. The site may be achievable as it is an area of high viability.</p> <p>The relatively low EDNA Grade limits the positive contribution the site can make to providing employment land to meet Warrington's future needs in accordance with Objective W1. The falls outside of the proposed Garden Suburb allocation and is isolated from any other development proposals. As such it is less likely to contribute to wider infrastructure to support the regeneration of Inner Warrington and the growth of the Borough as a whole.</p> <p>SITE CONCLUSION: Taking into account and balancing a range of factors, the site is not selected as a suitable site to meet the Council's economic development needs.</p>
<p>Relevant history of site:</p>	<p>None</p>

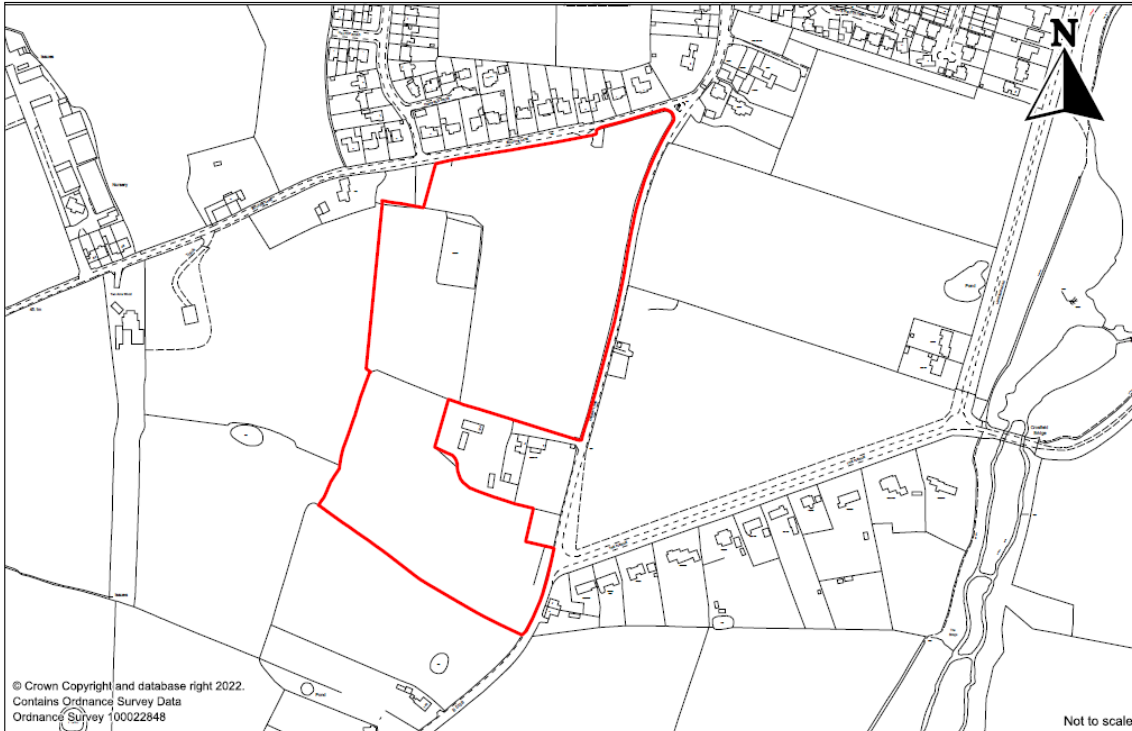
Omission site profile: 28 (SHLAA Ref: 2683, Site Ref: R18/008, R18/P2/016)

Location of site: Land at Cherry Lane, Lymm (Land off Cherry Lane and Booths Lane)

Proposed use: Residential

OS base map showing site and surrounding area:

Site Location: Land at Cherry Lane, Lymm



OS base map showing site and surrounding area

Representation made by:	Miller Homes
Respondent ID number:	0435
Rep ID number:	0435/08
Summary of key constraints and relevant designations:	Constraints and Designations: <ul style="list-style-type: none">• Green Belt• Grade 3 Agricultural Land
Cross references to Green Belt Assessment and summary of conclusions:	GB4 - Green Belt Site Assessments Collated Report 2021 – Page 114 The site makes a strong contribution to purpose 3, a moderate contribution to purpose 5 and no contribution to purposes 1, 2 and 4. Overall assessment: Strong contribution
Cross references to Sustainability Appraisal and summary of conclusions:	As the site was assessed as marking a Strong contribution to Green Belt purposes it did not proceed to the next stage of the site selection process for the outlying settlements. As such, no detailed SA of the site has been undertaken.
Cross references to Site Assessment Proforma and summary of conclusions:	As the site was assessed as marking a Strong contribution to Green Belt purposes it did not proceed to the next stage of the site selection process for the outlying settlements. As such, a Site Assessment Proforma was not prepared for the site.
Relevant history of site:	None.

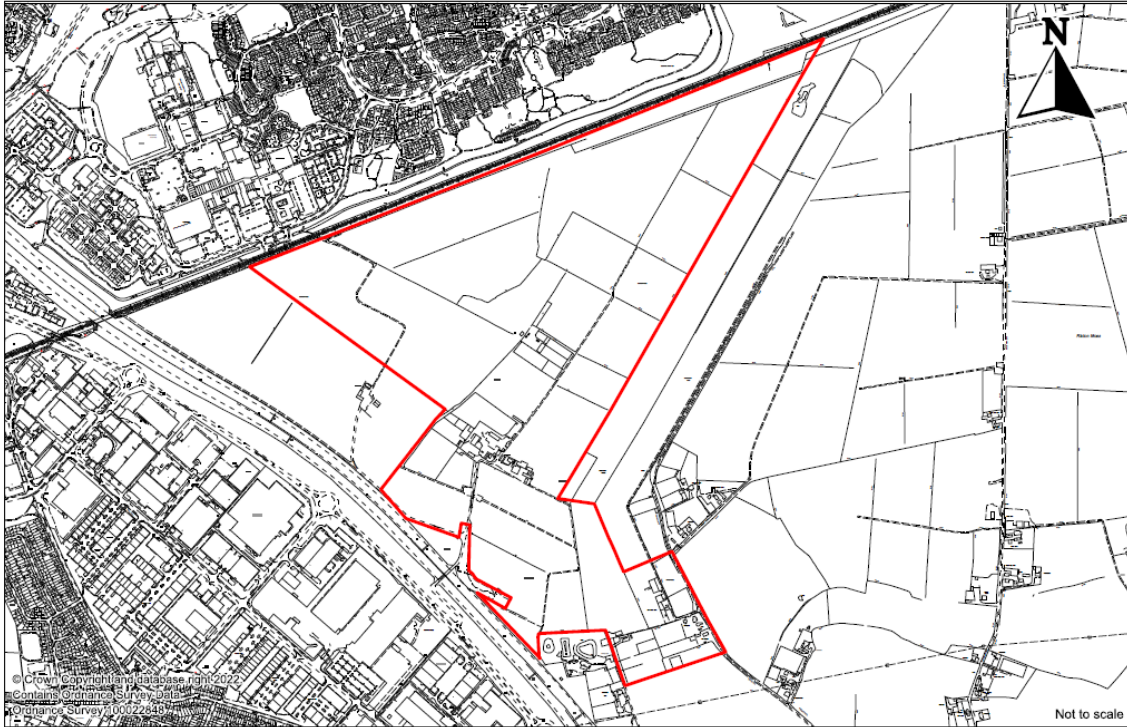
Omission site profile: 29 (Part of R18/P2/131A)

Location of site: South Station Place, Birchwood (NB Site as submitted following Regulation 19 consultation is significantly smaller than original site submitted as part of Call for Sites)

Proposed use: Employment led (previously promoted as mixed use)

OS base map showing site and surrounding area:

Site Location: South Station Place, Birchwood



OS base map showing site and surrounding area

Representation made by: Patrick Properties

Respondent ID number: 0436

Rep ID number: 0436/25

Summary of key constraints and relevant designations:

- Green Belt
- Grade 1, 2 & 5 Agricultural Land
- Site lies partially within Floodzones 2 & 3.
- Biodiversity and Geodiversity – site includes a section of Woolston Moss
- Areas of peat
- A number of PROW border the Southern section of the site

Cross references to Green Belt Assessment and summary of conclusions:

[GB4 - Green Belt Site Assessments Collated Report 2021](#) – R18/P2/131A - Page 276

The site makes a strong contribution to purpose 3, a moderate contribution to purposes 2 and 5, a weak contribution to purpose 1 and no contribution to purpose 4.

Overall assessment: Strong contribution

NB This relates to the original call for sites submission which covers a wider area. With the site area having been reduced in

the Regulation 19 response, the parcel assessments below are considered to more accurately reflect the revised site area:

[GB5 - Green Belt Assessment - October 2016](#)

Pages 131 to 132

WR19 - The parcel makes a moderate contribution to two purposes, a weak contribution to two and no contribution to one. In line with the methodology, the parcel has been judged to make a weak overall contribution

Overall assessment: Weak contribution

WR20 - The parcel makes a strong contribution to one purpose, a moderate contribution to two and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution as it supports a strong degree of openness and there are non-durable boundaries between the parcel and the countryside along its full eastern extent and therefore the parcel has a strong role in preventing encroachment.

Overall assessment: Strong contribution

WR21 - The parcel makes a strong contribution to one purpose, a moderate contribution to two and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution as it supports a strong degree of openness and there are non-durable boundaries between the parcel and the countryside and therefore the parcel has a strong role in preventing encroachment

Overall assessment: Strong contribution

WR22 (part)

The parcel makes a strong contribution to one purpose, a moderate contribution to two and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution as it supports a strong degree of openness and there are non-durable boundaries between the parcel and the countryside therefore the parcel has a strong role in preventing encroachment into the open countryside.

Overall assessment: Strong contribution

	<p>WE23 (part)</p> <p>The parcel makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two, and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution as it is well connected to the countryside and supports a strong degree of openness and there are non-durable boundaries between the parcel and the countryside and therefore the parcel has a strong role in preventing encroachment.</p> <p>Overall assessment: Strong contribution</p>
<p>Cross references to Sustainability Appraisal and summary of conclusions:</p>	<p><u>SP3 - Sustainability Appraisal SA Report - August 2021</u></p> <p>The SA Report at paras 4.4.14 to 4.4.19 confirms that sites to the east were considered unreasonable for strategic development at the Preferred Development Option stage and ahead of the Proposed Submission Local Plan (2019) stage due to available sites being subject to a number of environmental constraints, including the location of Peat, Rixton Moss Local Wildlife Site and part of the area being within Flood Zone 3.</p> <p>The SA Report at paras 5.2.13 to 5.2.18 confirms that sites to the east were considered unreasonable for broad distribution of employment land to meet both strategic and local needs. This location was considered to align less well with the proposed housing strategy (which avoids growth to the east of the urban area due to potential significant effects upon environmental factors). The sites were also classified as either Grade D or E in the EDNA Update (2018) which suggest that large parts of the area are either unlikely to be deliverable or would have limited value for B class uses. Furthermore, Green Belt release in this area would be challenging without having a significant impact, and areas are at a high risk of flooding.</p> <p>The SA Report at para 5.3.4 confirms that changes to Environment Agency flood zone classifications meant that an additional broad location at Birchwood was considered to be a reasonable option ahead of the Updated Proposed Submission Version Local Plan (2021) but this relates to land being promoted by St Modwen as included under Omission Site Profile 36.</p> <p>As such, no SA Site Assessment was undertaken for the original wider site as submitted through the Call for Sites.</p>

Cross references to Site Assessment Proforma and summary of conclusions:

Given that the wider site submitted under the Call for Sites was considered unreasonable for both residential and employment, no detailed site profoma was produced for this site.

Ahead of the Updated Proposed Submission Version 2021, the wider site was considered in the context of representations from St Modwen who were promoting an urban extension across the wider site. The Council subsequently considered the southern part of the site to be reasonable option for employment and the relevant assessments are summarised under Omission Site Profile 36.

The part of the site relating to Patrick Properties' Regulation 19 response was at this stage being promoted for residential led development. This part of the wider site was considered an unreasonable option as detailed in the Development Options and Site Assessment Technical report – see below.

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

Alternative Residential Site Options - Paras 4.21 to 4.22

The Council has received further representations from St Modwen who are promoting employment and residential development in east Warrington. An urban extension in this location was previously ruled out as unreasonable to due ecological, flood risk and infrastructure constraints as well as the Green Belt in this location being assessed as 'strongly performing'.

The Council acknowledges that the Environment Agency have in 2021 updated their flood risk maps and this site is no longer within flood zone 3. However, the residential element of the proposals are predominantly located in an area of peat reserves and the Council questions the ability of the site to accommodate a sufficient number of homes to support a new primary school, which is considered essential if a sustainable urban extension is to be accommodated in this location. Together with the strongly performing Green Belt status of this area, the residential element of the proposal is still not considered a reasonable option by the Council. The employment element is not impacted to the same extent in respect of peat reserves and has been separately assessed as detailed in Section 6 below.

<p>Review of revised proposal as submitted in Regulation 19 Response</p>	<p>The Council has considered the revised employment led proposal put forward by Patrick Properties following the Regulation 19 consultation. The Council’s response is provided in the Responding to Representations Report with a summary provided below: SP6 - Responding to Representations Report for Submission (Reg 22C) - April 2022 Pages 75, 132, 165, 389</p> <p>The Council has reviewed the information submitted by the developer but is of the opinion that at this stage, land to the south of Birchwood Station is also an unreasonable option for employment development. The developer has carried out some provisional investigation into underlying peat, but the Council’s ecological consultants do not think this is sufficient to overcome what would likely to be a significant objection from Natural England. Further, whilst the Council agrees there are long term benefits in terms of access to the station and potential improvements to the station including a new park and ride facility, the developer has not submitted any detailed proposals in terms and viability and deliverability. Further, the daytime frequency of rail services on the Warrington to Manchester / Liverpool line ,including and in particular at Birchwood Station, is planned to be reduced from December 2022 as part of Network Rail’s Manchester Rail Recovery Taskforce programme. Therefore, whilst the principle of station improvements is supported by Network Rail and the Rail Delivery Group, and the Council continues to lobby hard for further enhancements, the Council is concerned at this stage, that the committed service levels from December 2022 are unlikely to support the business case for the station improvements and park and ride facility proposed, and insufficient evidence has been produced by the developer to indicate otherwise. As such, the Council will consider land south of Birchwood as part of any future review of employment land in accordance with Policy DEV4 of the UPSVLP.</p>
<p>Relevant history of site:</p>	<p>None</p>

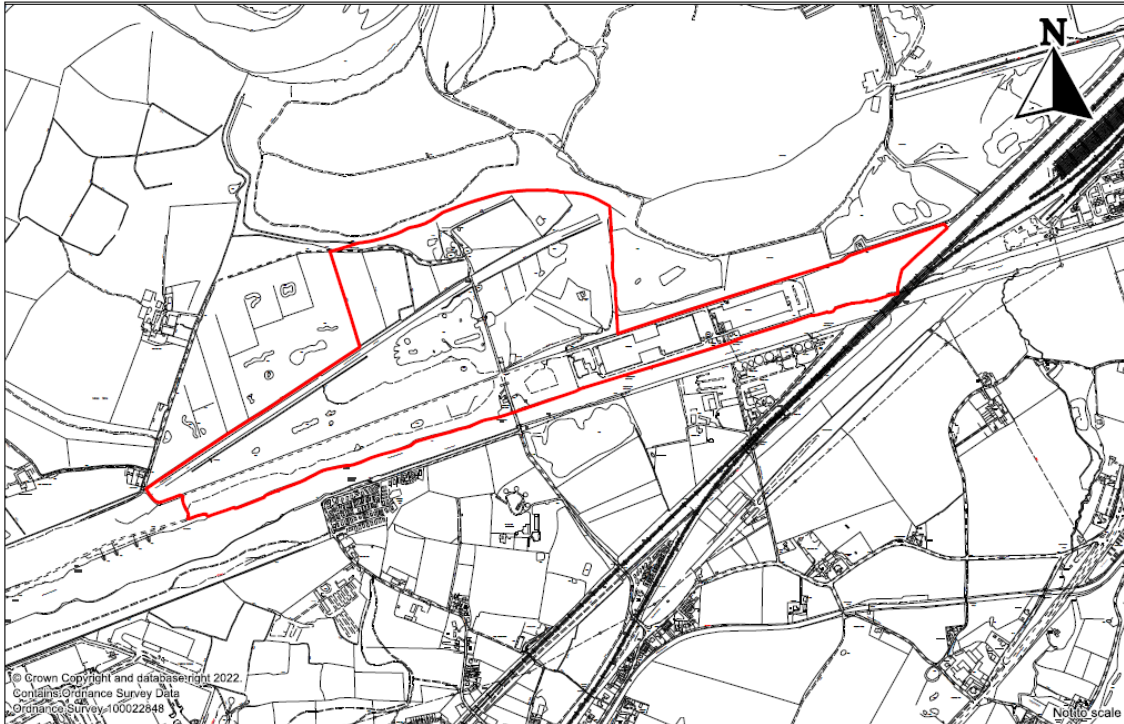
Omission site profile: 30 (Site Ref: R18/133)

Location of site: Port Warrington

Proposed use: Employment

OS base map showing site and surrounding area:

Site Location: Port Warrington



OS base map showing site and surrounding area

Representation made by: Peel Land & Property Holdings (UK) and Peel Ports Group Limited

Respondent ID number: 0438

Rep ID number: 0438/05

Summary of key constraints and relevant designations:

- Green Belt
- Areas of the site within Flood zones 2 & 3
- Listed bridge to western boundary of the site
- A small portion of the site is Grade 3 Agricultural Land
- Large proportion of the site is a Local Wildlife Site (Moore Nature Reserve)
- Site in an HSE Hazardous Consultation Zone
- Transco pipe line crosses the site
- PROW runs through the site east to west

Cross references to Green Belt Assessment and summary of conclusions:

[GB4 - Green Belt Site Assessments Collated Report 2021](#) – Page 198
The site makes a moderate contribution to purposes 2, 3 and 5, a weak contribution to purpose 1 and no contribution to purpose 4.
Overall assessment: Moderate contribution

<p>Cross references to Sustainability Appraisal and summary of conclusions:</p>	<p>SP3 - Sustainability Appraisal SA Report - August 2021 Site ID: R18/133 – Page 75 In terms of the SA objectives the site: will promote sustainable growth for 3 objectives; will be unlikely to have a major impact on trends for 6 objectives; may require mitigation for 6 objectives; and is likely to require mitigation for 4 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>
<p>Cross references to Site Assessment Proforma and summary of conclusions:</p>	<p>This site was allocated in the PSVLP 2019 as part of the wider Warrington Waterfront allocation. However, subsequently, the site was removed from the PSVLP 2021.</p> <p>SAP2 - Site Assessment Proformas 2019 Overall Site Conclusions based on Suitability, Availability, Achievability The site (page 86) is graded ‘A’ in the context of the EDNA and therefore performs strongly in terms of its contribution to meeting Warrington’s strategic employment land needs. The site benefits from a unique location, providing an existing port facility on the Manchester Ship Canal and having the potential to provide a connection to the strategic rail network. The site promoter has provided evidence to demonstrate the specific need for port related development and how the site forms a key component of the wider plans for the Atlantic Gateway.</p> <p>There are a number of issues which would need to be mitigated to ensure that the site could be considered ‘Suitable’:</p> <ul style="list-style-type: none"> • Development of the site would result in the loss of part of a Local Wildlife Site. The site promoter has submitted information to demonstrate how appropriate mitigation could be provided; • The development of the site could not be supported by current highways access arrangements. Development is therefore dependent on the proposed Western Link, a new access road to connect the site to the Western Link and associated public transport improvements; • The site is located with Flood zones 2 & 3. It has been assessed through the Council’s Level 1 and Level 2

Strategic Flood Risk Assessment (SFRA) and will require mitigation measures as part of the development process;

- The residential amenity of residents to the south of the Manchester Ship Canal at Promenade Park will need to be protected.

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

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

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

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

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

Overall Site Conclusions based on Suitability, Availability, Achievability

The site (page 78) 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 local employment land needs, but there are potentially significant constraints in being able to bring the site forward for development.

The site benefits from a unique location, providing an existing port facility on the Manchester Ship Canal and having the potential to provide a connection to the strategic rail network. The site promoter has provided evidence to demonstrate the specific need for port related development and how the site

forms a key component of the wider plans for the Atlantic Gateway.

The site is currently identified as CS11-Strategic Opportunity (Port Warrington) in the adopted Warrington Local Plan Core Strategy (2014); identified as a multi modal Port facility utilising the Ship Canal with an opportunity for rail freight (although a rail connection has yet to be made and utilised).

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

- Development of the site would result in the loss of part of a Local Wildlife Site. The site promoter has submitted information to demonstrate how appropriate mitigation could be provided;
- The development of the site could not be supported by current highways access arrangements. Development is therefore dependent on the proposed Western Link, a new access road to connect the site to the Western Link and associated public transport improvements;
- The development could however have a significant impact on the Western Link. Trips generated from the development are likely to push traffic back into the town centre and inner Warrington, offsetting one of the key intended benefits of the Western Link in reducing congestion in these areas and freeing up substantial brownfield development capacity;
- The site is located with Flood zones 2 & 3. It has been assessed through the Council's Level 1 and Level 2 Strategic Flood Risk Assessment (SFRA) and will require mitigation measures as part of the development process; The residential amenity of residents to the south of the Manchester Ship Canal at Promenade Park will need to be protected.

Given the issues on suitability the site does not perform well against all the Local Plan's Objectives and Spatial Strategy.

