



WARRINGTON
Borough Council

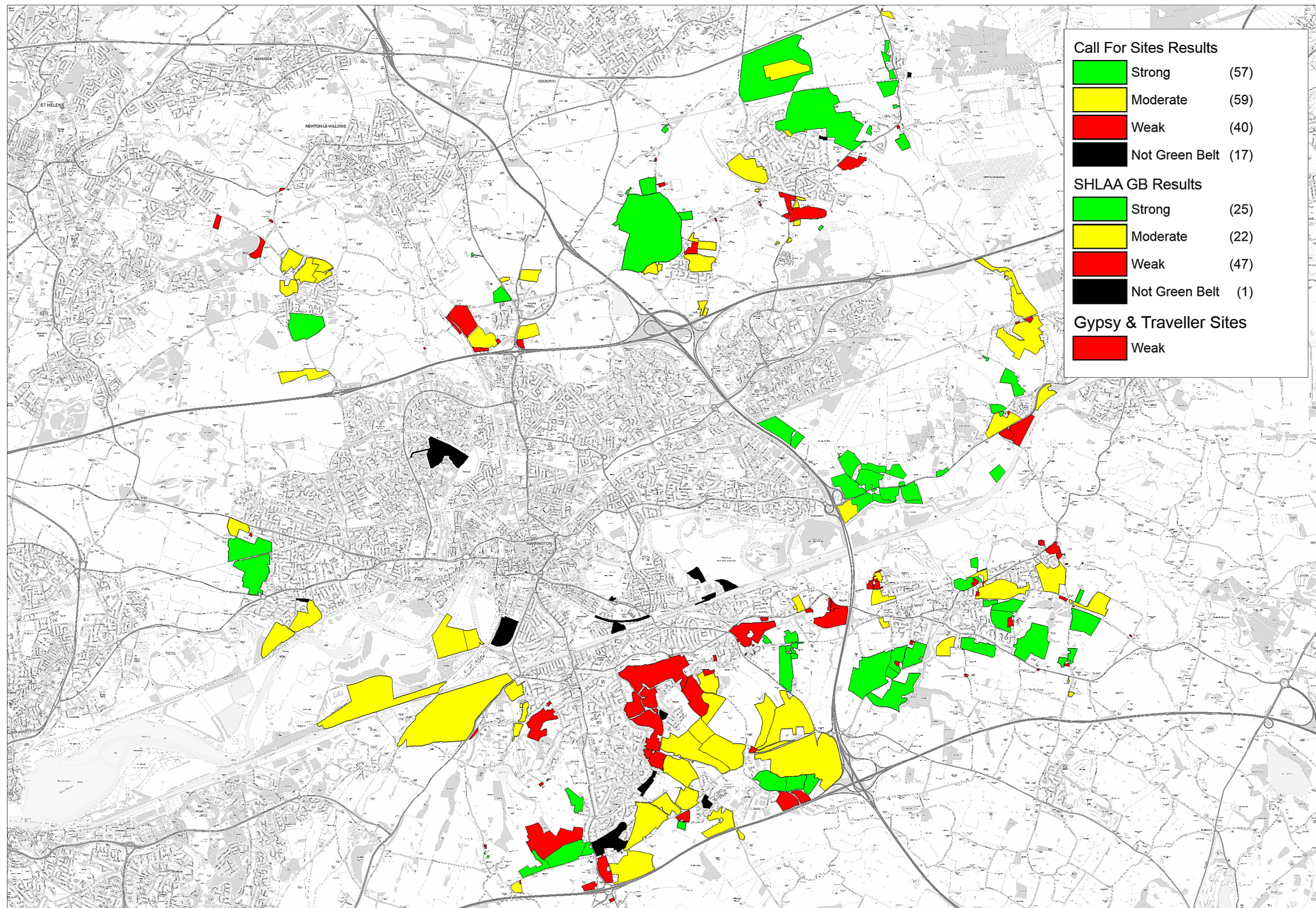
Warrington Borough Council Local Plan

Green Belt Assessment

(Additional Site Assessments of Call for Sites Responses and SHLAA Green Belt Sites)

