

Warrington Borough Council

Green Belt Site Selection

Addendum to Implications of Green
Belt Release Report – OS5
Rushgreen Road, Lymm

Final for Issue | 10 August 2022

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

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

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1 Introduction

This document represents an addendum to the Implications of Green Belt Release report dated 26 August 2021 and relates to the proposed site allocation OS5 – Rushgreen Road, Lymm.

The boundary for the proposed allocation OS5 was amended in 2021 however a different site boundary has been assessed on p28 of the report (Land at Tanyard Farm). This addendum therefore provides an assessment of the correct site boundary for OS5. It therefore replaces p28-31 of the Implications of Green Belt Release report. The original method as detailed in the August 2021 report has been applied in undertaking this assessment.

The Green Belt assessment evidence remains unchanged and therefore this addendum should be read in conjunction with the Green Belt Site Assessments Collated Report (September 2021).

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Rushgreen Road, Lymm	
Key Question to Consider	Assessment
<p>What is the site’s existing contribution to Green Belt purposes?</p>	<p>The proposed allocation encompasses two submitted sites which were assessed for their individual contribution to Green Belt purposes, as set out in Green Belt Site Assessments Collated Report (September 2021):</p> <ul style="list-style-type: none"> • R18/118 / R18/P2/133 / R18/P2/054 (Land south of Rushgreen Road) • 1504 / R18/018 / R18/P2/055 (Land off Thirlmere Drive) <p>Both of these sites made a weak contribution to Green Belt purposes.</p> <p>As it is proposed to release both sites together, the allocation boundary has been used to undertake the following assessment.</p>
<p>What is the impact on Green Belt function and purposes of removing the site from the Green Belt?</p>	<p>Purpose 1 – Development of the site would not represent unrestricted sprawl of the large built-up area as the site is not connected to the large built-up area of Warrington.</p>

Rushgreen Road, Lymm	
	<p>Purpose 2 – Development of the site would have no impact on preventing neighbouring towns from merging as it is enclosed by the settlement.</p> <p>Purpose 3 – The site consists of open countryside and scrubland. Development of the site would entail a small incursion into undeveloped countryside although the site is relatively enclosed by the settlement to the north and west, and existing development within the Green Belt to the east which limits the perception of encroachment.</p> <p>Purpose 4 – Lymm is a historic town however the site is not near its Conservation Area, nor does it cross the viewpoint of the Parish Church.</p>
Are there any cumulative impacts (due to release of adjacent sites)?	In total, three sites (comprising two site allocations) are proposed for release around Lymm. Collectively, the release of these sites would represent an incursion into the Green Belt around Lymm albeit a small incursion given the relative size of Lymm. Overall, it would not harm the function and integrity of the Green Belt around Lymm.
Would a new Green Belt boundary be defined using physical features that are readily recognisable and likely to be permanent?	The new Green Belt boundary to the south would be defined by the Bridgewater Canal which represents a recognisable and permanent boundary. The eastern boundary which is adjacent to existing development within the Green Belt consists of Woodyatt Way, the limits of development and a field boundary, and therefore this would need to be strengthened to create a recognisable and permanent new Green Belt boundary.
Conclusion	The proposed allocation currently makes a weak contribution to Green Belt purposes. Overall, development of the site would entail a small incursion into undeveloped countryside however the removal of the allocation from the Green Belt will not harm the overall function and integrity of the Green Belt around Lymm. A new recognisable and permanent Green Belt boundary would be created consisting of the Bridgewater Canal and through strengthening the other existing boundaries.