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

In terms of achievability, viability information has been submitted by the site promoter to demonstrate the viability of the development. There are concerns however about whether the issues to address the suitability of the site can be addressed. In particular, to mitigate the impact on the

	<p>Western Link it is likely that significant additional capacity will need to be provided at the junctions of the Western Link and the A57 and the A56. The scale of improvements required to these junctions is likely to raise significant engineering, deliverability and viability issues.</p> <p>The Council does not currently have a sufficiently full enough understanding as to whether the constraints identified above can be overcome. The Council is however committed to undertaking a review into Warrington's employment land needs before the end of the Plan period to ensure the long term supply of employment land and this site will be considered as part of this process.</p> <p>SITE CONCLUSION: SITE NOT SELECTED – The site is not selected for inclusion in the Local Plan.</p>
<p>Relevant history of site:</p>	<p>2009/15222: Acton Grange, Birchwood Lane, Warrington, Cheshire, WA4 6XE. Proposed engineering operations comprising infilling of site to previous levels, re-instatement of rail freight line, extension to existing canal side berth, provision of emergency access road, open storage, fencing and lighting for a multi-modal port facility. Approved March 2010.</p> <p>91/27049: Acton Grange, Birchwood Lane, Warrington, Cheshire, WA4 6XE. Erection of storage building. Approved 1991.</p>

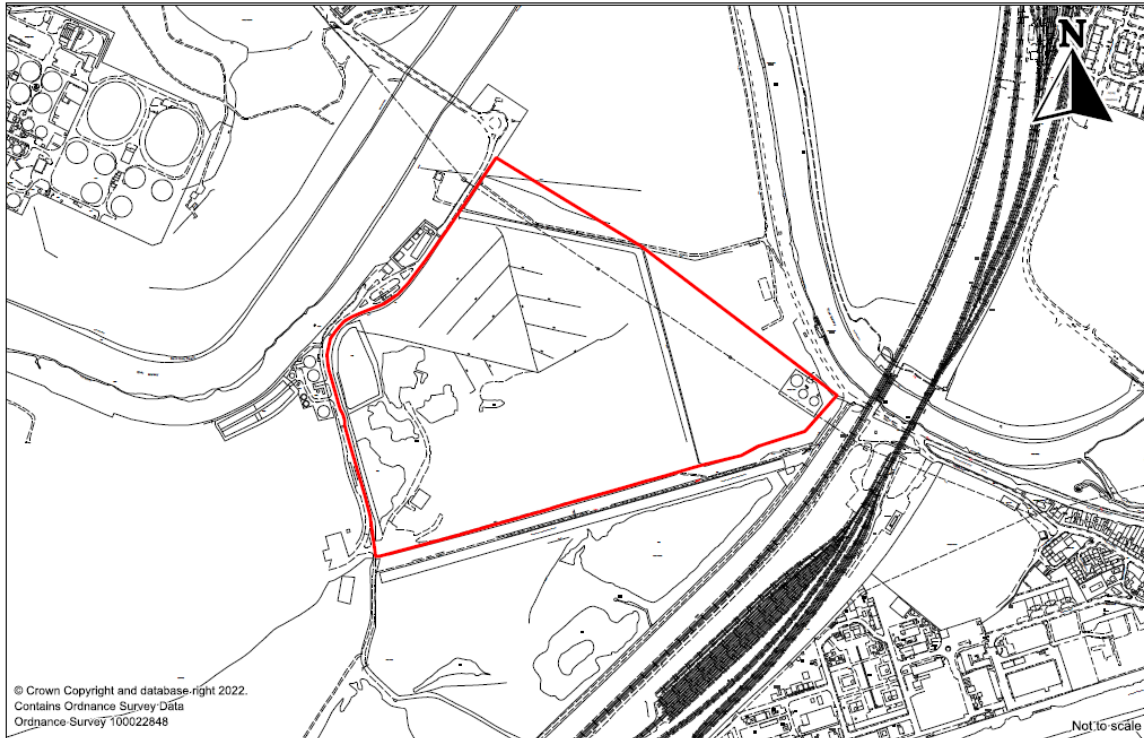
Omission site profile: 31 (SHLAA Ref: 1563 and Site Ref: R18/121)

Location of site: Warrington Commercial Park (Part of the wider Warrington Waterfront)

Proposed use: Employment

OS base map showing site and surrounding area:

Site Location: Warrington Commercial Park



OS base map showing site and surrounding area

Representation made by: Peel Land & Property Holdings (UK) and Peel Ports Group Limited

Respondent ID number: 0438

Rep ID number: 0438/05

Summary of key constraints and relevant designations:

- Green Belt
- Southern part of the site in the Outer HSE Hazardous Consultation Zone for Solvay Interlox Ltd
- Transco pipe line crosses the site
- Part of site in FZ 2 & 3
- Potentially contaminated land

Cross references to Green Belt Assessment and summary of conclusions:

[GB4 - Green Belt Site Assessments Collated Report 2021](#) –

Page 198

The site makes a strong contribution to purpose 3, moderate contribution to purposes 1 and 5, a weak contribution to purpose 2 and no contribution to purpose 4.

Overall assessment: Moderate contribution

Cross references to Sustainability Appraisal and summary of conclusions:

[SP3 - Sustainability Appraisal SA Report - August 2021](#)

Site ID: 1563 – Page 59

In terms of the SA objectives the site: will promote sustainable growth for 3 objectives; will be unlikely to have a major impact on trends for 15 objectives; may require mitigation for 7 objectives; and is likely to require mitigation for 1 objective.

	<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>
<p>Cross references to Site Assessment Proforma and summary of conclusions:</p>	<p>This site was allocated in the PSVLP 2019 as part of the wider Warrington Waterfront allocation. However, subsequently, the site was removed from the PSVLP 2021.</p> <p>SAP2 - Site Assessment Proformas 2019</p> <p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site (page 90) is graded 'A' in the context of the EDNA and therefore performs strongly in terms of its contribution to meeting Warrington's strategic employment land needs. The site is part of the Wider Warrington Waterfront area and is proposed as a Business Hub to support Port related activities. It is also close to Warrington Town Centre and Bank Quay Station and so would be able to fulfil a broader role in meeting Warrington's business needs.</p> <p>There are a number of issues which would need to be mitigated to ensure that the site could be considered 'Suitable':</p> <ul style="list-style-type: none"> • The development of the site could not be supported by current highways access arrangements. Development is therefore dependent on the proposed Western Link, a new access road to connect the site to the Western Link and associated public transport improvements; • The site is located with Flood zones 2 & 3. It has been assessed through the Council's Level 1 and Level 2 Strategic Flood Risk Assessment (SFRA) and will require mitigation measures as part of the development process. <p>The site is available and is being promoted by the owner through the Local Plan Process.</p> <p>Development of the site is considered achievable given the EDNA 'A' category and viability information submitted by the site promoter. Development can only come forward however with the proposed Western Link and subject to appropriate mitigation to address flood risk.</p>

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

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

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

The site (page 73) is graded 'B-' in the context of the Council's updated EDNA (2021) and therefore performs strongly in terms of its contribution to meeting Warrington's local employment land needs, but there are potentially significant constraints in being able to bring the site forward for development.

The site is part of the Wider Warrington Waterfront area and is proposed as a 'Business Hub' to support Port related activities at Port Warrington. It is also close to Warrington Town Centre and Bank Quay Station and so would be able to fulfil a broader role in meeting Warrington's business needs.

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

- The development of the site could not be supported by current highways access arrangements. Development is therefore dependent on the proposed Western Link, a new access road to connect the site to the Western Link and associated public transport improvements;
- The development could however have a significant impact on the Western Link. Trips generated from the development are likely to push traffic back into the town centre and inner Warrington, offsetting one of the key intended benefits of the Western Link in reducing congestion in these areas and freeing up substantial brownfield development capacity;
- The site is located with Flood zones 2 & 3. It has been assessed through the Council's Level 1 and Level 2 Strategic Flood Risk Assessment (SFRA) and will require

	<p>mitigation measures as part of the development process.</p> <p>The site is available and is being promoted by the owner through the Local Plan Process.</p> <p>In terms of achievability, viability information has been submitted by the site promoter to demonstrate the viability of the development. There are concerns however about whether the issues to address the suitability of the site can be addressed. In particular, to mitigate the impact on the Western Link it is likely that significant additional capacity will need to be provided at the junctions of the Western Link and the A57 and the A56. The scale of improvements required to these junctions is likely to raise significant engineering, deliverability and viability issues.</p> <p>The Council does not currently have a sufficiently full enough understanding as to whether the constraints identified above can be overcome. The Council is however committed to undertaking a review into Warrington's employment land needs before the end of the Plan period to ensure the long term supply of employment land and this site will be considered as part of this process.</p> <p>SITE CONCLUSION: SITE NOT SELECTED – The site is not selected for inclusion in the Local Plan.</p>
<p>Relevant history of site:</p>	<p>2013/22598: Arpley Landfill Site, Forrest Way, Warrington, WA4 6YZ. Proposed extension of operational life of Arpley Landfill Facility to October 2018; restoration by October 2019; revised sequence of landfill phasing and restoration works. Refused January 2014 and approved at appeal July 2014.</p> <p>85/17988: Land between the Manchester Ship Canal and the River Mersey, Moore, Warrington. Change of use from Agricultural land and disused deposit grounds to Waste disposal site. Approved May 1986.</p>

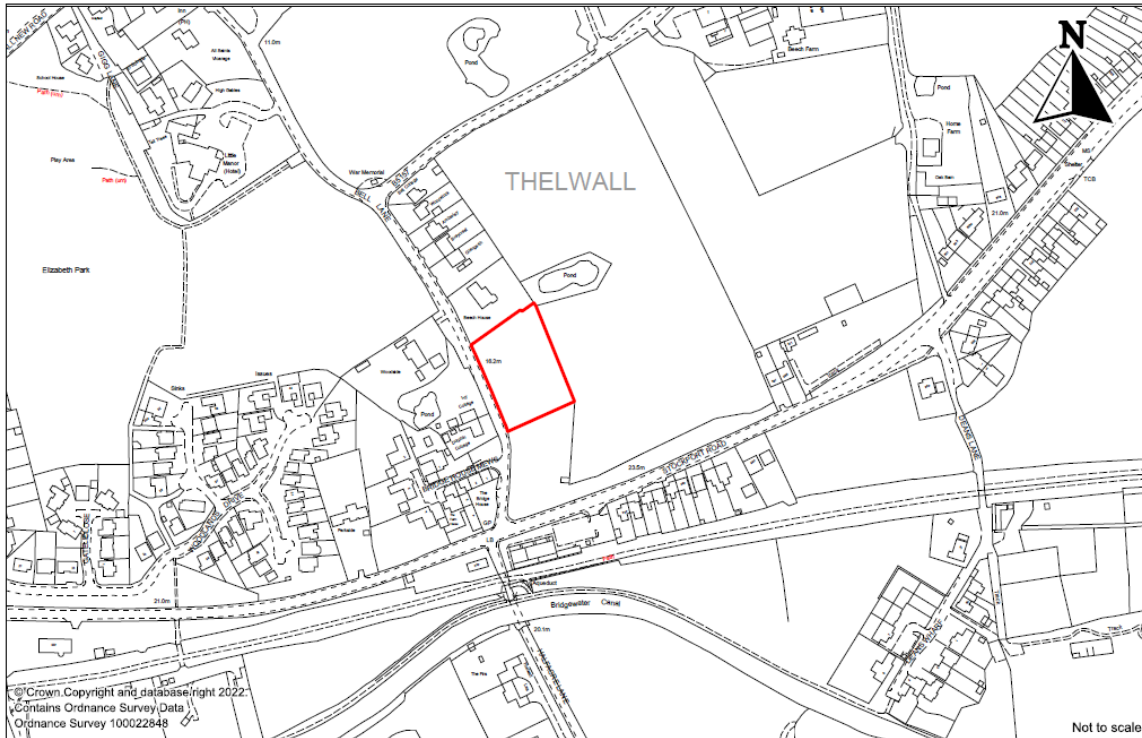
Omission site profile: 32 (SHLAA Ref: 2462 Site Ref: R18/037)

Location of site: Land to east side of Bell Lane, Thelwall

Proposed use: Residential

OS base map showing site and surrounding area:

Site Location: Land to the east side of Bell Lane, Thelwall



OS base map showing site and surrounding area

Representation made by: Nigel Crompton

Respondent ID number: 0458

Rep ID number: 0458/07

Summary of key constraints and relevant designations:

Constraints and Designations:

- Green Belt
- Grade 3 Agricultural Land
- Site lies within the Thelwall Village Conservation Area
- Active TPO along northern site boundary

Cross references to Green Belt Assessment and summary of conclusions:

[GB4 - Green Belt Site Assessments Collated Report 2021](#) – SHLAA Ref: 2462, Site Ref: R18/037 - Page 101.
The site makes a strong contribution to purpose 3, a moderate contribution to purpose 5, a weak contribution to purpose 1 and 2, and no contribution to purpose 4.
Overall assessment: Moderate contribution

Cross references to Sustainability Appraisal and summary of conclusions:

Site considered too small to proceed through to options assessment process.

Cross references to Site Assessment Proforma and summary of conclusions:

[SAP4 - Site Assessment Proformas - South Warrington 2017](#)
Ref: R18/037 - Pages 27 to 29

	<p>The site is relatively flat in nature, with a gentle undulating area to the rear with some semi mature/mature tree and hedge cover and a there is group Tree Preservation Order in place on trees within the site at the northern boundary. The site is currently vacant and accessed off Bell Lane, via an existing field gate. The site is within the Thelwall Village Conservation Area.</p> <p>The northern boundary of the site is with mature trees that are subject of a Tree Preservation Order. There is residential development beyond. There is open agricultural land beyond the eastern and southern boundaries, and the western boundary is with Bell Lane.</p>
Relevant history of site:	None

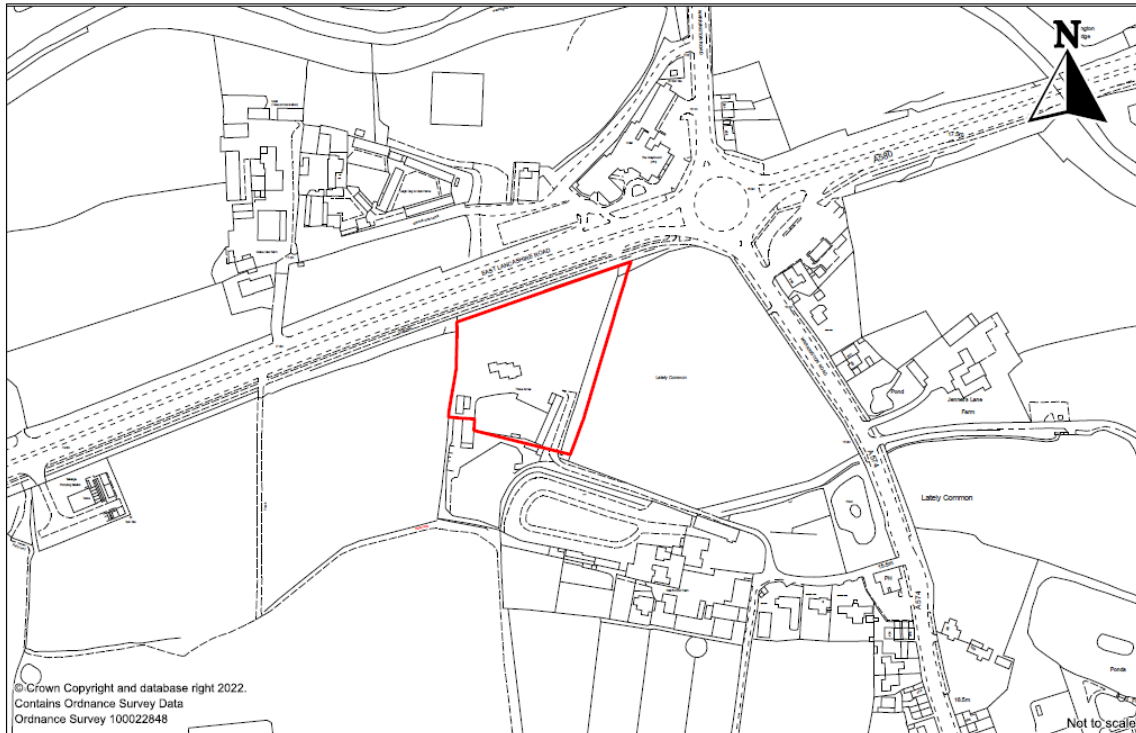
Omission site profile: 33 (Site Ref: R18/P2/150)

Location of site: Land at Three Acres Farm, Glazebury (Three Acres Farm)

Proposed use: Residential

OS base map showing site and surrounding area:

Site Location: Land at Three Acres Farm, Glazebury



OS base map showing site and surrounding area

Representation made by: Ann and Paul Johnson

Respondent ID number: 1042

Rep ID number: 1042/01

Summary of key constraints and relevant designations:

Constraints and Designations:

- Green Belt
- Grade 3 Agricultural Land
- PROW runs parallel with eastern boundary through site
- Site lies within floodzones 2 and 3.

Cross references to Green Belt Assessment and summary of conclusions:

[GB4 - Green Belt Site Assessments Collated Report 2021](#) – Page 284

The site makes a moderate contribution to purpose 3 and 5, a weak contribution to purpose 2, and no contribution to purpose 1 and 4.

Overall assessment: Weak contribution

Cross references to Sustainability Appraisal and summary of conclusions:

[SP3 - Sustainability Appraisal SA Report - August 2021](#)

Site ID: R18/P2/150 – Page 72

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 12 objectives; may require mitigation for 7 objectives; and is likely to require mitigation for 3 objectives.

<p>Cross references to Site Assessment Proforma and summary of conclusions:</p>	<p>SAP2 - Site Assessment Proformas 2019 Site Ref: R18/P2/150 – 448-450 Site Conclusions based on Suitability, Availability: Achievability The site may be suitable however mitigation may be required and there may be some unavoidable impacts. There are suitability issues surrounding flood risk, potentially contaminated land, historic landfill buffer zone, hazardous installation buffer zone, and mineral safeguarding area. The site is considered to be achievable and is in an area of moderate viability, however, there are some abnormal development costs including potentially contaminated land, historic landfill buffer zone and flood risk which would need to be overcome. The site is available as it was promoted by the owner however it is in active use as a boarding kennels and cattery.</p> <p>Workshop Comments: The site is not adjacent to the settlement of Glazebury as it is completely surrounded by Green Belt including Wigan’s Green Belt to the north, therefore it would feel isolated from the existing settlement. The site would not provide a sustainable location for future development. Furthermore the site may not be suitable for development given that there are suitability issues due to flood risk, potentially contaminated land, historic landfill buffer zone and mineral safeguarding area. Development of the site would not be in accordance with several objectives from the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport and W6 to minimise the impact of development on the environment.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>
<p>Relevant history of site:</p>	<p>None</p>

Omission site profile: 34 (SHLAA Ref: 3178 Site Refs: R18/082, R18/P2/072 and R18/P2/073)

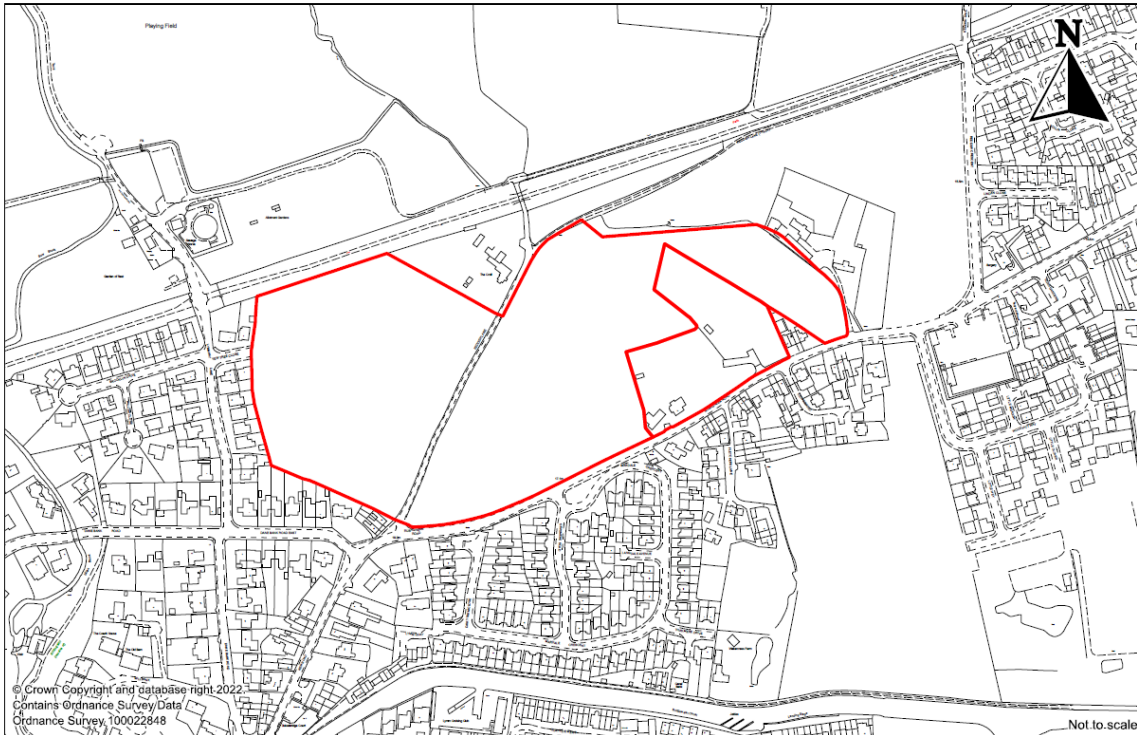
Additional site (SHLAA Ref: 3109 Site Refs: R18/016 and R18/P2/027)

Location of site: Land at Reddish Lane and Rushgreen Road, Lymm

Proposed use: Residential

OS base map showing site and surrounding area:

Site Location: Land at Reddish Lane and Rushgreen Road, Lymm (Additional site: Holly House, Rushgreen Road)



OS base map showing site and surrounding area

Representation made by:	Story Homes
Respondent ID number:	1418
Rep ID number:	1418/35
Summary of key constraints and relevant designations:	<p>Constraints and Designations:</p> <ul style="list-style-type: none"> • Green Belt • Grade 2 Agricultural Land
Cross references to Green Belt Assessment and summary of conclusions:	<p>GB4 - Green Belt Site Assessments Collated Report 2021 – Page 141</p> <p>The site makes a strong contribution to purpose 3 and 4, a moderate contribution to purpose 5, and no contribution to purpose 1 and 2.</p> <p>Overall assessment: Strong contribution</p> <p>Additional site – Page 123</p> <p>The site makes a moderate contribution to purpose 3 and 5, a weak contribution to purpose 4, and no contribution to purpose 1 and 2.</p> <p>Overall assessment: Weak contribution</p>
Cross references to Sustainability Appraisal	<p>SHLAA Ref: 3178 Site Refs: R18/082, R18/P2/072 and R18/P2/073</p>

<p>and summary of conclusions:</p>	<p>As the site was assessed as marking a Strong contribution to Green Belt purposes it did not proceed to the next stage of the site selection process for the outlying settlements. As such, no detailed SA of the site has been undertaken.</p> <p>Additional Site - SP3 - Sustainability Appraisal SA Report - August 2021 Site ID: 3109 – Page 73 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 18 objectives; may require mitigation for 3 objectives; and is likely to require mitigation for 1 objective.</p>
<p>Cross references to Site Assessment Proforma and summary of conclusions:</p>	<p>SHLAA Ref: 3178 Site Refs: R18/082, R18/P2/072 and R18/P2/073 As the site was assessed as marking a Strong contribution to Green Belt purposes it did not proceed to the next stage of the site selection process for the outlying settlements. As such, a Site Assessment Proforma was not prepared for the site.</p> <p>Additional Site - SAP2 - Site Assessment Proformas 2019 SHLAA Ref: 3109 / Site Ref: R18/016 / Site Ref: R18/P2/027 – Page 504-506</p> <p>Site Conclusions based on Suitability, Availability, Achievability: This site is considered to be suitable – unlikely to have a major impact on trends. There are some suitability issues given the nearest GP service has no available capacity. The site appears to be available, considering that it was promoted by the owner and could be developed now. The site is considered to be achievable in that it is in an area of high viability and there are also no known abnormal development costs.</p> <p>Workshop Comments: The site is adjacent to the settlement of Lymm, located to the north east of the settlement off of Rush Green Road. The site is considered to be in a sustainable location and is available having been promoted by the site owner. The site is considered to be achievable as there is developer interest and known demand and no known abnormal development costs. The site has been judged to be suitable - unlikely to have a major impact on trends. However the Council’s highways officer states that the site would need to be developed in tandem with Site Ref: 3178 / R18/082 / R18/P2/072 in order to achieve appropriate pedestrian connectivity, however Site Ref: 3178 / R18/082 / R18/P2/072 was assessed as strong contribution for Green Belt and</p>

	<p>therefore it has not been considered for site selection at this stage. As such appropriate pedestrian connectivity could not be achieved if the site was brought forward on its own. Development of the site would therefore not be in accordance with draft Warrington Local Plan objective W4, to provide new infrastructure to support Warrington's growth, reduce congestion and promote sustainable transport options.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>
Relevant history of site:	None

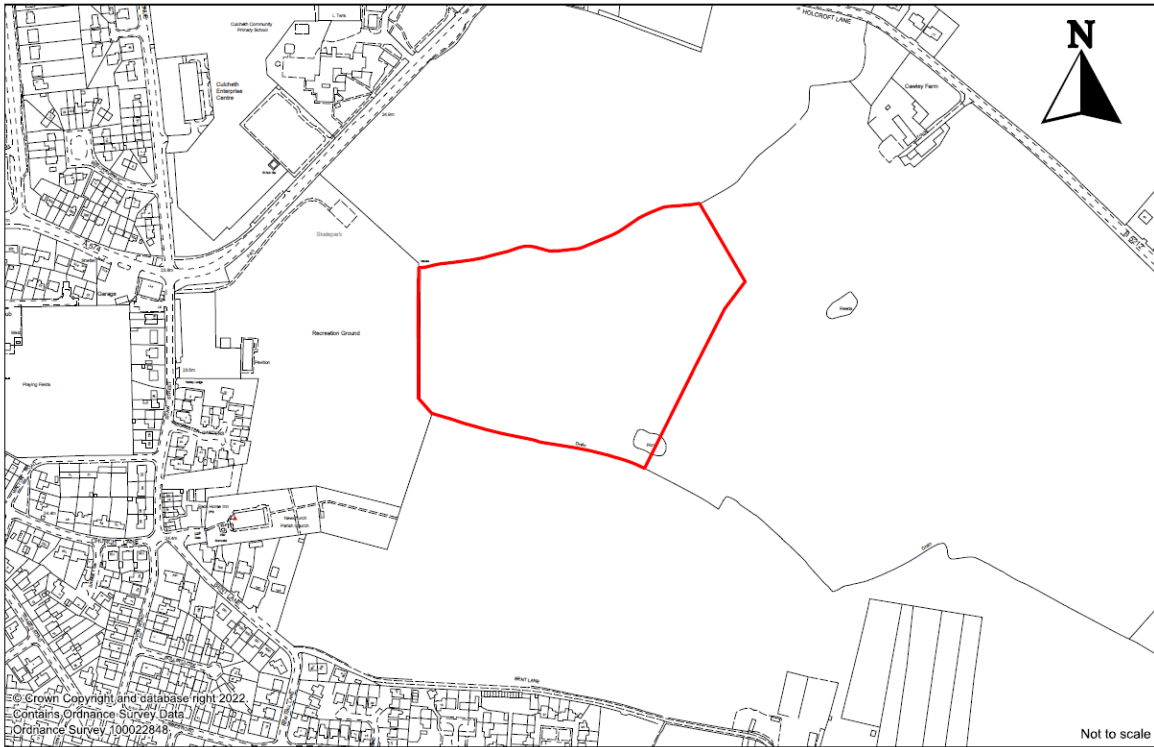
Omission site profile: 35 (Site Ref: R18/P2/071)

Location of site: Additional land at Warrington Road, Culcheth (Land at Warrington Road, Culcheth (Parcel 2))

Proposed use: Residential

OS base map showing site and surrounding area:

Site Location: Additional land at Warrington Road, Culcheth



OS base map showing site and surrounding area

Representation made by:	Story Homes
Respondent ID number:	1418
Rep ID number:	1418/03
Summary of key constraints and relevant designations:	Constraints and Designations: <ul style="list-style-type: none">• Green Belt• Grade 3 Agricultural Land• The site falls within Character Type 2B – Mossland Landscape – Holcroft & Glazebrook Moss. Development of the site would result in significant change to landscape character.
Cross references to Green Belt Assessment and summary of conclusions:	GB4 - Green Belt Site Assessments Collated Report 2021 – Page 248 The site makes a strong contribution to purpose 3, a moderate contribution to purpose 5, a weak contribution to purpose 2, and no contribution to purpose 1 and 4. Overall assessment: Moderate contribution
Cross references to Sustainability Appraisal and summary of conclusions:	SP3 - Sustainability Appraisal SA Report - August 2021 Site ID: R18/P2/071 – Page 72

	<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 15 objectives; may require mitigation for 3 objectives; and is likely to require mitigation for 2 objectives.</p>
<p>Cross references to Site Assessment Proforma and summary of conclusions:</p>	<p>SAP2 - Site Assessment Proforma 2019 16 Site Ref: R18/P2/071 page 441 Overall Site Conclusions based on Suitability, Availability Achievability -The site is considered to be suitable – unlikely to have a major impact on trends. Suitability Issues surrounding the distance to a train station and distance to natural greenspace however there is accessible to primary and secondary schools, formal play space and GP services. Available The site has been promoted by the owner and there are no known ownership or tenancy issues. The site may be achievable in an area of moderate viability, with developer interest and demand and no known abnormal development costs. Workshop Comments The site is adjacent to the settlement of Culcheth being located to the east of the settlement to the south of Warrington Road. The site is considered to be in a sustainable location and is free from ownership issues, having been promoted by the site owner. There are no known abnormal development costs and the site is in a location of moderate viability. However the eastern boundary of the site is not defined by any identifiable features on the ground and it is therefore considered that development of the site would not be in accordance with objective W2 of the draft Warrington Local Plan, to facilitate the sensitive release of Green Belt land, whilst ensuring the revised Green Belt boundaries maintain permanence of Warrington’s Green Belt in the long term. SITE CONCLUSION: EXCLUDE SITE FROM PROCESS</p>
<p>Relevant history of site:</p>	<p>None</p>

Omission site profile: 36 (R18/077, R18/019, R18/020, R18/021A, R18/021B and R18/022

Location of site: **Land located to the east of the M6 J21:**

R18/077 - Land to South of Birchwood Train Station

R18/019 - Number of sites east of J21 of the M6 (Off Manchester Rd)

R18/020 - Number of sites east of J21 of the M6 (Off Manchester Rd)

R18/021A - Number of sites east of J21 of the M6 (Off Manchester Rd)

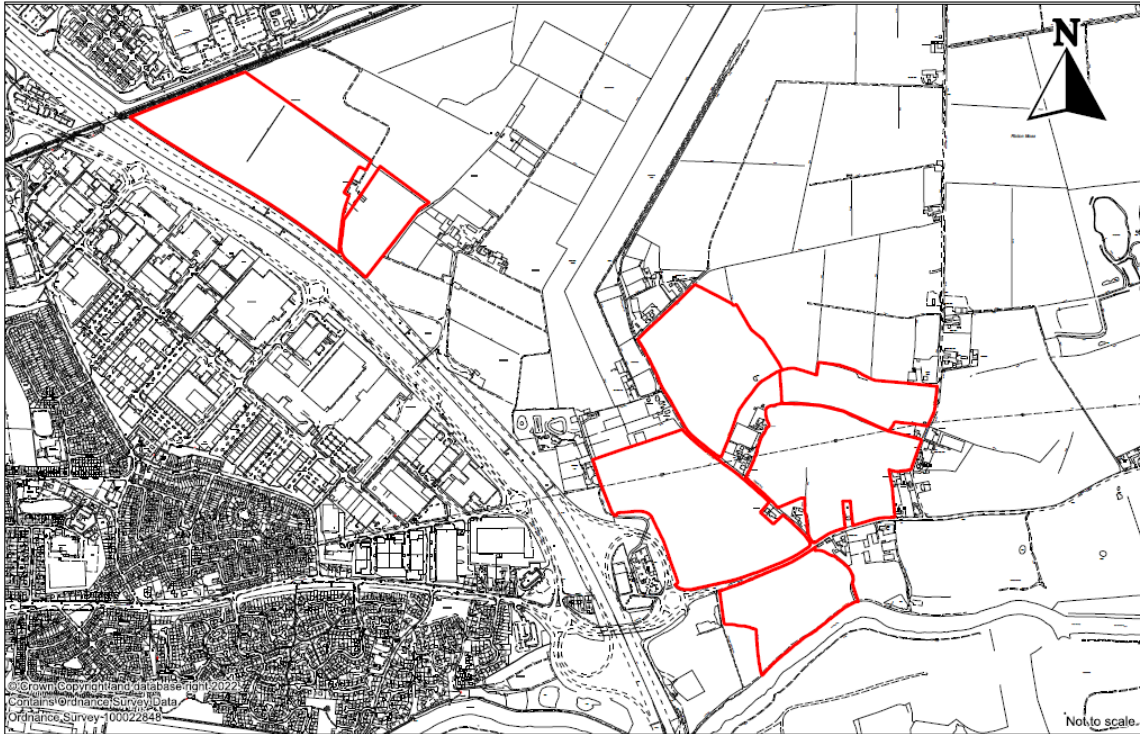
R18/021B - Number of sites east of J21 of the M6 (Off Manchester Rd)

R18/022 - Number of sites east of J21 of the M6 (Off Manchester Rd)

Proposed use: Employment

OS base map showing site and surrounding area:

Site Location: Land located to the east of the M6 J21



OS base map showing site and surrounding area

Representation made by: St Modwen Properties

Respondent ID number: 1420

Rep ID number: 1420/01

Summary of key constraints and relevant designations:

- Green Belt
- Site comprises of Grade 1, 2 & 3 Agricultural Land
- Site lies partially within Floodzones 2 & 3
- Class 2 Mossland Landscape
- A number of PROW within the site
- Biodiversity & Geodiversity – site includes a large section of Rixton Moss

Cross references to Green Belt Assessment and summary of conclusions:

[GB4 - Green Belt Site Assessments Collated Report 2021](#)

R18/077 – Page 178

The site makes a strong contribution to purpose 3, a moderate contribution to purpose 5, a weak contribution to purpose 1, and no contribution to purpose 2 and 4.

Overall assessment: Strong contribution

	<p>R18/019 – Page 155 The site makes a strong contribution to purpose 3, a moderate contribution to purpose 5, a weak contribution to purpose 2, and no contribution to purpose 1 and 4. Overall assessment: Strong contribution</p> <p>R18/020 – Page 155 The site makes a strong contribution to purpose 3, a moderate contribution to purpose 5, a weak contribution to purpose 1 and 2, and no contribution to purpose 4. Overall assessment: Strong contribution</p> <p>R18/021A – Page 156 The site makes a strong contribution to purpose 3, a moderate contribution to purpose 5, a weak contribution to purpose 2, and no contribution to purpose 1 and 4. Overall assessment: Strong contribution</p> <p>R18/021B – Page 156 The site makes a strong contribution to purpose 3, a moderate contribution to purpose 5, a weak contribution to purpose 2, and no contribution to purpose 1 and 4. Overall assessment: Strong contribution</p> <p>R18/022 – Page 156 The site makes a strong contribution to purpose 3, a moderate contribution to purpose 5, a weak contribution to purpose 2, and no contribution to purpose 1 and 4. Overall assessment: Strong contribution</p>
<p>Cross references to Sustainability Appraisal and summary of conclusions:</p>	<p>SP3 - Sustainability Appraisal SA Report - August 2021</p> <p>Site ID: R18/077 – Page 60 In terms of the SA objectives the site: will promote sustainable growth for 3 objectives; will be unlikely to have a major impact on trends for 12 objectives; may require mitigation for 4 objectives; and is likely to require mitigation for 7 objectives.</p> <p>Site ID: R18/019 – Page 59 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 10 objectives; may require mitigation for 6 objectives; and is likely to require mitigation for 6 objectives.</p> <p>Site ID: R18/020 – Page 59 In terms of the SA objectives the site: will promote sustainable growth for 4 objectives; will be unlikely to have a major</p>

	<p>impact on trends for 11 objectives; may require mitigation for 5 objectives; and is likely to require mitigation for 6 objectives.</p> <p>Site ID: R18/021A – Page 59 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 10 objectives; may require mitigation for 8 objectives; and is likely to require mitigation for 4 objectives.</p> <p>Site ID: R18/021B – Page 60 In terms of the SA objectives the site: will promote sustainable growth for 3 objectives; will be unlikely to have a major impact on trends for 10 objectives; may require mitigation for 10 objectives; and is likely to require mitigation for 3 objectives.</p> <p>Site ID: R18/022 – Page 60 In terms of the SA objectives the site: will promote sustainable growth for 3 objectives; will be unlikely to have a major impact on trends for 11 objectives; may require mitigation for 9 objectives; and is likely to require mitigation for 3 objectives.</p>
<p>Cross references to Site Assessment Proforma and summary of conclusions:</p>	<p>SAP2 - Site Assessment Proformas 2019</p> <p>Site ID: R18/077 – page 192 Overall Site Conclusions based on Suitability, Availability, Achievability: The site is graded ‘D’ in the context of the Council’s EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington’s employment land needs. The site is likely to require mitigation measures and have some unavoidable impacts. The site is available and is being promoted through the Local Plan process. Development of the site is less likely to be achievable given the EDNA Grade ‘D’ rating. The site performs poorly against the Local Plan Objectives for the Borough. SITE CONCLUSION: Taking into account and balancing a range of factors, the site is not selected as a suitable site to meet the Council’s economic development needs.</p> <p>Site ID: R18/019 – page 172 Overall Site Conclusions based on Suitability, Availability, Achievability: The site is graded ‘D’ in the context of the Council’s EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington’s employment land needs. The site is likely to require mitigation measures and have some unavoidable impacts. The site is available and is being promoted through the Local Plan process. Development of the site is less likely to be achievable given the EDNA Grade ‘D’ rating. The site performs poorly against the Local Plan</p>

Objectives for the Borough. SITE CONCLUSION: Taking into account and balancing a range of factors, the site is not selected as a suitable site to meet the Council's economic development needs.

Site ID: R18/020 – Page 135

Overall Site Conclusions based on Suitability, Availability, Achievability: The site is graded 'D' in the context of the Council's EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington's employment land needs. The site is likely to require mitigation measures and have some unavoidable impacts. The site is available and is being promoted through the Local Plan process. Development of the site is less likely to be achievable given the EDNA Grade 'D' rating. This site and the wider site perform poorly against the Local Plan Objectives for the Borough. SITE CONCLUSION: Taking into account and balancing a range of factors, this site and the wider site is not selected as a suitable site to meet the Council's economic development needs.

Site ID: R18/021A – Page 138

Overall Site Conclusions based on Suitability, Availability, Achievability: The site is graded 'D' in the context of the Council's EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington's employment land needs. The site is likely to require mitigation measures and have some unavoidable impacts. The site is available and is being promoted through the Local Plan process. Development of the site is less likely to be achievable given the EDNA Grade 'D' rating. This site and the wider site perform poorly against the Local Plan Objectives for the Borough. SITE CONCLUSION: Taking into account and balancing a range of factors, this site and the wider site is not selected as a suitable site to meet the Council's economic development needs

Site ID: R18/021B – Page 142

Overall Site Conclusions based on Suitability, Availability, Achievability: The site is graded 'D' in the context of the Council's EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington's employment land needs. The site is likely to require mitigation measures and have some unavoidable impacts. The site is available and is being promoted through the Local Plan process. Development of the site is less likely to be achievable given the EDNA Grade 'D' rating. The site performs poorly against the Local Plan Objectives for the Borough. SITE CONCLUSION: Taking into account and balancing a range of factors, the site is not

selected as a suitable site to meet the Council's economic development needs.

Site ID: R18/022 – Page 176

Overall Site Conclusions based on Suitability, Availability, Achievability: The site is graded 'D' in the context of the Council's EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington's employment land needs. The site is likely to require mitigation measures and have some unavoidable impacts. The site is available and is being promoted through the Local Plan process. Development of the site is less likely to be achievable given the EDNA Grade 'D' rating. The site performs poorly against the Local Plan Objectives for the Borough. SITE CONCLUSION: Taking into account and balancing a range of factors, the site is not selected as a suitable site to meet the Council's economic development needs.

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

Alternative Residential Site Options - Paras 4.21 to 4.22

The Council has received further representations from St Modwin who are promoting employment and residential development in east Warrington. An urban extension in this location was previously ruled out as unreasonable to due ecological, flood risk and infrastructure constraints as well as the Green Belt in this location being assessed as 'strongly performing'.

The Council acknowledges that the Environment Agency have in 2021 updated their flood risk maps and this site is no longer within flood zone 3. However, the residential element of the proposals are predominantly located in an area of peat reserves and the Council questions the ability of the site to accommodate a sufficient number of homes to support a new primary school, which is considered essential if a sustainable urban extension is to be accommodated in this location.

Together with the strongly performing Green Belt status of this area, the residential element of the proposal is still not considered a reasonable option by the Council. The employment element is not impacted to the same extent in respect of peat reserves and has been separately assessed as detailed in Section 6 below.

Confirmation of Proposed Employment Sites for Allocation
Paras 6.12 to 6.22

The proposal at Rixton has moved up in terms of its grading (A- B-) due to St Modwin, an established developer, now

promoting the employment development as part of a wider proposal including residential development. Further, the Environment Agency's revised Flood Risk Zone boundaries have confirmed that the site is no longer within Flood Zone 3. The Council does not consider the residential element of the proposals to be a reasonable option for consideration for the reasons set out in para 4.21 above. The Council considers that the employment element of the proposals is a reasonable option, given the EDNA grading and that the area proposed for employment is not impacted to the same extent in respect of peat resources. Nevertheless, the Council does not consider this site performs as well as Fiddlers Ferry and the South East Warrington Employment area, given its strong Green Belt performance and concerns regarding intervening landownership which could place limitations on the scale and location of employment that could be developed on the site.

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

Site ID: R18/019, R18/020, R18/021A, R18/021B/ R18/22
Pages 118 to 138. (same overall conclusions for each site)
Overall Site Conclusions based on Suitability, Availability, Achievability As a standalone site, the site is graded 'A-/B-' in the context of the Council's updated EDNA (2021) and Subject to other considerations, the site represents a strong candidate for inclusion in the Local Plan to meet local and strategic needs for B Class uses, and attract inward investment. The overall combined site (47ha Gross) 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, but there are potentially significant constraints in being able to bring the site forward for development. The site benefits from its location at the junction of the M6 and provides the potential to meet a proportion of the Borough's identified B8 employment land requirement. There are however a number of significant issues which would need to be mitigated to before the site could be considered 'Suitable': The development of the site could not be supported by current highways access arrangements and would require supporting infrastructure to mitigate the impacts on the local and strategic road network; Development will result in the loss of Grade 2 Agricultural Land and a strong performing Green Belt parcel. The site is available and is being promoted through the Local Plan process.

Given the issues on suitability the site does not perform well against all the Local Plan's Objectives and Spatial Strategy. In

	<p>terms of achievability, intervening land ownership will make a comprehensive development difficult, and there are also concerns about the site being of sufficient scale to deliver the required supporting infrastructure improvements to the local and strategic highways networks. The Council does not currently have a sufficiently full enough understanding as to whether the constraints identified above can be overcome. The Council is however committed to undertaking a review into Warrington's employment land needs before the end of the Plan period to ensure the long term supply of employment land and this site will be considered as part of this process.</p> <p>SITE CONCLUSION: SITE NOT SELECTED - The site is not selected (individually or as part of the wider 47ha proposal) for inclusion in the Local Plan.</p>
Relevant history of site:	None

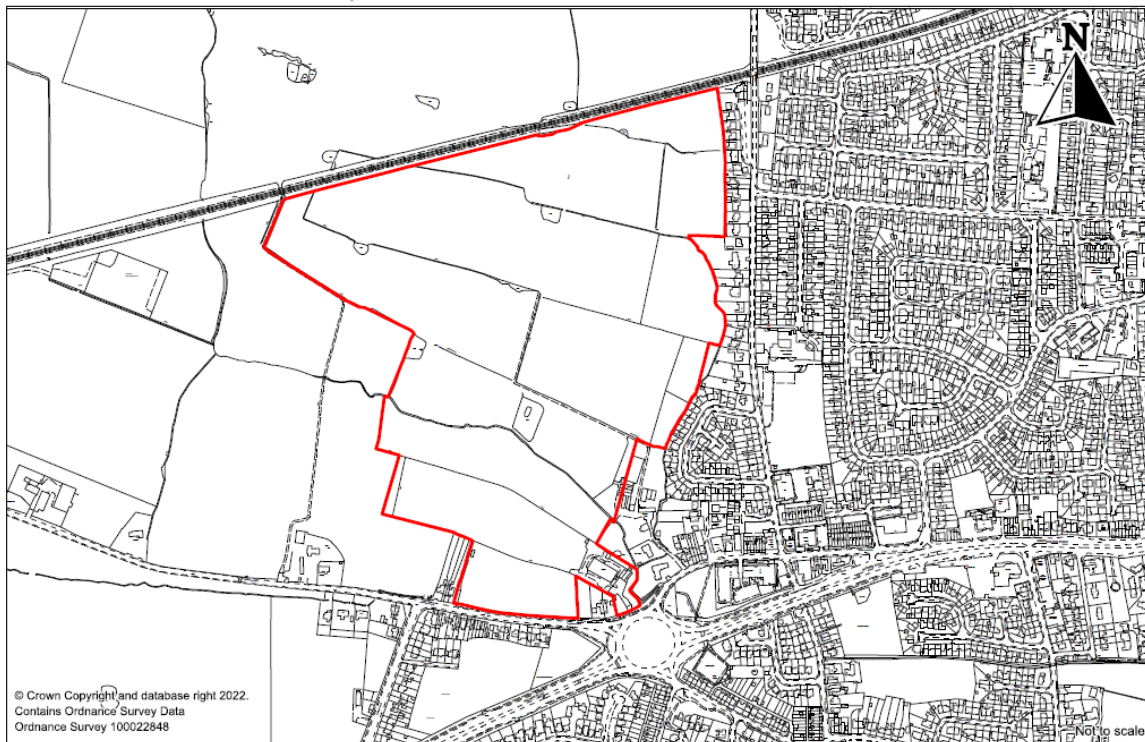
Omission site profile: 37 (Site Ref: R18/138 and R18/P2/124)

Location of site: Land at Stocks Lane (Land west of Stocks Lane, Penketh)

Proposed use: Residential

OS base map showing site and surrounding area:

Site Location: Land at Stocks Lane, Penketh



OS base map showing site and surrounding area

Representation made by: Taylor Wimpey

Respondent ID number: 1427

Rep ID number: 1427/12

Summary of key constraints and relevant designations:

Constraints and Designations:

- Green Belt
- Grade 2 Agricultural Land
- Site lies partially within Floodzones 2 & 3

Cross references to Green Belt Assessment and summary of conclusions:

[GB4 - Green Belt Site Assessments Collated Report 2021](#) – Page 199

The site makes a strong contribution to purpose 1 and 3, a moderate contribution to purpose 5, a weak contribution to purpose 2, and no contribution to purpose 4.

Overall assessment: Strong contribution

Cross references to Sustainability Appraisal and summary of conclusions:

[SP3 - Sustainability Appraisal SA Report - August 2021](#)

Site ID: R18/138 – Page 58

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 12 objectives; may require mitigation for 6 objectives; and is likely to require mitigation for 2 objectives.

	<p>Page 23 of the above report explains how an urban extension to West Warrington was ruled out at Preferred Development Option Stage as land in this location has the potential to have the greatest negative effects due to the loss of strongly performing Green Belt land.</p>
<p>Cross references to Site Assessment Proforma and summary of conclusions:</p>	<p>SAP6 - Site Assessment Proformas - West Warrington - 2017 Currently a collection of agricultural fields, with some equestrian use, the site is relatively flat in nature with some mature and semi mature tree and hedging across the site, some of which to the eastern boundary are the subject of a Tree Preservation Order. There are also some small ponds dotted around the site, and the southern end of the site is dissected by Penketh Brook running east to west, which forms part of Flood zones 2 & 3. The northern boundary of the site is formed by an active Railway line with agricultural fields beyond, the eastern boundary is with residential development and Stocks Lane, the southern boundary is with Farnworth Road and some limited residential development, with the western boundary being further agricultural fields and some limited residential properties. There are existing field accesses into the site off Farnworth Road alongside the existing residential developments. Although not within the site's boundary, there is a Grade II Listed Building (Brookside Farm) adjacent to the eastern boundary and a Coal bed Methane extraction compound in close proximity to the western boundary. The assessment of the site in Green Belt terms concluded that the parcel of land makes a strong contribution. The land is also identified as being potentially contaminated land and this would therefore require further investigation.</p> <p>O3 - Development Options and Site Assessment Technical Report 2019 Para 3.16 These sites would have been considered in more detail for residential development if options including 'urban extension to the west' had been selected. Options which included sites to the west did not perform as strongly due to concerns around the fragmented nature of available sites which may make infrastructure delivery more difficult and that development is likely to impact on the strategic importance of the Green Belt between the main urban area of Warrington and Widnes. There are also concerns regarding the robustness of the revised Green Belt boundaries that would be created from development in the west.</p>

	<p>O1 - Development Options and Site Assessment Technical Report - September 2021</p> <p>Para 4.19</p> <p>The Council has previously assessed urban extensions in north and west Warrington. Given issues around Green Belt performance and infrastructure delivery, the Council does not consider that these options perform well enough to merit inclusion in a further options assessment process.</p>
Relevant history of site:	None

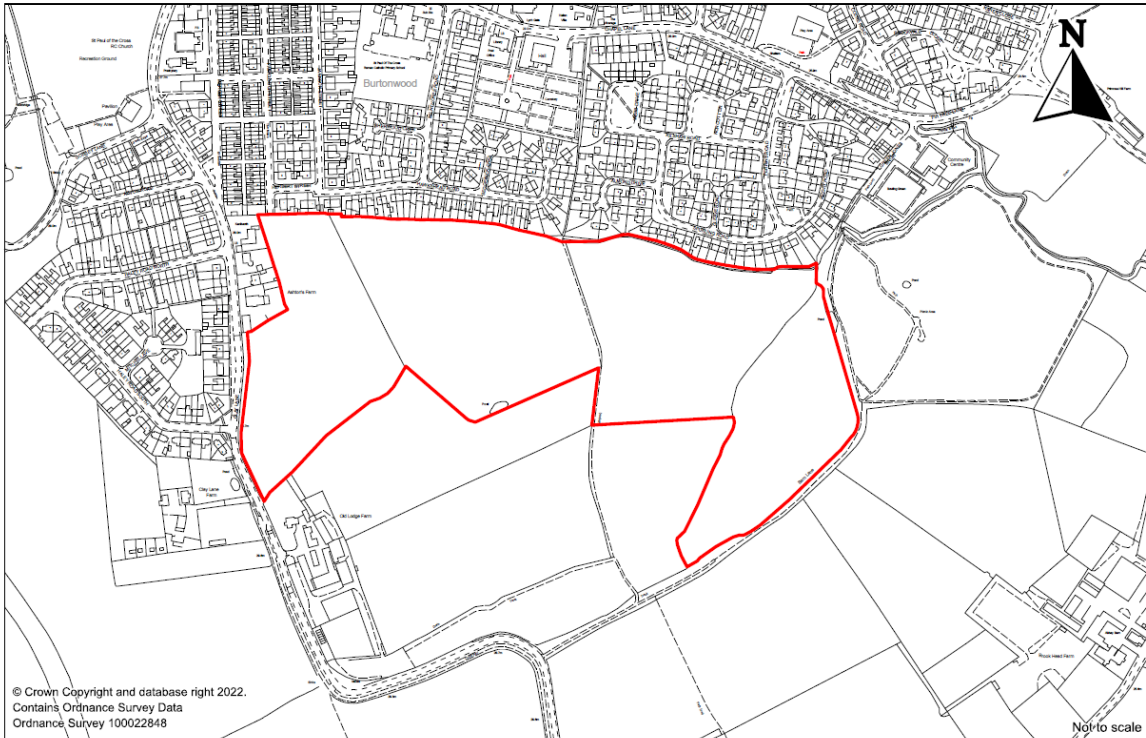
Omission site profile: 38 (SHLAA Ref: 2457, Site Ref: R18/060, Site Ref: R18/P2/084)

Location of site: Land at Clay Lane, Burtonwood (Land at Ashton's Farm, Burtonwood)

Proposed use: Residential

OS base map showing site and surrounding area:

Site Location: Land at Clay Lane, Burtonwood



OS base map showing site and surrounding area

Representation made by:	Brooklyn Ltd
Respondent ID number:	1434
Rep ID number:	1434/02
Summary of key constraints and relevant designations:	Constraints and Designations: <ul style="list-style-type: none">• Green Belt• Grade 2 & 3 Agricultural Land• PROW runs from north to south through the centre of the site.
Cross references to Green Belt Assessment and summary of conclusions:	GB4 - Green Belt Site Assessments Collated Report 2021 – Page 101 GB5 - Green belt assessment - October 2016 – Page 169 (Site Ref: BW8) The site makes a strong contribution to purpose 3, a moderate contribution to purpose 5, a weak contribution to purpose 2, and no contribution to purpose 1 and 4. Overall assessment: Strong contribution
Cross references to Sustainability Appraisal and summary of conclusions:	As the site was assessed as marking a Strong contribution to Green Belt purposes it did not proceed to the next stage of the site selection process for the outlying settlements. As such, no detailed SA of the site has been undertaken

Cross references to Site Assessment Proforma and summary of conclusions:	As the site was assessed as marking a Strong contribution to Green Belt purposes it did not proceed to the next stage of the site selection process for the outlying settlements. As such, a Site Assessment Proforma was not prepared for the site.
Relevant history of site:	None

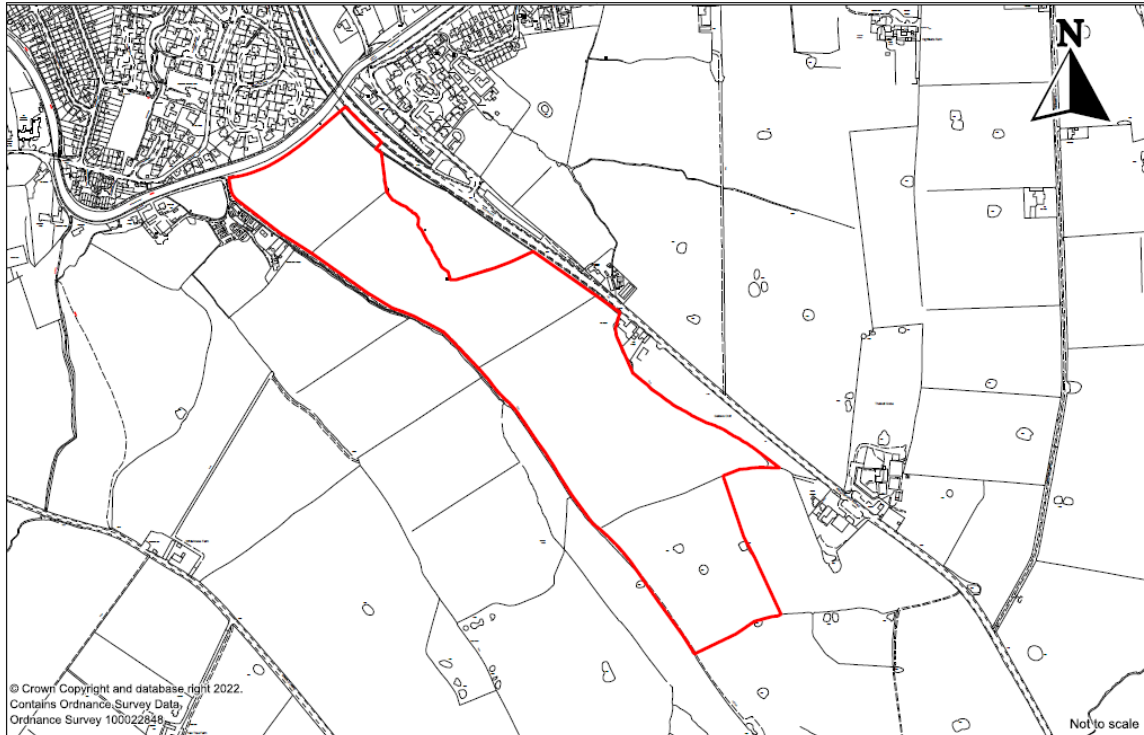
Omission site profile: 39

Location of site: Moseley Land, Grappenhall

Proposed use: Residential

OS base map showing site and surrounding area:

Site Location: Moseley Land, Grappenhall



OS base map showing site and surrounding area

Representation made by: Moseley Family

Respondent ID number: 2167

Rep ID number: 2167/03

Summary of key constraints and relevant designations:

- Green Belt
- Agricultural land

Cross references to Green Belt Assessment and summary of conclusions:

[GB5 - Green Belt Assessment - October 2016](#)
This site was not promoted through the Call for Sites process and therefore has not been assessed as an individual site within the Green Belt Assessment. The site has however been assessed as part of wider parcel WR37 in the Green Belt Assessment (2016) which identified the broad parcel as making a moderate contribution to the Green Belt in this location.

[GB1 - Green Belt Assessment - Garden Suburb Options - April 2021](#)
The site was further considered in 2021 when options for the reduced Garden Suburb, to become the South East Warrington Urban Extension, were established and assessed. The site falls within Housing Option 4 (page 12) where it is again identified as making a moderate contribution to the

	<p>Green Belt (Parcel WR37). Option 4 was ruled out due to it having an overall more significant impact on the Green Belt in this location when compared to the chosen option (Option 2).</p>
<p>Cross references to Sustainability Appraisal and summary of conclusions:</p>	<p>SA1 - Warrington Pre-submission Sustainability Appraisal 2019</p> <p>The site was considered as part of the SA for the Garden Suburb allocation in 2019. At this stage the Garden Suburb was reduced in size from the Preferred Development Option to present an urban extension which was considered more deliverable and realistic. With the scale of development required over the plan period and having regard for the SA/SEA it was confirmed that options featuring the Garden Suburb were most sustainable and Option 1 – Garden Suburb plus the South West Urban Extension was the most suitable to meet development needs over the plan period.</p> <p>SP3 - Sustainability Appraisal SA Report - August 2021</p> <p>The SA Report 2021 considered various options for the location of the South East Warrington Urban Extension within the boundary of the formerly proposed Garden Suburb. The site falls within Option 4 of the options assessed for the South East Warrington Urban Extension. Whilst there was not a great deal of variation between the four options it was concluded that Option 2 would make the strongest contribution to ensuring the permanence of the revised Green Belt boundary and would enable better integration with existing communities, facilities and other services in Stockton Heath, Appleton and Stretton.</p>
<p>Cross references to Site Assessment Proforma and summary of conclusions:</p>	<p>This site was not promoted through the Call for Sites process and therefore does not have an individual site proforma.</p> <p>O1 - Development Options and Site Assessment Technical Report - September 2021 (warrington.gov.uk)</p> <p>Pages 15 -17 of the above report consider 4 potential options within the larger Garden Suburb boundary. It is concluded, with reference to the SA and Green Belt Assessment, that Option 2 is the preferred option for the boundary of the SEWUE. This excludes the omission site in question.</p> <p>The report goes on to consider combinations of allocations across the Borough (Pages 17-19) and concludes that options including the SEWUE perform best at meeting the Borough’s needs whilst protecting the strategic importance of Warrington’s Green Belt.</p>
<p>Relevant history of site:</p>	<p>None</p>

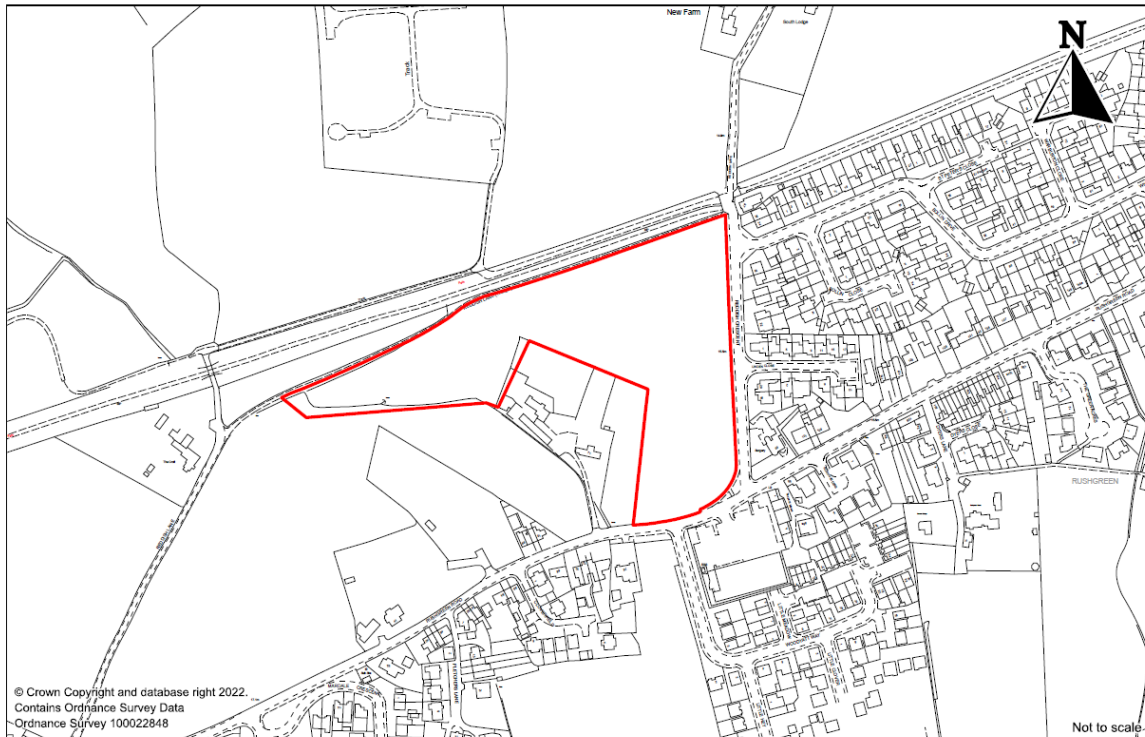
Omission site profile: 40 (SHLAA Ref: 1565, Site Refs: R18/014 and R18/P2/118)

Location of site: Land at Reddish Crescent/Rushgreen Road (Land west of Reddish Crescent, Lymm)

Proposed use: Residential

OS base map showing site and surrounding area:

Site Location: Land at Reddish Crescent/Rushgreen Road



OS base map showing site and surrounding area

Representation made by: The Strategic Land Group

Respondent ID number: 2286

Rep ID number: 2286/10

Summary of key constraints and relevant designations:

Constraints and Designations:

- Green Belt
- Grade 2 Agricultural Land
- A small area in the south eastern corner of the site lies within floodzones 2 & 3
- PROW runs along northern site boundary
- Two active TPO's along northern site boundary

Cross references to Green Belt Assessment and summary of conclusions:

[GB4 - Green Belt Site Assessments Collated Report 2021](#) – Page 80

The site makes a strong contribution to purpose 3, a moderate contribution to purpose 5 and no contribution to purpose 1, 2 and 4.

Overall assessment: Moderate contribution

Cross references to Sustainability Appraisal and summary of conclusions:

[SP3 - Sustainability Appraisal SA Report - August 2021](#)

Site ID: 1565 – Page 73

In terms of the SA objectives the site: will promote sustainable growth for 4 objectives; will be unlikely to have a major

	<p>impact on trends for 14 objectives; may require mitigation for 7 objectives; and is likely to require mitigation for 1 objective.</p>
<p>Cross references to Site Assessment Proforma and summary of conclusions:</p>	<p>SAP2 - Site Assessment Proforma 2019 Page 501</p> <p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>Suitability – Site is considered to be suitable, no major impact on trends. There are some suitability issues given the proximity to a Grade II listed building (Tanyard Farmhouse); the adjacent areas of potentially contaminated land to the north and south east and the GP services in Lymm have no available capacity. However the site has good accessibility to formal play space, primary schools and bus services.</p> <p>Availability - The site appears to be available, considering that it was promoted by the owner.</p> <p>Achievability - The site is considered to be achievable as it is in an area of high viability, there is developer interest and known demand and there are no known abnormal development costs.</p> <p>Workshop Comments</p> <p>The site is adjacent to the settlement of Lymm, located to the north east of the settlement off of Rush Green Road. The site is considered to be in a sustainable location and is available having been promoted by the site owner. The site is considered to be achievable as there is developer interest and known demand and no known abnormal development costs. The site has been judged to be suitable - unlikely to have a major impact on trends. However the Council’s highways officer states that due to visibility constraints, third party land is required to provide junction improvements. In addition the highways officer states that the site would need to be developed in tandem with Site Ref: 3178 / R18/082 / R18/P2/072 and Site Ref: 3109 / R18/016 / R18/P2/027. Site Ref: 3178 was assessed as strong contribution for Green Belt and therefore it has not been considered for site selection at this stage. The site would not be appropriate in highways terms if brought forward on its own. Development of the site would therefore not be in accordance with draft Warrington Local Plan objective W4, to provide new infrastructure to support Warrington’s growth, reduce congestion and promote sustainable transport options.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCES</p>
<p>Relevant history of site:</p>	<p>None</p>

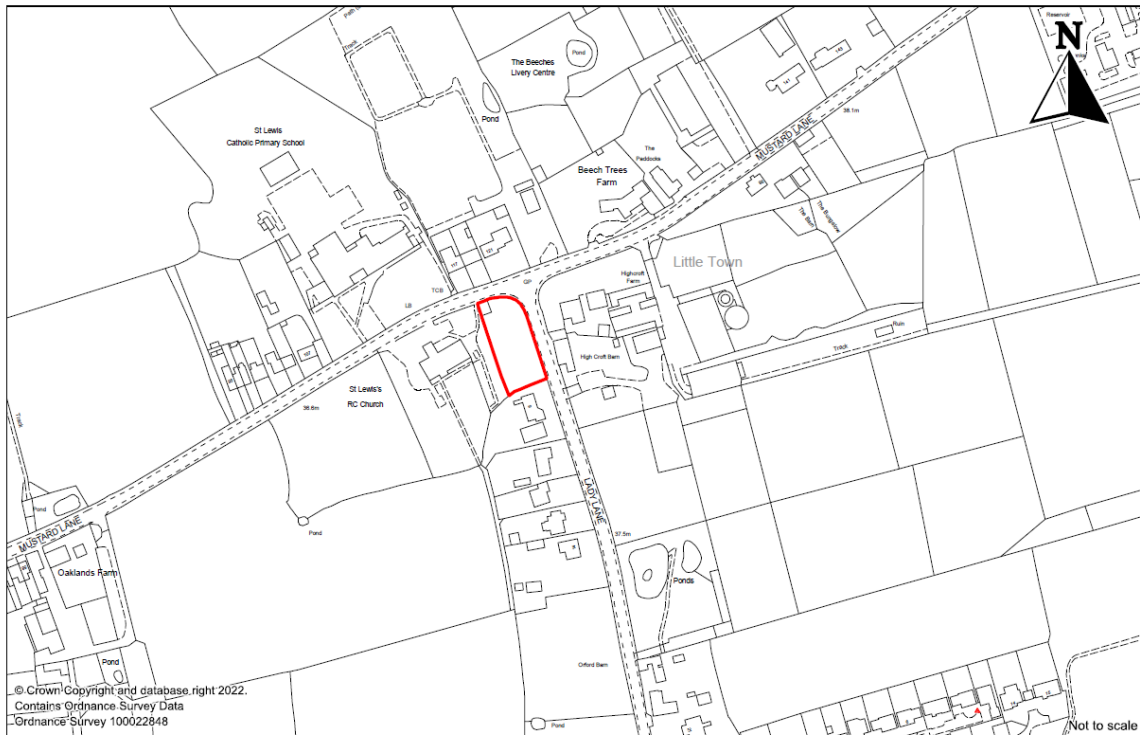
Omission site profile: 41 (SHLAA: 3156, Site Ref: R18/096 and R18/P2/131D)

Location of site: Land at junction of Lady Lane and Mustard Lane, Croft

Proposed use: Residential

OS base map showing site and surrounding area:

Site Location: Land at junction of Lady Lane and Mustard Lane, Croft



OS base map showing site and surrounding area

Representation made by: Mr. W. J. Bradbury

Respondent ID number: 2289

Rep ID number: 2289/02

Summary of key constraints and relevant designations:

Constraints and Designations:

- Green Belt
- Grade 3 Agricultural Land

Cross references to Green Belt Assessment and summary of conclusions:

[GB4 - Green Belt Site Assessments Collated Report 2021](#) – Page 133

The site makes a moderate contribution to purpose 5, a weak contribution to purpose 3 and no contribution to purpose 1, 2 and 4.

Overall assessment: Weak contribution

Cross references to Sustainability Appraisal and summary of conclusions:

As the site was not adjacent to the settlement boundary of Croft or Culcheth, it did not proceed to the next stage of the site selection process for the outlying settlements. As such, no detailed SA of the site has been undertaken.

Cross references to Site Assessment Proforma and summary of conclusions:

As the site was not adjacent to the settlement boundary of Croft or Culcheth, it did not proceed to the next stage of the site selection process for the outlying settlements. As such, a Site Assessment Proforma was not prepared for the site.

Relevant history of site: None

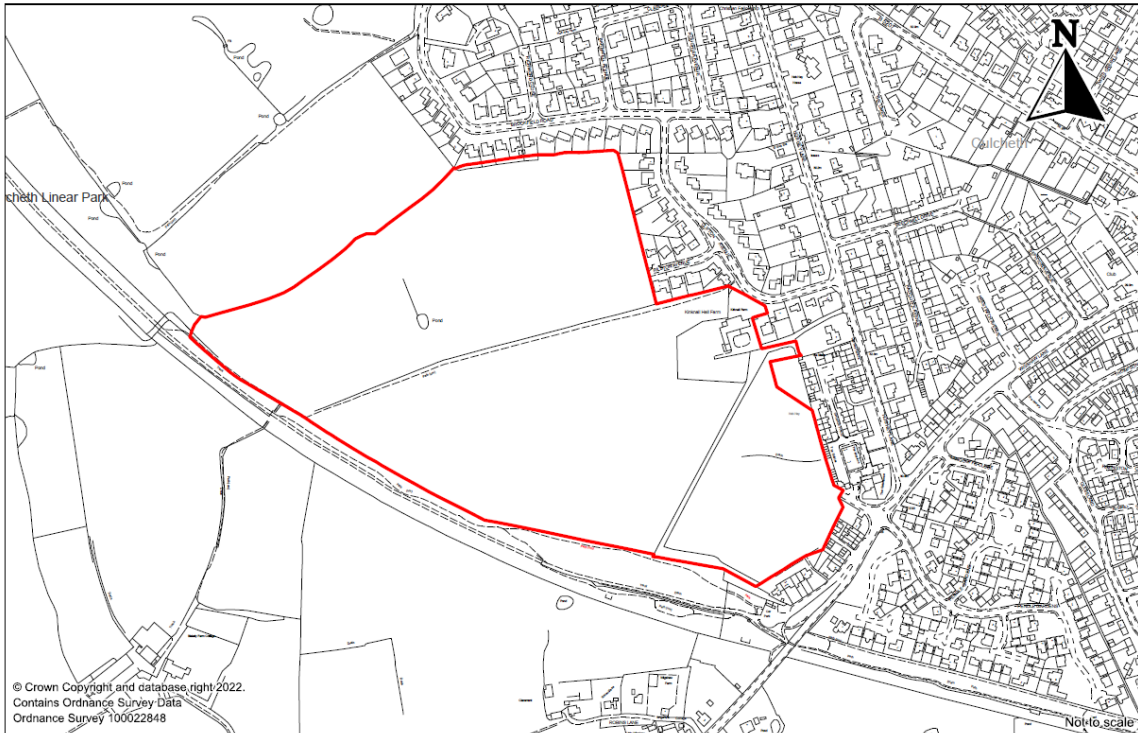
Omission site profile: 42 (SHLAA Ref: 1522, Site Ref: R18/041 and R18/P2/020)

Location of site: Land at Kirknall Farm, West of Culcheth (Land at Kirknall Farm, Culcheth)

Proposed use: Residential

OS base map showing site and surrounding area:

Site Location: Land at Kirknall Farm, west of Culcheth



OS base map showing site and surrounding area

Representation made by: Redrow Homes Ltd

Respondent ID number: 2326

Rep ID number: 2326/29

Summary of key constraints and relevant designations:

Constraints and Designations:

- Green Belt
- Grade 3 Agricultural Land
- Biodiversity and Geodiversity site – Eleven Acre Common
- PROW running east to west through centre of site

Cross references to Green Belt Assessment and summary of conclusions:

[GB4 - Green Belt Site Assessments Collated Report 2021](#) – Page 75

The site makes a strong contribution to purpose 3, a moderate contribution to purpose 5 and no contribution to purpose 1, 2 and 4.

Overall assessment: Moderate contribution

Cross references to Sustainability Appraisal and summary of conclusions:

[SP3 - Sustainability Appraisal SA Report - August 2021](#)

Site ID: 1522 – Page 71

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 14 objectives; may

	<p>require mitigation for 4 objectives; and is likely to require mitigation for 1 objective.</p>
<p>Cross references to Site Assessment Proforma and summary of conclusions:</p>	<p>SAP2 - Site Assessment Proforma 2019 Page 399</p> <p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>Suitability - The site is considered to be suitable-unlikely to have a major impact on trends. The only suitability issues are the distance to a train station (3-5km) and the Local Wildlife Site which is located to the north west of the site however this could be avoided.</p> <p>Accessibility - The site has accessibility to formal play space, primary and secondary schools and GP surgery's.</p> <p>Achievability - The site is considered to be achievable, it is within an area of moderate viability and there are no known abnormal development costs. The site is considered to be available as it was promoted by the owner and is not in active use.</p> <p>Workshop Comments</p> <p>The site is adjacent to the settlement of Culcheth being located to the south west of the settlement. The site is considered to be in a sustainable location and is free from ownership issues, having been promoted by the site owner. There are no known abnormal development costs and the site is in a location of moderate viability. There is a Local Wildlife Site within the site located at the north west end however this could be avoided. The HS2 Phase 2b safeguarded area is located close to the south of the site along part of the Culcheth Linear Park however the site is significantly larger than the area required to bring forward Culcheth's housing requirement, so any constrained parts of the site could be avoided. The Council's highways officer has advised that a reduced capacity of up to 300 dwellings could be served off Swinhoe Place, provided it was via a loop road arrangement and emergency vehicle access points were also provided. As such, development of the site would be in accordance with draft Warrington Local Plan objectives: W1 to strengthen existing neighbourhoods; W2 to facilitate the sensitive release of Green Belt; W4 to provide new infrastructure to support Warrington's growth and W6 to minimise the impact of development on the environment.</p> <p>However, when compared to the other two contender sites off Warrington Road (SHLAA Ref: 3157/ Site Ref: R18/P2/069) and (SHLAA Ref: 3337/ Site Ref: R18/P2/064) the site performs better (moderately as opposed to weak) in terms of its contribution to the functioning of the Green</p>

	<p>Belt and there is only a footway on one side of Wigshaw Lane for significant parts of its length with no opportunity for improvement.</p> <p>Therefore, when compared to the other two sites off Warrington Road development of this site would perform the same in respect of objectives W1 (to strengthen existing neighbourhoods) and W6 (to minimise the impact of development on the environment) of the draft Warrington Local Plan but would perform less well in respect of objective W2 (to facilitate the sensitive release of Green Belt) and W4 (to promote sustainable modes of transport).</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>
Relevant history of site:	None

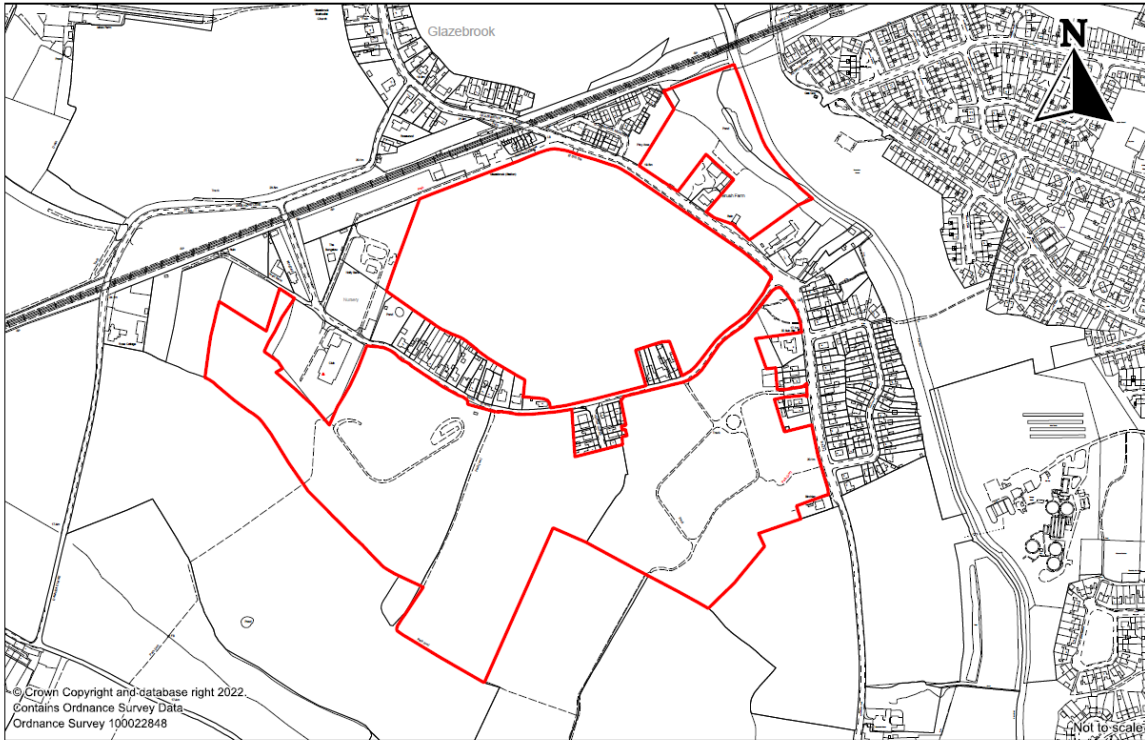
Omission site profile: 43 (SHLAA Ref: 3176 and 3313, Site Ref: R18/042 and R18/P2/021)

Location of site: Land west of Glazebrook Lane & Bank Street (Land N and S of Bank St/Glazebrook Ln, Glazebrook)

Proposed use: Residential

OS base map showing site and surrounding area:

Site Location: Land west of Glazebrook Lane and Bank Street



OS base map showing site and surrounding area

Representation made by: Redrow Homes Ltd

Respondent ID number: 2326

Rep ID number: 2326/30

Summary of key constraints and relevant designations:

Constraints and Designations:

- Green Belt
- Grade 2 & 3 Agricultural Land (predominantly grade 2)
- Small section of the site lies within Floodzone 2 & 3 in the North-Eastern corner.
- A number of active TPO's within the site.
- PROW running from North to South within southern parcel of land.

Cross references to Green Belt Assessment and summary of conclusions:

[GB4 - Green Belt Site Assessments Collated Report 2021](#) – Page 140

The site makes a strong contribution to purpose 3, a moderate contribution to purpose 5, a weak contribution to purpose 2 and no contribution to purpose 1 and 4.

Overall assessment: Moderate contribution

Cross references to Sustainability Appraisal and summary of conclusions:	No Sustainability Appraisal as no allocations in the settlement.
Cross references to Site Assessment Proforma and summary of conclusions:	No Assessment Proforma as no allocations in the settlement.
Relevant history of site:	None

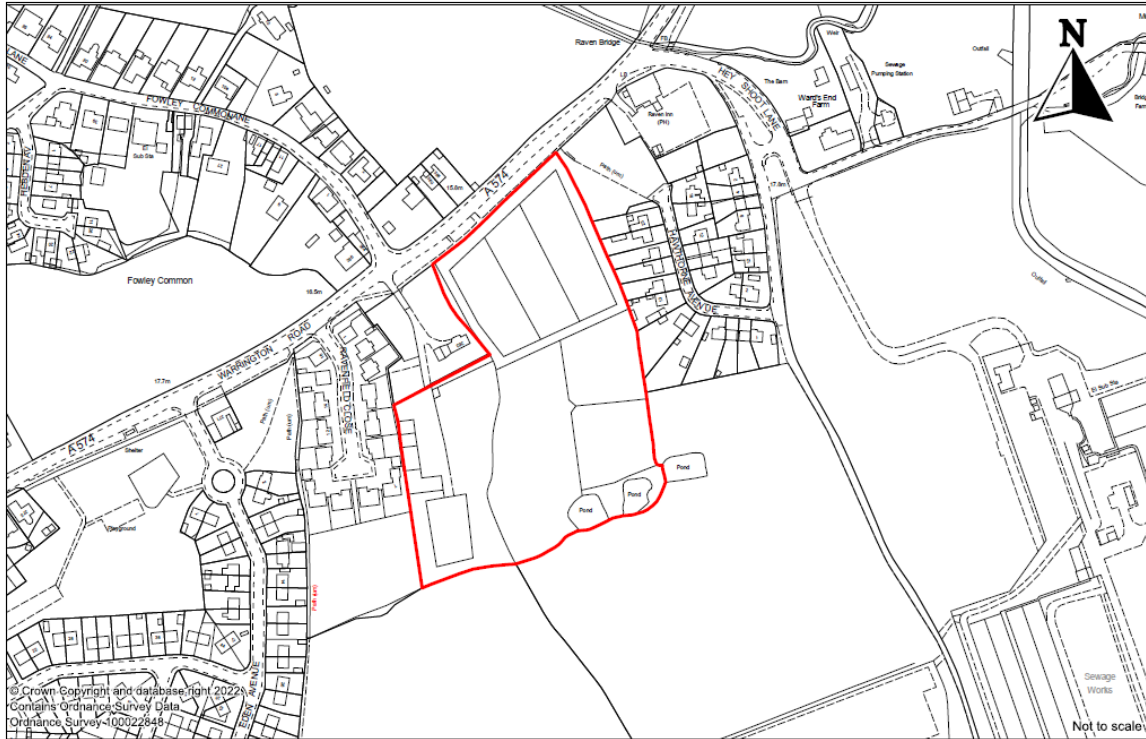
Omission site profile: 44 (SHLAA REF: 1567, Site Ref: R19/005)

Location of site: Land at Warrington Road, east of Culcheth (Land adjacent 363 Warrington Road - Land at Warrington Road/Hawthorne Avenue)

Proposed use: Residential

OS base map showing site and surrounding area:

Site Location: Land at Warrington Road, east of Culcheth



OS base map showing site and surrounding area

Representation made by:	Redrow Homes Ltd
Respondent ID number:	2326
Rep ID number:	2326/31
Summary of key constraints and relevant designations:	Constraints and Designations: <ul style="list-style-type: none">• Green Belt• Grade 3 Agricultural Land
Cross references to Green Belt Assessment and summary of conclusions:	GB4 - Green Belt Site Assessments Collated Report 2021 – Page 288 The site makes a strong contribution to purpose 3, a moderate contribution to purpose 5 and no contribution to purpose 1, 2 and 4. Overall assessment: Moderate contribution
Cross references to Sustainability Appraisal and summary of conclusions:	SP3 - Sustainability Appraisal SA Report - August 2021 Site ID: 1567 – Page 71 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 15 objectives; may require mitigation for 3 objectives; and is likely to require mitigation for 2 objectives.

<p>Cross references to Site Assessment Proforma and summary of conclusions:</p>	<p>SAP2 - Site Assessment Proformas 2019 Site Ref: 1567 – Page 402-404 Site Conclusions based on Suitability, Availability, Achievability: The site is considered to be suitable-unlikely to have a major impact on trends. There are suitability issues surrounding proximity to services, mineral safeguarding and lack of natural greenspace. The site is considered to be achievable and is in an area of moderate viability. There is known demand and no known abnormal development costs. The site may not be available as it is not known if it was promoted by the owner however it is not in active use.</p> <p>Workshop Comments: The site is located in between the settlements of Glazebury and Culcheth and it is not adjacent to either settlement. As such, the site would feel isolated from the settlement and would not provide a sustainable location for future development. Therefore, it would not be in accordance with the draft Warrington Local Plan objectives including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>
<p>Relevant history of site:</p>	<p>None</p>

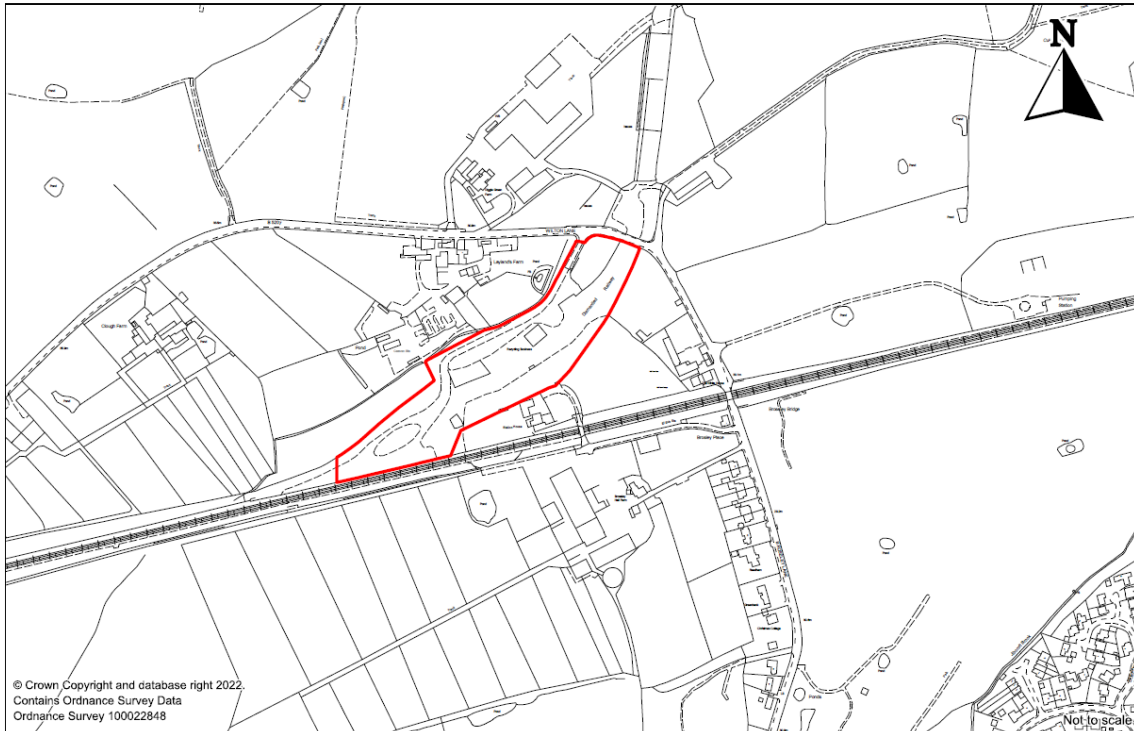
Omission site profile: 45 (R18/P2/033)

Location of site: Land at Kenyon Lane Junction (Kenyon Railway Junction, Wilton Lane)

Proposed use: Employment

OS base map showing site and surrounding area:

Site Location: Land at Kenyon Lane junction



OS base map showing site and surrounding area

Representation made by:	JFT & Sons Ltd and Mr J Fallon
Respondent ID number:	2327
Rep ID number:	2327/03
Summary of key constraints and relevant designations:	<ul style="list-style-type: none">• Green Belt• Grade 3 Agricultural Land• Site is within a hazardous installation Buffer Zone
Cross references to Green Belt Assessment and summary of conclusions:	<p>GB4 - Green Belt Site Assessment Collated Report 2021 The site (page 232) makes a moderate contribution to purpose 3 and 5, a weak contribution to purpose 2 and no contribution to purpose 1 and 4. Overall assessment: Weak contribution</p>
Cross references to Sustainability Appraisal and summary of conclusions:	<p>SP3 - Sustainability Appraisal SA Report - August 2021 Site ID: R18/P2/033 – Page 72 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 12 objectives; may require mitigation for 7 objectives; and is likely to require mitigation for 3 objectives.</p>
Cross references to Site Assessment Proforma and summary of conclusions:	<p>SAP2 - Site Assessment Proformas - 2019 The site is graded 'D' in the context of the Council's EDNA (2019 and also the revised 2021 EDNA) and therefore performs poorly in terms of its contribution to meeting Warrington's employment land needs.</p>

	<p>The site is unlikely to have a major impact on trends.</p> <p>The site is available and is being promoted through the Local Plan process.</p> <p>Development of the site is less likely to be achievable given the EDNA Grade 'D' rating.</p> <p>The site performs poorly against the Local Plan Objectives for the Borough.</p> <p>SITE CONCLUSION: Taking into account and balancing a range of factors, the site is not selected as a suitable site to meet the Council's economic development needs.</p>
Relevant history of site:	None

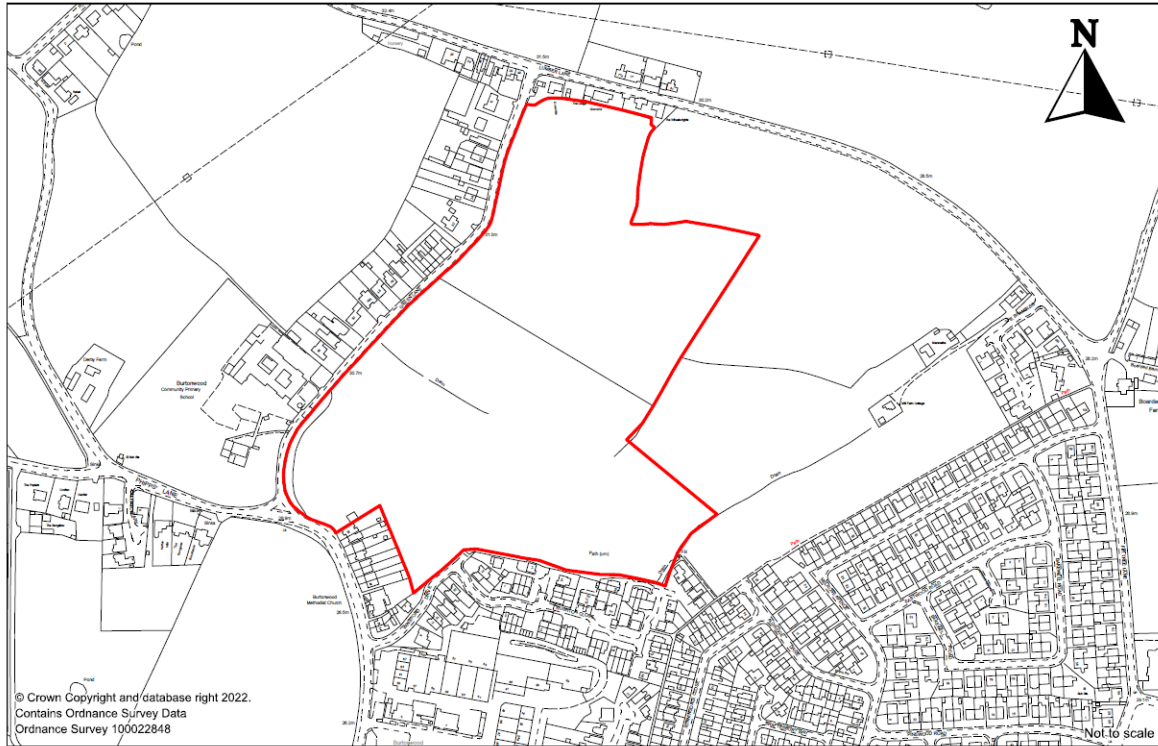
Omission site profile: 46 (SHLAA Ref: 1654, Site Ref: R18/083, R18/P2/075 and R18/P2/128)

Location of site: Land at Phipps Lane, Burtonwood - previous OS1 from PSVLP 2019 (Land bounded by Green Lane / Lumber Lane / Phipps Lane / Winsford Drive)

Proposed use: Residential

OS base map showing site and surrounding area:

Site Location: Land at Phipps Lane, Burtonwood



OS base map showing site and surrounding area

Representation made by:	Metacre Limited
Respondent ID number:	2347
Rep ID number:	2347/01
Summary of key constraints and relevant designations:	<p>Constraints and Designations:</p> <ul style="list-style-type: none"> • Green Belt • Grade 3 Agricultural Land • PROW running East to West through small section of the South-East corner of site
Cross references to Green Belt Assessment and summary of conclusions:	<p>GB4 - Green Belt Site Assessments Collated Report 2021 – Page 89</p> <p>The site makes a strong contribution to purpose 3, a moderate contribution to purpose 5, a weak contribution to purpose 2 and no contribution to purpose 1 and 4.</p> <p>Overall assessment: Moderate contribution</p>
Cross references to Sustainability Appraisal and summary of conclusions:	<p>SP3 - Sustainability Appraisal SA Report - August 2021</p> <p>Site ID: 1654 – Page 70</p> <p>In terms of the SA objectives the site: will promote sustainable growth for 5 objectives; will be unlikely</p>

	<p>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>Cross references to Site Assessment Proforma and summary of conclusions:</p>	<p>SAP2 - Site Assessment Proformas 2019 Site Ref: R18/083, R18/P2/075, R18/P2/128 - page 347</p> <p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>Suitability – Unlikely to have a major impact on trends.</p> <p>Availability - The site appears to be available, considering that it was promoted by the owner and there is no active use</p> <p>Achievable - The site is considered to be achievable in that it is in an area of moderate viability and there is developer interest and known demand. There are also no known abnormal development costs.</p> <p>Workshop Comments T</p> <p>The site is adjacent to the settlement of Burtonwood being located to the north of the settlement off of Green Lane, Phipps Lane and Lumber Lane. The site is considered to be in a sustainable location and is available having been promoted by the site owner. The site is considered to be achievable as there is developer interest and known demand and no known abnormal development costs. The site has been judged to be suitable - unlikely to have a major impact on trends. As such, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.</p> <p>CONCLUSION: SELECTED SITE – the site has been put forward for 260 dwellings, leisure uses and open space however this would be too large. It is therefore recommended that half of the site is taken forward.</p> <p>O1 - Development Options and Site Assessment Technical Report 2021 – page10 para 3.12</p> <p>The site is no longer proposed for allocation given the uncertainty of the Bold Forest Garden Suburb urban extension that is proposed in St Helens. This could have significant implications on the local</p>

	highways network in Burtonwood, albeit the impacts will not be understood until the site allocation has been confirmed and more detailed proposals for the urban extension come forward later the Plan Period of the St Helens Local Plan. Without an understanding of these impacts it is not considered appropriate to make an allocation in Burtonwood.
Relevant history of site:	None

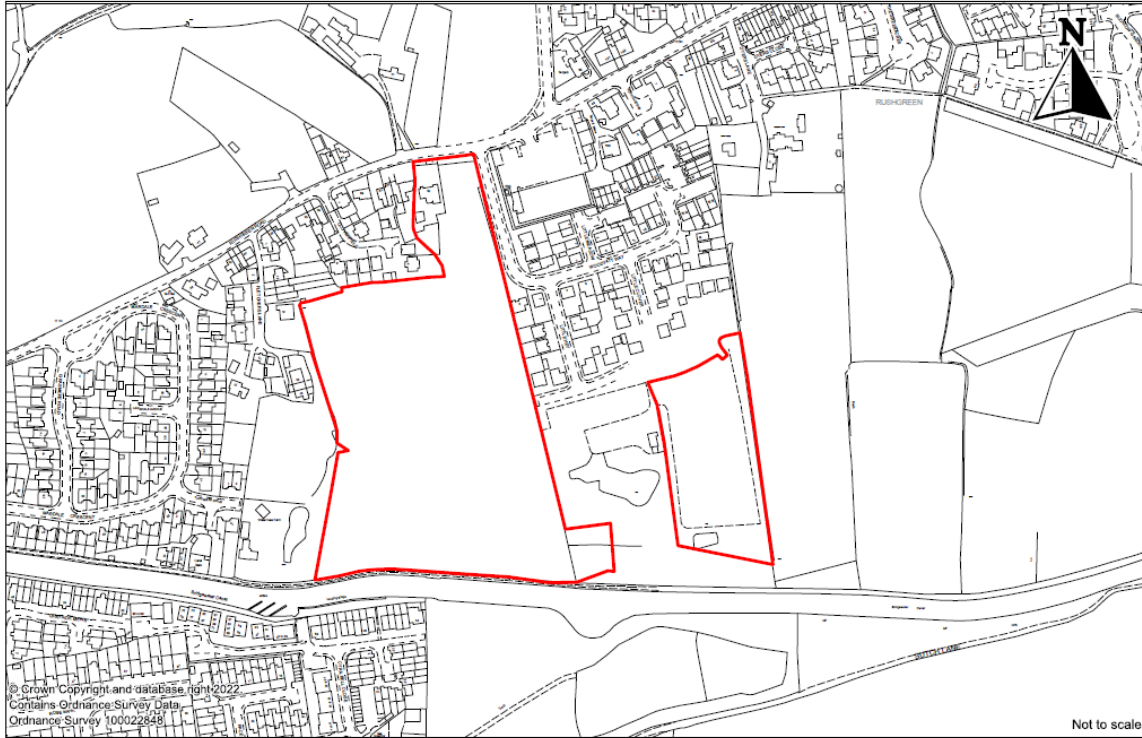
Proposed Amendments to allocated site OS5 Lymm – Rushgreen Road, Lymm: 47

Location of site: No. 78 Rushgreen Road along the Rushgreen Road frontage; The land subject to the grant of planning permission 2017/31816 i.e. the land parcels 'C' and 'B' Land south of Rushgreen Road (East Site)

Proposed use: Residential

OS base map showing site and surrounding area:

Site Location: No.78 Rushgreen Road along the Rushgreen Road frontage



OS base map showing site and surrounding area

Representation made by:	Majornet Ltd & Bellway Homes
Respondent ID number:	2460
Rep ID number:	2460/29
Summary of key constraints and relevant designations:	<p>Constraints and Designations:</p> <ul style="list-style-type: none"> • Green Belt • Grade 2 & 3 Agricultural Land
Summary of Representation	Whilst the principal site promoters support the allocation, they consider that the boundary should be amended to reflect the existing planning permission for housing at Tanyard Farm with the inclusion of other associated land on the eastern boundary (no. 78 Rushgreen Rd) within the allocation.
Council Response	The Council has taken into account the consented development in defining the wider site allocation boundary.
Relevant history of site:	<p>Land south of Rushgreen Road, Lymm (Proposed allocation site OS5):</p> <p>2022/41134:- Full permission for the erection of 143 dwellings together with other associated works including the erection of a substation, laying out of road and footways, car parking and landscaping; and,</p>

	<p>Outline permission (all matters reserved) for the demolition of 78 Rushgreen Road and the erection of a primary health care facility (Use Class E) of up to 1,500sqm and 2-storeys together with car parking and other associated works – Undetermined.</p> <p>Land at, Tanyard Farm, Rushgreen Road, Lymm, Warrington, WA13 9PR (Site abutting the eastern boundary of the proposed allocation site):</p> <p>2017/31816:- Full Permission - 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 and associated infrastructure – Allowed on appeal 27/09/2018.</p>
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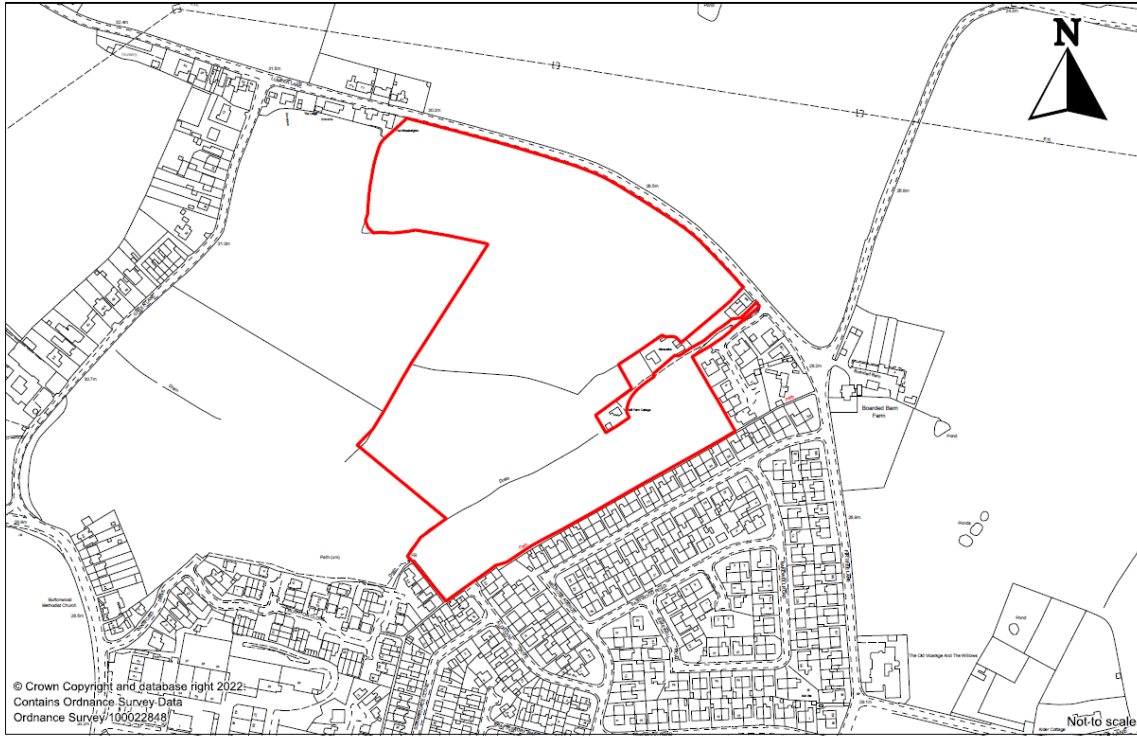
Omission site profile: 48 (Site Ref: R18/054 and R18/P2/028)

Location of site: Land at Lumber Lane, Burtonwood (Land south of Lumber Lane, Burtonwood)

Proposed use: Residential

OS base map showing site and surrounding area:

Site Location: Land at Lumber Lane, Burtonwood



OS base map showing site and surrounding area

Representation made by:	Wain Homes (North West) Ltd
Respondent ID number:	2471
Rep ID number:	2471/12
Summary of key constraints and relevant designations:	Constraints and Designations: <ul style="list-style-type: none">• Green Belt• Grade 2 & 3 Agricultural Land• PROW runs along southern site boundary• 3 Active TPO's on site boundary
Cross references to Green Belt Assessment and summary of conclusions:	Green Belt Site Assessments Collated Report 2021 – Page 169 The site makes a strong contribution to purpose 3, a moderate contribution to purpose 5, a weak contribution to purpose 2 and no contribution to purpose 1 and 4. Overall assessment: Moderate contribution
Cross references to Sustainability Appraisal and summary of conclusions:	Sustainability Appraisal SA Report - August 2021 Site ID: R18/054 and R18/P2/028– Page 70 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 18 objectives; may require mitigation for 4 objectives; and is not likely to require mitigation for any objectives.

<p>Cross references to Site Assessment Proforma and summary of conclusions:</p>	<p>SAP2 - Site Assessment Proformas 2019 Site Ref: R18/054, R18/P2/028- page350 Overall Site Conclusions based on Suitability, Availability, Achievability Suitability - This site is considered to be suitable – unlikely to have a major impact on trends. Availability - Appears to be available as promoted by the owner. Achievability - The site may be achievable in that it is in an area of moderate viability however there are known abnormal development costs due to four very small areas of potentially contaminated land in the south of the site which could be overcome. Workshop Comments The site is adjacent to the settlement of Burtonwood being located to the north of the settlement off of Lumber Lane. The site is considered to be in a sustainable location and is available having been promoted by the site owner. The site may be achievable as there is developer interest and known demand however there are four very small areas of potentially contaminated land in the south of the site, which could be overcome. The site has been judged to be suitable - unlikely to have a major impact on trends. As such, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment. After further consideration of the Council’s highways officer’s comments, this site has been excluded from the process as an appropriate pedestrian footway to connect the site to the existing community cannot be provided if the site is brought forward on its own. If the site is brought forward in conjunction with site ref: 1654 then the resulting site would be beyond the housing requirement for Burtonwood. CONCLUSION: EXCLUDE SITE FROM PROCESS</p>
<p>Relevant history of site:</p>	<p>None</p>

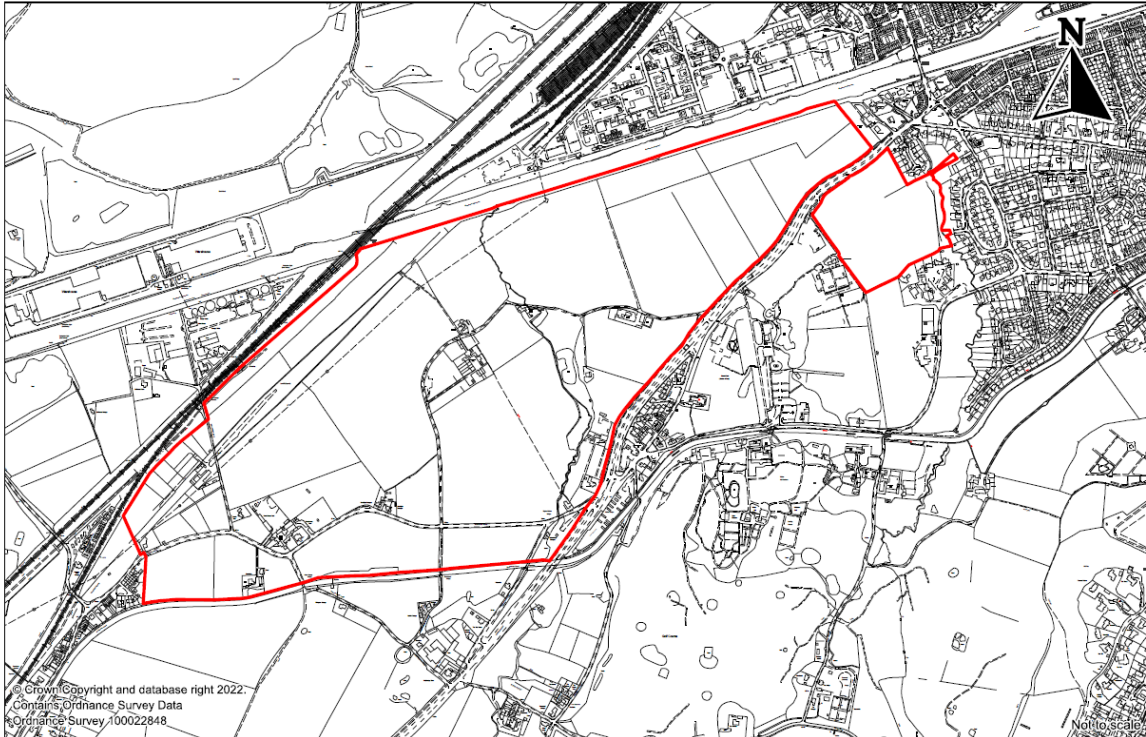
Omission site profile: 49 (SHLAA Ref: 2710 Site Ref: R18/125 and R18/059)

Location of site: South West Urban Extension from 2017 PDO (Land at Higher Walton - north side of A56 Chester Rd)

Proposed use: Residential

OS base map showing site and surrounding area:

Site Location: South West Urban Extension from 2017 PDO



OS base map showing site and surrounding area

Representation made by: Wain Homes (North West) Ltd

Respondent ID number: 2471

Rep ID number: 2471/13

Summary of key constraints and relevant designations:

Constraints and Designations:

- Green Belt
- Grade 3 Agricultural Land
- Gas pipeline running through western end of site
- COMAH Zone in north east part of site
- Walton Village Conservation Area lies adjacent to the eastern boundary of the site. There are several statutory listed buildings within the conservation area.
- There are a few small pockets of contaminated land within the site.
- There are several locally listed buildings within the site.

Cross references to Green Belt Assessment and summary of conclusions:

[GB4 - Green Belt Site Assessments Collated Report 2021](#)
R18/125 - Page 231

	<p>The site makes a moderate contribution to purpose 2, 3 and 5, a weak contribution to purpose 1 and no contribution to purpose 4.</p> <p>Overall assessment: Moderate contribution</p> <p>R18/059 – Page 171</p> <p>The site makes a strong contribution to purpose 3, moderate contribution to purposes 1 and 5; a weak contribution to purpose 2, and no contribution to purpose 4.</p> <p>Overall assessment: Moderate contribution</p>
<p>Cross references to Sustainability Appraisal and summary of conclusions:</p>	<p>SP3 - Sustainability Appraisal SA Report - August 2021</p> <p>Site ID: R18/125 – Page 59</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 9 objectives; may require mitigation for 9 objectives; and is likely to require mitigation for 3 objectives.</p> <p>Site ID: R18/059 – Page 58</p> <p>In terms of the SA objectives the site: will promote sustainable growth for 3 objectives; will be unlikely to have a major impact on trends for 13 objectives; may require mitigation for 8 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 Proposed Submission Version Local Plan 2019 as detailed in paras 4.4.10 to 4.4.27 and 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>
<p>Cross references to Site Assessment Proforma and summary of conclusions:</p>	<p>SAP5 - Site Assessment Proformas - Central Warrington 2017</p> <p>R18/125 – Page 9</p> <p>The site is a large undulating one consisting of a large number of combined agricultural fields, mature tree and hedge cover, ponds and several small existing businesses and residential properties, some of which are Locally Listed Buildings. There are also some Grade II Listed Buildings and Structures adjacent to the site’s boundaries. Parts of the site are in Flood Zones 2 and 3, there are a number of trees the subject of a TPO at the southern</p>

boundary end of the site and it is bisected by Mill Lane, Runcorn Road, Bellhouse Lane and Holly Hedge Lane. The northern boundary of the site is formed by the River Mersey, along with the Solvay Intertox Chemical Plant, a top tier COMA (Control of Major Accident Hazards Regulations 2006) site. To the eastern boundary is the A56 Chester Road Dual Carriageway, the southern boundary consists of agricultural fields and the Bridgewater Canal, with the western boundary being an active railway line. Given the sites proximity to the COMA site, parts of the site are in the inner and middle HSE Hazardous Installation Buffer Zone. Various pipelines also cross the site underground and parts of the site are therefore also in the inner and middle HSE pipeline installation Buffer Zone. There is existing field gate access into the site from the east bound A56, Mill Lane Runcorn Road and Bell House Lane, and these might provide a suitable access. There are also areas of the site that are contaminated land and a Public Right of Way runs into the site from the A56 Chester Road, and along its southern boundary. The land is also identified as being potentially contaminated land and this would therefore require further investigation.

[SAP4 - Site Assessment Proformas - South Warrington - 2017](#)

R18/059 – Page 49

The site is a rolling undulating site with some mature tree and hedge covering adjacent to the main A56 Chester Road, with approximately one third of it being within the Outer Hazardous Installation Zone for the Solvay Intertox Works at Baronet Road. The northern boundary of the site is with the A56 Chester Road, the eastern boundary is with existing residential development and residential development currently under construction, the southern boundary is with Warrington Sports Club and further residential development and the western boundary is with a nursery and Public Right of Way. The land is also identified as being potentially contaminated land and this would therefore require further investigation.

[O3 - Development Options and Site Assessment Technical Report 2019](#)

Para 3.12 to 3.15

The South West urban extension formed part of the spatial option which was confirmed for inclusion in the 2019 Proposed Submission Version Local Plan.

	<p>The Option performed strongly across the majority of Local Plan Objectives. It was considered capable of meeting development needs and deliver infrastructure needed to support the development itself and contribute to the wider sustainable development of Warrington as a whole. Green Belt release can be facilitated without comprising the strategic importance of Warrington’s Green Belt as a whole, with revised boundaries likely to be robust and durable beyond the Plan period.</p> <p>Para 3.26 to 3.27</p> <p>The Council met with Halton Council under the Duty to Cooperate to discuss their concerns with the extent of the South West Extension in relation to Moore Village and in respect of the proposed allocations in their own emerging Local Plan.</p> <p>The two Councils agreed to ensure appropriate separation in considering proposed Green Belt release adjacent to the boundary between the two boroughs.</p> <p>The Council therefore reduced the western extent of the South West Extension to provide this separation.</p> <p>This resulted in the land being promoted by Wain Homes (North West) Ltd being removed from the allocation.</p> <p>The allocation policy in the Proposed Submission Version Local Plan 2019 also provided specific protection to the area of land between the allocation and Moore village as a Green Gap in addition to it remaining within the Green Belt.</p> <p>O1 - Development Options and Site Assessment Technical Report 2021</p> <p>Paras 4.39 to 4.47</p> <p>The South West Urban Extension, without the inclusion of the Wain Homes (North West) Ltd land, was given further detailed consideration in assessment of options for the Updated Proposed Submission Version Local Plan 2021. Options including this urban extension did not perform as well as the chosen spatial strategy. In particular, the South West Urban Extension would not provide the brownfield regeneration benefits of Fiddlers Ferry or such wide ranging infrastructure benefits of the South East Warrington Urban Extension. The Council also has concerns about the potential impact of the South West Urban Extension on the Western Link.</p>
Relevant history of site:	2019/36100:- Environmental Impact Assessment (EIA) Scoping Opinion - Proposed Western Link linking Sankey

	Way (A57) to the north with Chester Road (A56) - Scoping Opinion Issued 12/12/2019
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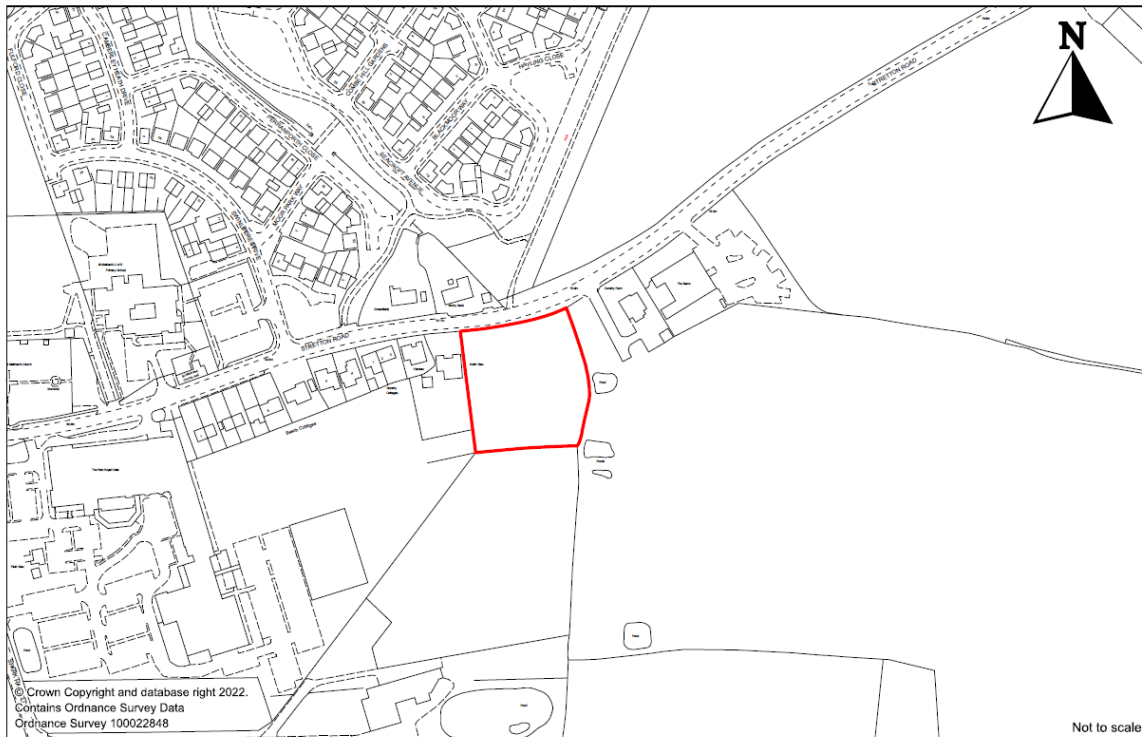
Omission site profile: 50

Location of site: Land to the west of the link road shown as part of the South East Warrington Urban Extension and east of North View, Stretton Road

Proposed use: Residential

OS base map showing site and surrounding area:

Site Location: Land east of North View, Stretton Road



OS base map showing site and surrounding area

Representation made by: Rhys Davies (Cadnant Planning)

Respondent ID number: 2480

Rep ID number: 2480/01

Summary of key constraints and relevant designations:

- Green Belt
- Grade 3 Agricultural land

Cross references to Green Belt Assessment and summary of conclusions:

[GB5 - Green Belt Assessment - October 2016](#)
This site was not promoted through the Call for Sites process and therefore has not been assessed specifically as part of the Green Belt Assessment. The site has however been assessed as part of wider parcel WR47 in the Green Belt Assessment (2016) which identified the wider parcel as making a weak contribution to the Green Belt in this location.

Cross references to Sustainability Appraisal and summary of conclusions:

This site was not promoted through the Call for Sites process and therefore has not been specifically assessed as part of the Sustainability Appraisal.

Cross references to Site Assessment Proforma and summary of conclusions:

This site was not promoted through the Call for Sites process and therefore does not have an individual site proforma.

	<p>The site sits immediately adjacent to the proposed South East Warrington Urban Extension but was not promoted through the Call for Sites process so has not been included in the boundary itself. The site is considered too small to allocate for residential development in the UPSVLP, however the site will be removed from the Green Belt and become part of the main urban area with amendments to the Green Belt boundary to accommodate the SEWUE.</p>
Relevant history of site:	None

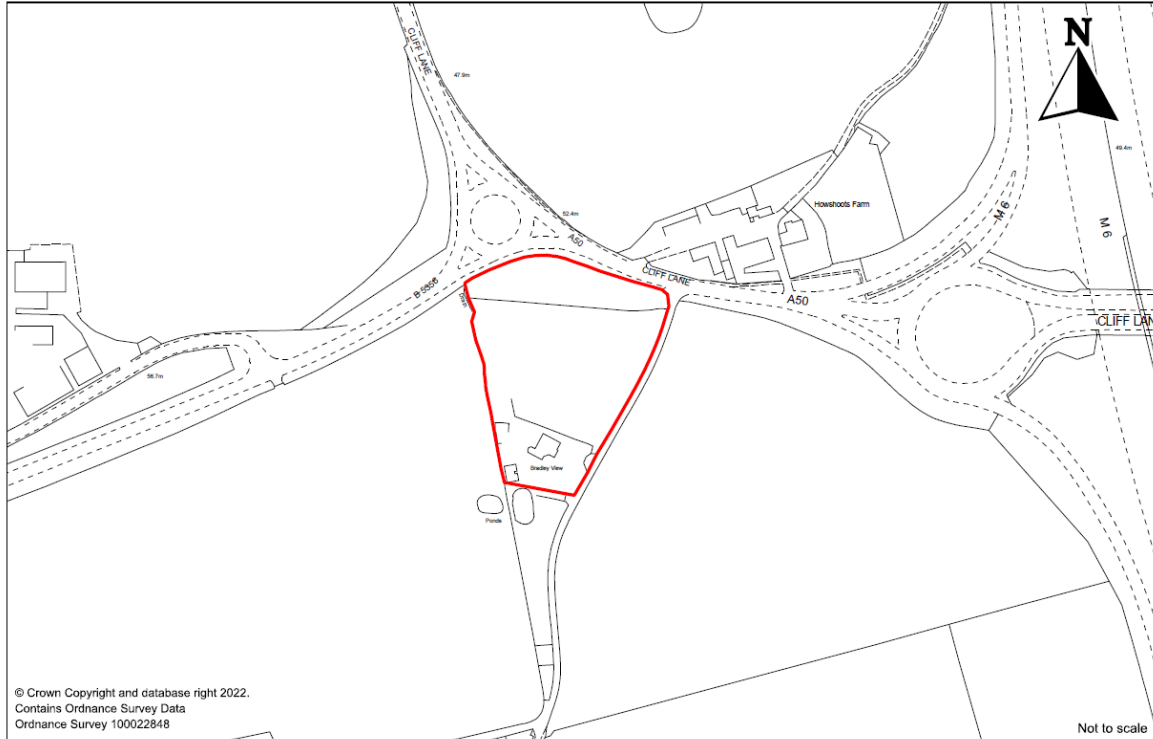
Omission site profile: 51

Location of site: Land adjacent to the proposed allocation MD6 - The South East Warrington Employment Area

Proposed use: Employment

OS base map showing site and surrounding area:

Site Location: Land adjacent to proposed allocation MD6



OS base map showing site and surrounding area

Representation made by: Mr & Mrs C Hickman

Respondent ID number: 2482

Rep ID number: 2482/01

Summary of key constraints and relevant designations:

- Green Belt
- Grade 3 Agricultural Land

Cross references to Green Belt Assessment and summary of conclusions:

The site was previously part of the employment area within the wider garden Suburb allocation in the 2019 Proposed Submission Version Local Plan. The South East Warrington Employment Area (MD6) no longer forms part of what was the Garden Suburb allocation and is now a stand-alone employment allocation. However, Mr & Mrs Hickman's site no longer forms part of this allocation.

[O3 - Development Options and Site Assessment Technical Report - 2019](#)

The Garden Suburb was assessed in terms of Objective W2 of the 2019 PSVLP 'To ensure Warrington's revised Green Belt boundaries maintain the permanence of the Green Belt in the long term' (page 36).

	<p>The Garden Suburb provides the opportunity to accommodate development within the General Area identified as poor. At a Strategic Level this provides the opportunity to maintain the integrity of Warrington’s Green Belt. At a local level this option will require individual parcels making a poor, medium and strong contribution to the Green Belt to be developed. There is the opportunity to provide robust Green Belt boundaries based on the motorways and A Roads. There is capacity for development beyond the plan period which will contribute to meeting Warrington’s long term development needs and ensure the permanence of the revised Green Belt boundaries.</p>
<p>Cross references to Sustainability Appraisal and summary of conclusions:</p>	<p>The site was previously part of the employment area within the wider garden Suburb allocation in the 2019 Proposed Submission Version Local Plan. The South East Warrington Employment Area (MD6) no longer forms part of what was the Garden Suburb allocation and is now a stand-alone employment allocation. However, Mr & Mrs Hickman’s site no longer forms part of this allocation.</p> <p>SA1 - Warrington Pre-submission Sustainability Appraisal Report 2019</p> <p>The SA 2019 considered a number of concept options for the proposed Garden Suburb based upon development needs over the proposed plan period at the time (pages 68 – 70). From this, along with consideration for land ownership, the site boundary was determined and included in the PSVLP 2019. The preferred approach is a hybrid approach, but builds upon Concept Option B. It was considered to best meet Local Plan (2019) objectives having regard to design, layout, use, scale, highways access and market considerations.</p> <p>The SA 2019 also considered the inclusion of the Garden Suburb in the spatial options more broadly and concluded that options including the Garden Suburb were more likely to achieve the draft plan objectives (paragraph 4.4.18).</p>
<p>Cross references to Site Assessment Proforma and summary of conclusions:</p>	<p>The site was previously part of the employment area within the wider garden Suburb allocation in the 2019 Proposed Submission Version Local Plan . The South East Warrington Employment Area (MD6) no longer forms part of what was the Garden Suburb allocation and is now a stand-alone employment allocation. However, Mr & Mrs Hickman’s site no longer forms part of this allocation.</p>
<p>Relevant history of site:</p>	<p>None</p>

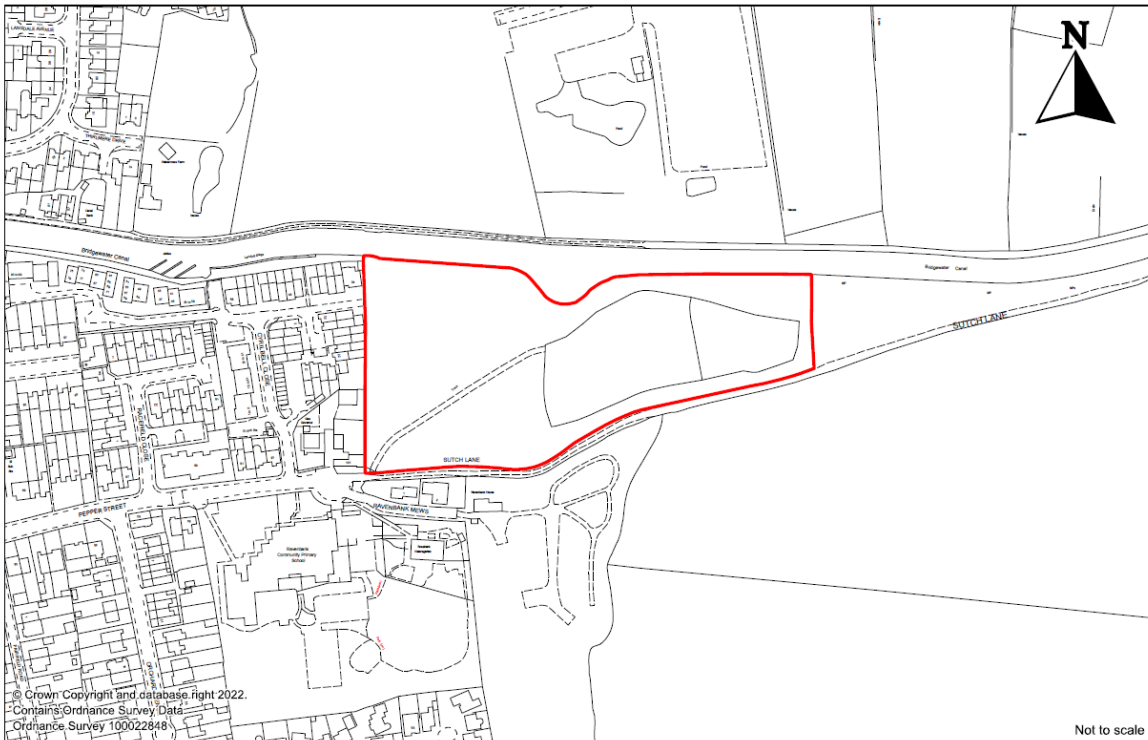
Omission site profile: 52 (SHLAA Ref: 1888, Site Ref: R18/119 and R18/P2/134)

Location of site: Land at Pepper Street and Sutch Lane, Lymm

Proposed use: Residential

OS base map showing site and surrounding area:

Site Location: Land at Pepper Street and Sutch Lane, Lymm



OS base map showing site and surrounding area

Representation made by:	Mr Waheed & Mr Latif
Respondent ID number:	2502
Rep ID number:	2502/04
Summary of key constraints and relevant designations:	Constraints and Designations: <ul style="list-style-type: none">• Green Belt• Grade 3 Agricultural Land• 2 Active TPO's on Southern site boundary
Cross references to Green Belt Assessment and summary of conclusions:	GB4 - Green Belt Site Assessments Collated Report 2021 – Page 94 GB5 - Green Belt Assessment - October 2016 – Page 115 (Ref: LY17) The site makes a strong contribution to purpose 3, a moderate contribution to purpose 5 and no contribution to purpose 1, 2 and 4. Overall assessment: Strong contribution
Cross references to Sustainability Appraisal and summary of conclusions:	As the site was assessed as marking a Strong contribution to Green Belt purposes it did not proceed to the next stage of the site selection process for the outlying settlements. As such, no detailed SA of the site has been undertaken.
Cross references to Site Assessment Proforma and summary of conclusions:	As the site was assessed as marking a Strong contribution to Green Belt purposes it did not proceed to the next stage of the site selection process for the outlying settlements. As

	such, a Site Assessment Proforma was not prepared for the site.
Relevant history of site:	None

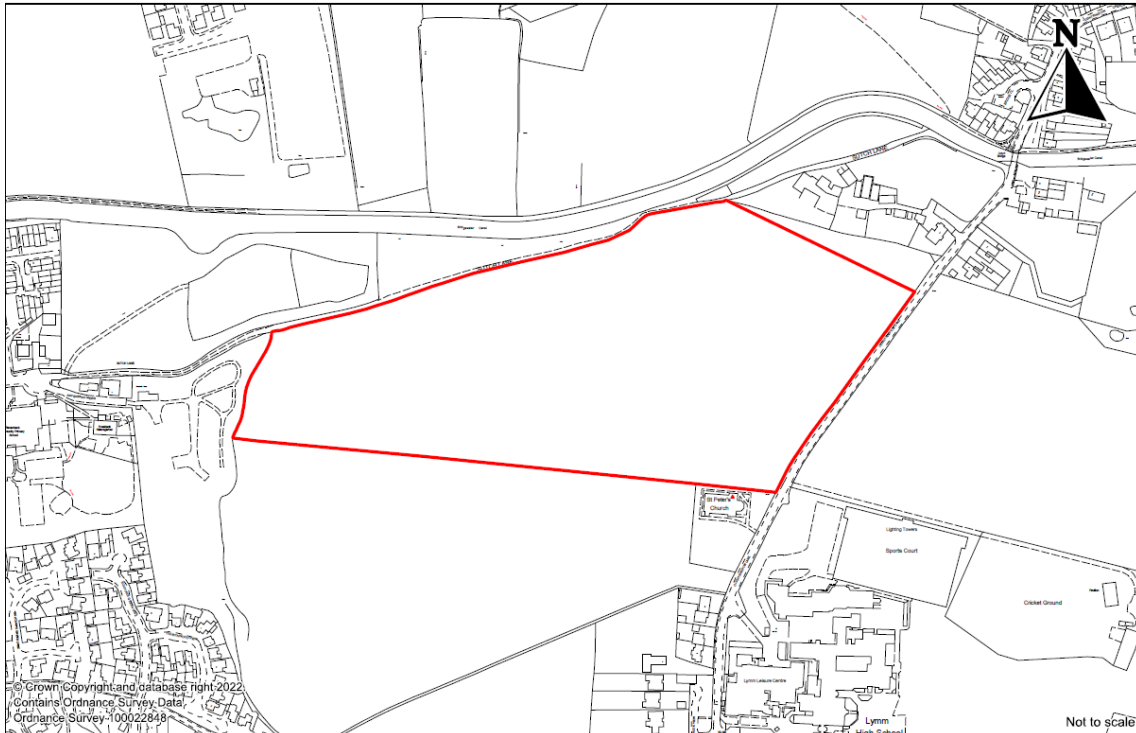
Omission site profile: 53 (SHLAA Ref: 2161, Site Ref: R18/120 and R18/P2/135)

Location of site: Land south of Sutch Lane, Lymm

Proposed use: Residential

OS base map showing site and surrounding area:

Site Location: Land south of Sutch Lane, Lymm



OS base map showing site and surrounding area

Representation made by: Mr Waheed & Mr Latif

Respondent ID number: 2502

Rep ID number: 2502/05

Summary of key constraints and relevant designations:

Constraints and Designations:

- Green Belt
- Grade 3 Agricultural Land
- PROW runs along Northern site boundary

Cross references to Green Belt Assessment and summary of conclusions:

[GB4 - Green Belt Site Assessments Collated Report 2021](#) – Page 96

The site makes a strong contribution to purpose 3, a moderate contribution to purpose 5 and no contribution to purpose 1, 2 and 4.

Overall assessment: Strong contribution

Cross references to Sustainability Appraisal and summary of conclusions:

As the site was assessed as marking a Strong contribution to Green Belt purposes it did not proceed to the next stage of the site selection process for the outlying settlements. As such, no detailed SA of the site has been undertaken.

Cross references to Site Assessment Proforma

As the site was assessed as marking a Strong contribution to Green Belt purposes it did not proceed to the next stage of the site selection process for the outlying settlements. As

and summary of conclusions:	such, a Site Assessment Proforma was not prepared for the site.
Relevant history of site:	None

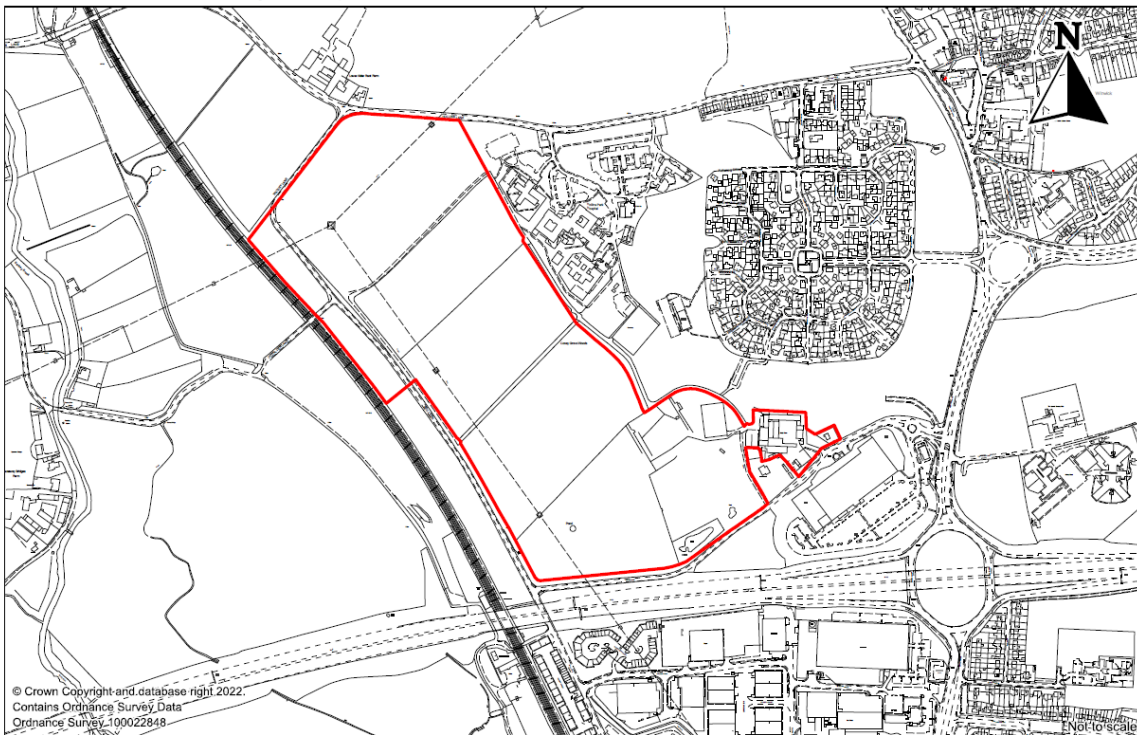
Omission site profile: 54 (SHLAA Ref: 2590, Site Ref: R18/217)

Location of site: Land at Delph Farm, Winwick (Land west of Delph Fm/ Hollins Park)

Proposed Use: Residential, mixed-use or employment development

OS base map showing site and surrounding area:

Site Location: Land at Delph Farm, Winwick



OS base map showing site and surrounding area

Representation made by: Ainscough Strategic Land

Respondent ID number: 2546

Rep ID number: 2546/01

Summary of key constraints and relevant designations:

Constraints and Designations:

- Green Belt
- Grade 2 & 3 Agricultural Land
- Active TPO running north-east to south-west through site
- Electricity power lines run through the eastern and norther sides of the site

Cross references to Green Belt Assessment and summary of conclusions:

[GB4 - Green Belt Site Assessments Collated Report 2021](#) – Page 106

The site makes a moderate contribution to purpose 3 and 5, a weak contribution to purpose 1 and 2 and no contribution to purpose 4.

Overall assessment: Weak contribution

Cross references to Sustainability Appraisal and summary of conclusions:

[SP3 - Sustainability Appraisal SA Report - August 2021](#)

Site ID: 2590 – Page 61

In terms of the SA objectives the site: will promote sustainable growth for 5 objectives; will be unlikely to have a major

	<p>impact on trends for 9 objectives; may require mitigation for 9 objectives; and is likely to require mitigation for 3 objectives.</p> <p>The site was also considered are part of wider urban extension to the north of Warrington. This formed part of the options assessed under the SA ahead of the Proposed Submission Version Local Plan 2019 as detailed in paras 4.4.10 to 4.4.27. The SA options assessment contributed to the assessment detailed in the Development Options and Site Assessment Technical Reports as detailed below.</p> <p>The site was also considered as part of a wider employment allocation around Winwick but this was discounted due to the small size of available sites as detailed in para 5.2.13 – 5.2.14.</p>
<p>Cross references to Site Assessment Proforma and summary of conclusions:</p>	<p>SAP3 - Site Assessment Proformas - North Warrington - 2017</p> <p>The SHLAA site as submitted consists of 4 distinct parcels of land, one of which has also been submitted through the call for sites exercise; site R18/141.</p> <p>Site R18/141 is predominately accessed down Delph Lane, a narrow Lane off the main A49 Newton Road. Delph Lane can also be accessed off Mill Lane. It is located within the Green Belt and has a Pylon within the boundary and overhead power lines crossing the site along its western edge.</p> <p>There is an existing access into the site off Delph Lane, adjacent to Delph Farm and on the day of the site visit, there was heavy standing water across parts of the site.</p> <p>It is currently predominantly flat agricultural land with some mature tree/hedge coverage to the boundaries, as well as a field hedge running across the site east to west. There is also an area of hard standing (along with lighting columns) that has been created and used as a Ménage to the north east of the site boundary.</p> <p>The northern boundary of the site is formed by a Group TPO with the Hollins Green Medical facility beyond, the eastern boundary is with Delph Farm and its associated agricultural/Livery buildings with a B&Q Superstore beyond, the southern boundary is with an established and mature pond and Delph Lane, with the M62 Motorway beyond and the western boundary is by way of a mature stone wall and Mill Lane.</p> <p>The site adjacent to R18/141 is a series of 3 flat agricultural fields separated by field hedges. Electricity pylons cross the site along its western boundary and its northern boundary and there is some sporadic mature tree cover across the site.</p> <p>The norther boundary of the site is Hollins Lane with agricultural fields beyond (and one Listed Building adjacent to this boundary- Lower Alder Root Farmhouse-Grade II), the eastern boundary is with Hollins Park Medical Facility, the southern boundary is site R18/141 and the western boundary is Mill/Watery Lane. There is no existing access into the site from Mill Lane, but there is an existing field gate access into the site from Watery Lane and Hollins Lane.</p> <p>The remaining two parcels of land are separated from the rest of</p>

the site by Mill/Watery Lane, are dissected by Old Alder Lane and sit at a considerably lower level to the road than the adjacent sites. A level of boundary treatment from existing field hedging is provided to the Mill Lane and Watery Lane boundaries and both sites are boarded to south by an active railway line.

All Four parcels of land are in close proximity to the Strategic Motorway Network and the assessment of the sites in Green Belt terms concluded that the parcels of land make a weak contribution.

[O3 - Development Options and Site Assessment Technical Report 2019](#)

Para 3.17

This site would have been considered in more detail for residential development if options including 'urban extension to the north' had been selected.

Options which included sites in the north did not perform as well due to concerns around the fragmented nature of available sites, which may make infrastructure delivery more difficult, the significant impact on the character of Winwick, transport issues in respect of Junction 9 of the M62/A49 and potential noise and air quality impacts from the motorway. Given the location and fragmented nature of the sites in the north, there is less scope to mitigate these impacts without a significant reduction in development capacity.

[SAP2 - Site Assessment Proformas 2019](#)

Site Ref: R18/P2/127A – Page 15

Overall Site Conclusions based on Suitability, Availability, Achievability The Council's 2019 EDNA site assessment concluded that the site was a Grade C-D site and therefore does not perform as strongly in terms of its contribution to meeting Warrington's strategic employment land needs as other assessed sites.

This site is considered to be suitable, is unlikely to have a major impact on trends, although it would represent the loss of a large area of Grade 2 Best and Most Versatile Agricultural Land. There are also highway capacity issues that would need to be addressed.

There are also trees the subject of TPO's that will need consideration

The site is available and is being promoted by the owner through the Local Plan process. The site may be achievable as it is in an area of moderate viability and the land has been subject to developer enquiries. There is developer interest and known demand.

The relatively low EDNA Grade limits the positive contribution the site can make to providing employment land to meet Warrington's future needs in accordance with Objective W1. The site is unlikely to contribute to wider infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with the wider aims of Objective W1 and Objective W4.

	<p>SITE CONCLUSION: Taking into account and balancing a range of factors, the site is not selected as a suitable site to meet the Council's economic development needs.</p> <p><u>O1 - Development Options and Site Assessment Technical Report 2021</u></p> <p>Para 4.19 The Council has previously assessed urban extensions in north and west Warrington. Given issues around Green Belt performance and infrastructure delivery, the Council does not consider that these options perform well enough to merit inclusion in a further options assessment process.</p> <p>Para 4.16 to 4.18 The Council did give additional consideration to sites adjacent to the main urban area which were weak performing in Green Belt terms as potential additional housing sites. However, in undertaking this exercise the Council considered the southern site within the wider Delph Farm allocation. (Site Reference - 18/141) which adjoins the urban area, albeit it located on the other side of the M62. This site performed Moderately in terms of Green Belt performance and was therefore discounted.</p> <p>In addition there are issues in terms of access to local services. The site is isolated from the existing settlement of Winwick and the key services/facilities serving residential needs. The footway along Delph Lane adjacent to the site stops some 350m from Mill Lane and the necessary footway infrastructure required to link to Newton Road (connecting to the footway adjacent to B&Q) would require third party land. The only other footway link to Winwick is via Hollins Lane which is narrow and adjacent to a rural road subject to significant vehicle movements at high speed.</p>
<p>Relevant history of site:</p>	<p>APPLICATION NO: 2019/34877 PROPOSAL: Full Planning (Major)- Proposed conversion to form 17 dwellings; erection of 2 dwellings; demolition of various modern buildings; provision of parking and landscaping; movement of boundary wall at site access and provision of pedestrian footway in existing highway verge. Approved – 27/11/2019</p>

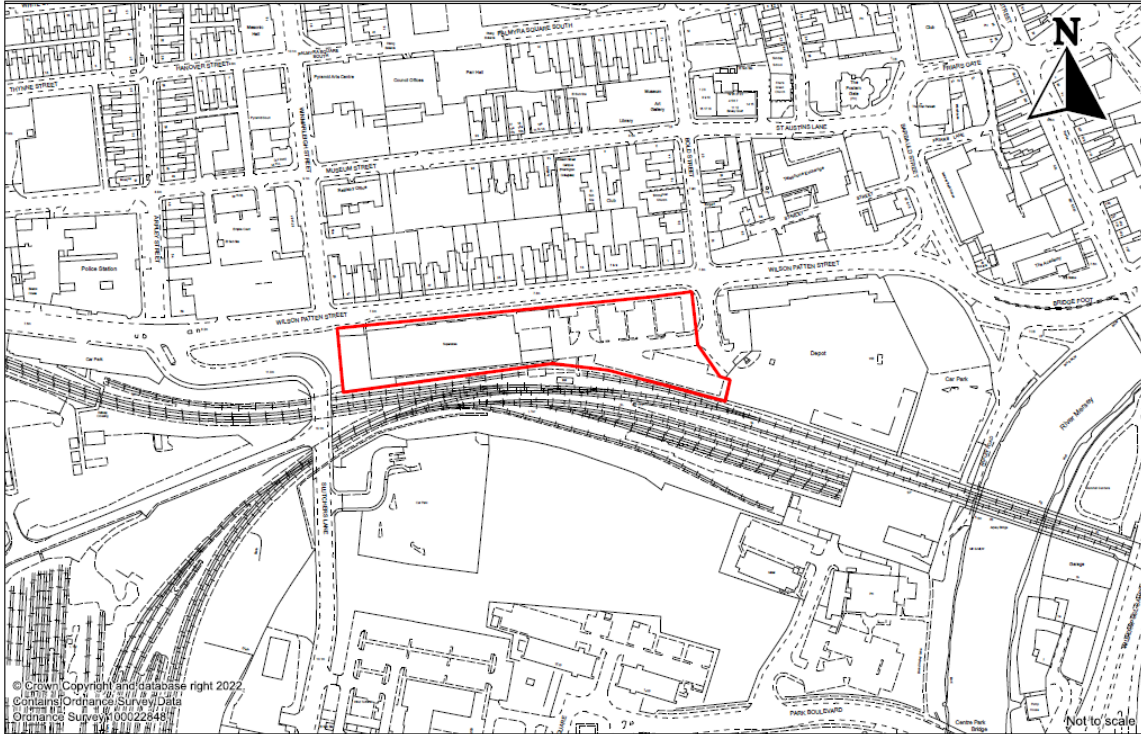
Omission site profile: 55 (SHLAA Ref: 2672d)

Location of site: Go-Outdoors and surrounding land, South of Wilson Patten Street, Warrington, WA1 1PS

Proposed Use: Residential

OS base map showing site and surrounding area:

Site Location: Go Outdoors, Wilson Patten Street



OS base map showing site and surrounding area

Representation made by: CHESRO Ltd.

Respondent ID number: 2570

Rep ID number: 2570/03

Summary of key constraints and relevant designations:

Constraints and Designations:

- Warrington AQMA
- TPO's along the northern boundary of the site.
- Palmyra Square Conservation Area is situated immediately to the north of the site on the opposite side of Wilson Patten Site.
- Several statutory and locally listed buildings in close proximity to the site.
- Proposed sand and gravel Mineral Safeguarding Area.

Cross references to Green Belt Assessment and summary of conclusions:

Not applicable as the site is a brownfield site within the existing urban area.

Cross references to Sustainability Appraisal and summary of conclusions:

[SP3 - Sustainability Appraisal SA Report - August 2021](#)
Pages 24 to 47.
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>Cross references to SHLAA Site Assessment Proforma and summary of conclusions:</p>	<p>H4a - Strategic Housing Land Availability Assessment - 2021 - Appendices Site Reference: 2672d – Page 73. Site is considered suitable, likely to become available and achievable but does not currently benefit from a planning approval for residential development. The site is therefore considered developable from the medium term onwards (6-10). The Council has only allocated sites in the main urban area where development is of such a scale that there is the need for specific on-site infrastructure which may not otherwise be delivered.</p>
<p>Relevant history of site:</p>	<p>None</p>

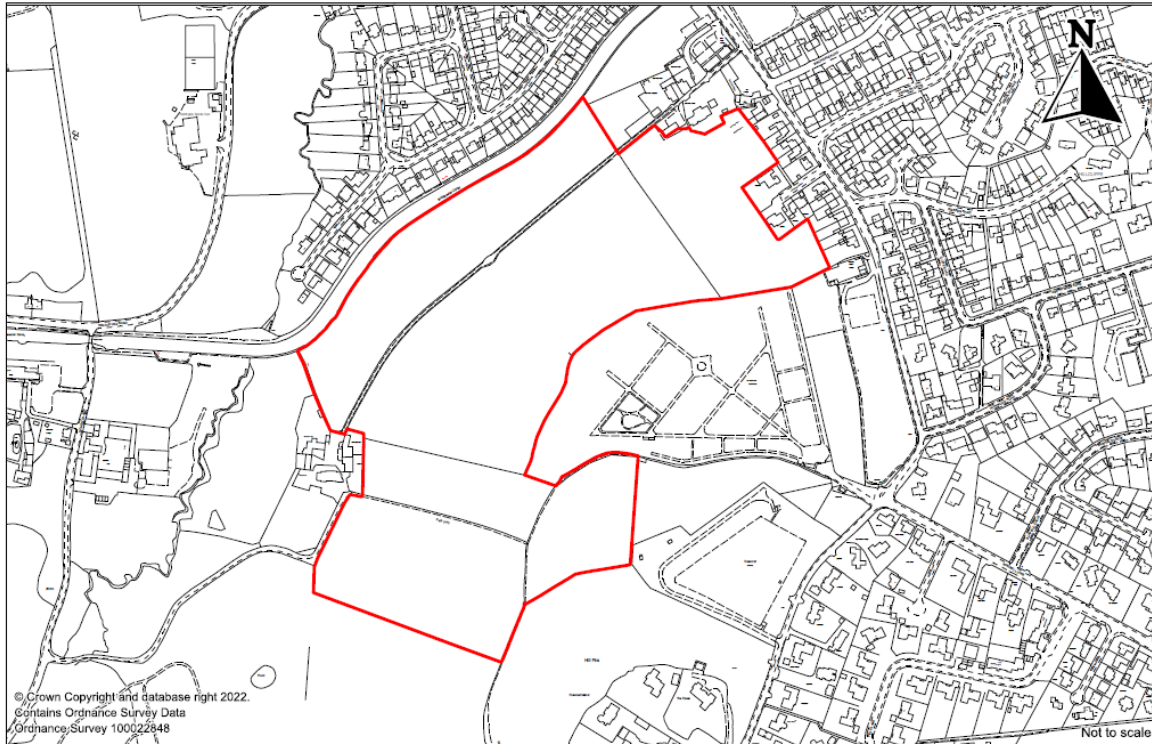
Omission site profile: 56 (SHLAA Ref: 3161, Site Ref: R18/105 and R18/P2/104E)

Location of site: Land to west and south of Fox Covert Cemetery, Red Lane, Appleton, WA4 5AL (Land south of Westbourne Road and west of Red Lane)

Proposed Use: Burial ground – extension to existing cemetery (previously promoted as residential)

OS base map showing site and surrounding area:

Site Location: Land to west and south of Fox Covert Cemetery, Red Lane, Appleton, WA4 5AL



OS base map showing site and surrounding area

Representation made by: ADS group, the Egerton Trust and Riverside Estates (NW) Ltd.

Respondent ID number: 0278

Rep ID number: 0278/10

Summary of key constraints and relevant designations:

Constraints and Designations:

- Green Belt.
- Grade 3 Agricultural Land.
- Small area of contaminated land in the middle of the site.
- PROW runs northeast to southwest through the middle of the site from Red Lane to Hillfoot Fm; another runs east to west from Hillfoot Fm to Windmill Lane; and a third one runs along the western boundary of the site through Hillfoot Fm.
- Hillfoot Farm and Birch Tree House are a Locally Listed Buildings.

Cross references to Green Belt Assessment and summary of conclusions:

[GB4 - Green Belt Assessment Collated Report 2021](#) – Page 135
The site does not make a strong contribution to any purpose, a moderate contribution to purposes 3 and 5, a weak

	<p>contribution to purpose 1 and no contribution to purposes 2 and 4.</p> <p>Overall assessment: Weak contribution</p>
<p>Cross references to Sustainability Appraisal and summary of conclusions:</p>	<p>SP3 - Sustainability Appraisal SA Report - August 2021 Site ID: R18/105 – Page 62 In terms of the SA objectives the site: will promote sustainable growth for 3 objectives; will be unlikely to have a major impact on trends for 15 objectives; may require mitigation for 7 objectives; and is likely to require mitigation for 1 objective. NOTE: The site has only been assessed as a housing site.</p>
<p>Cross references to Site Assessment Proforma and summary of conclusions:</p>	<p>SAP4 - Site Assessment Proformas - South Warrington 2017 Site Reference: R18/105 – Page 75 The site is a series of flat agricultural fields, with some mature tree and hedging cover, with a Bridal Way and Public Right of Way crossing the site. Hillfoot Farm House adjacent to the western boundary is a Locally Listed Building, as is Birch Tree House to the north eastern boundary.</p> <p>The northern boundary of the site is with the Bridgewater Canal, the eastern boundary is with residential development and Fox Covert Burial Ground, the southern boundary is with Walton Hall Golf Course and the western boundary is with residential development (Hillfoot Fm) and open fields.</p> <p>NOTE: The site was being promoted as a housing site at the time of this assessment.</p>
<p>Review of revised proposal as submitted in Regulation 19 Response</p>	<p>The Council has considered the revised burial ground proposal put forward by the site promoter following the Regulation 19 consultation. The Council’s response is provided in the Responding to Representations Report: SP6 - Responding to Representations Report for Submission (Reg 22C) - April 2022 Page 206</p> <p>The Council is not aware of any evidence demonstrating that any specific provision needs to be made within the draft Local Plan.</p>
<p>Relevant history of site:</p>	<p>None.</p>