July 2017





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

R18/053	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Cadishead (within the administrative authority of Salford) and the Warrington urban area whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement albeit it is in very close proximity to it. The site is well connected to the countryside along all of its boundaries albeit there is existing development within the Green Belt to the west and south of the site. The site is connected to open countryside to the north. The boundaries between the site and the countryside are of mixed durability. The western boundary is formed by Moss Side Lane and the southern boundary is formed by School Lane which are durable boundaries able to prevent encroachment beyond the site if the site were developed. The northern and eastern boundaries are formed by field boundaries which are not marked by durable features on the ground. These boundaries are not considered to be able to prevent encroachment beyond the site if the site were developed. The existing land use is open countryside in agricultural use, with a large farm located on the site. The farm is an appropriate use within the Green Belt. The site is flat, with low levels of vegetation, although there is some vegetation along field boundaries and open long line views to the north, away from the farm. The site therefore supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its non-durable northern boundary with the open countryside and its strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and there are non-durable boundaries between the site and the open countryside to the north thus the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
2170	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Cadishead (within the administrative authority of Salford) and the Warrington urban area whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement along its northern boundary. This boundary consists of garden boundaries and a footpath and is not durable and able to prevent encroachment into the site. The site is well connected to the countryside. Manchester Road to the east and Chapel Lane and School Lane to the west form durable boundaries which are able to prevent encroachment beyond the site if the site were developed. The field boundary to the south is not durable and however Chapel Lane is located close by further south and represents a durable boundary. The existing land use mainly consists of open countryside, agricultural uses and Brook Farm is located in the centre. The site is flat, with less than 10% built form, however there is dense vegetation along some of the field boundaries. This does not impact significantly on the open views and therefore the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment, due to its openness and non-durable boundaries with the settlement.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the boundary between the site and the settlement is not durable, the boundaries between the site and the countryside are nearly all durable. These boundaries could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a weak contribution to preventing towns from merging.	Moderate contribution
R18/006	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Cadishead (within the administrative authority of Salford) and the Warrington urban area whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement along its southern boundary. This consists of garden boundaries, which are not durable and would not be able to prevent encroachment into the site. The site is well connected to the countryside on three sides, with boundaries of mixed durability. The eastern boundary is predominantly durable consisting of Dam Lane and also the limits of existing residential development along Dam Lane. Dam Lane could prevent encroachment beyond the site. The northern and western boundaries are formed by field boundaries which are not durable boundaries that are able to prevent encroachment beyond the site if the site is developed. The existing land use is open countryside that is in agricultural use. There is no built form and minimal vegetation. The site supports long line views and overall supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong openness and non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and there are non-durable boundaries between the site, the settlement and the countryside, therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution

1513	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is well connected to the open countryside along all of its boundaries, and is not connected to the settlement. The northern boundary is formed by Dam Lane, a durable boundary between the site and settlement that is able to prevent encroachment. The eastern boundary is a field boundary and the southern and western boundaries are formed by the limits of existing development. The site is predominately comprised of an existing dwelling associated with the adjacent farm and the farm itself, which is an appropriate use within the Green Belt. The site is well connected to the countryside along all of its boundaries. The site has less than 10% built form, low levels of vegetation and long views and therefore it supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its strong connection with the open countryside and non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose and no contribution to three purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness, it is well connected to the open countryside, and there are non-durable boundaries between the site and the countryside and therefore the site has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/042	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Cadishead (within the administrative authority of Salford) and the Warrington urban area whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to Cadishead along a short section of its eastern boundary of Glaze Brook which forms a durable boundary which could prevent encroachment. The site is well connected to the open countryside along its remaining boundaries. The boundaries between the site and the countryside are of mixed durability. The northern boundary is a field boundary, which runs parallel to the station car park and so is less than 50m from the railway line and therefore is a durable boundary as it has a combination of durable features in close proximity. The eastern boundary is the B5212 and the limits of the existing development along the B5212, which is not durable however the boundary as a whole is durable and would prevent existing encroachment into the site if it were developed. The southern boundary is formed by a series of field boundaries which is particularly dense at the south east and south west, however is not on its own considered to be a durable boundary which could prevent encroachment. The western boundary is the edge of an area of dense tree line, the limits of existing residential development and Bank Street which are a mix of durable and non-durable boundaries however overall is not considered to be durable. However the HS2 Phase 2b safeguarded route is located in close proximity to the western boundary of the site and represents a durable boundary. The existing land use is open countryside in agricultural use, however Bank Street runs through the site and there is existing built form in the form of the Country Club and residential development along Vetch Close. However, due to the large scale of the site, the built form is less than 10% of the site and the site is flat however there is dense vegetation in the west and eastern sections of the site which restrict views in these areas and therefore the site supports a moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the non-durable southern and western boundaries and it being well connected to the countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as it supports a moderate degree of openness and although the southern and western boundaries are not durable, the HS2 Phase 2b safeguarded route is located close to the western boundary of the site. This is a durable boundary which could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution

2488	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Moderate contribution: The site is well connected to the countryside along all of its boundaries, and is not connected to the settlement, albeit the washed over village of Glazebrook is located to the north of the site. The boundaries are of mixed durability. The northern boundary is the railway line which is a durable boundary and the southern boundary is an access road which is also considered to be durable. However the eastern boundary is the edge of the station building at Glazebrook Station and the western boundary is a tree lined field boundary which is not considered to be durable. The existing land use appears to be built form in residential use, with some of the site open countryside. The site is flat, there is existing built form however it is less than 10% of the site and there is dense vegetation and as a result there are no long line views so the site supports a moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to the presence of durable boundaries and the moderate openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports a moderate degree of openness and some of the boundaries between the site and the countryside are durable thus the site makes a moderate contribution to safeguarding from encroachment. The site makes a moderate contribution to assisting in urban regeneration. The site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving the setting and special character of historic towns.	Weak contribution
2580	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Weak contribution: The site is well connected to the countryside along all of its boundaries, and is not connected to the settlement. The boundaries are of mixed durability. The northern boundary is the railway line and the western boundary is the B5212, both of which are durable boundaries able to prevent encroachment beyond the site if the site were developed. The southern boundary is a field boundary which is not durable and the eastern boundary is dense tree line which is also not durable, and these are not considered to be able to prevent encroachment beyond the site if it were developed. The existing land use consists of a new residential development which is currently being developed (Glazebrook Meadows). The site is flat, however there is dense vegetation and a significant amount of built form which is more than 30% and therefore there are no open views and the site supports no degree of openness. Overall, the site makes a weak contribution to safeguarding the countryside from encroachment due to its lack of openness and presence of some non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports no degree of openness and some of the boundaries between the site and the countryside are not durable thus the site makes a weak contribution to safeguarding from encroachment. The site makes a moderate contribution to assisting in urban regeneration. The site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving the setting and special character of historic towns.	Weak contribution
R18/109	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Cadishead (within the administrative authority of Salford) and the Warrington urban area whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is well connected to the open countryside along all of its boundaries, and is not connected to the settlement albeit the washed over village of Glazebrook is located to the south west of the site. The boundaries are of mixed durability. The northern boundary is the M62 motorway and the southern boundary is the railway line which are durable. The eastern boundary is also durable, consisting of Glaze Brook which is durable and represents the administrative boundary. The western boundary is predominately durable as it is formed by Glazebrook Lane which is durable however sections of the boundary are formed by the rear of existing residential, and these garden boundaries are not considered to be durable boundaries. The existing land use is predominantly open countryside in agricultural use. Woolden Road runs through the site, there are a number of water bodies in the northern section and also an area of allotments. The site is flat, with no built form and low levels of vegetation and therefore there are long line views and the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness and as it is well connected to the open countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site has a strong degree of openness and is well connected to the open countryside, the site's boundaries are predominantly durable. These durable boundaries could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging.	Moderate contribution

R18/130	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Cadishead (within the administrative authority of Salford) and the Warrington urban area whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is well connected to the countryside along all of its boundaries, and is not connected to the settlement. The boundaries are predominantly not durable, as the northern, southern and western boundaries are formed by field boundaries. The eastern boundary is formed by Glaze Brook which is durable and represent the administrative boundary. The existing land use is open countryside that is within agricultural use. The site is flat, with no built form and low levels of vegetation and therefore there are long line views and the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and predominantly non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site has a strong degree of openness and has predominately non-durable boundaries, the wider area to the north and south of the site is enclosed by durable boundaries. These boundaries could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging.	Moderate contribution
1514	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Cadishead (within the administrative authority of Salford) and the Warrington urban area whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement on the western boundary. Manchester Road (A57) forms a durable boundary and would be able to prevent encroachment into the site. The site is well connected to the countryside on three sides. The eastern boundary is formed by dense tree line, which is adjacent to Glaze Brook and this forms a durable boundary between the site and the countryside. The southern boundary is the Manchester Ship Canal which is durable. Both of these boundaries are durable enough to prevent encroachment beyond the site if the site were developed. The south western boundary is formed by dense tree line and the edge of the water works, which may not be able to prevent encroachment beyond the site in the longer term if it were developed. The existing land use is predominantly open countryside. There are moderate levels of vegetation and no built form. The site supports long line views to the south east and overall supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong openness and non-durable south western boundary.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness, there are durable boundaries between the site and the settlement and the boundaries with the countryside are mostly durable. Thus any development would be contained and would not threaten the openness and permanence of the Green Belt as a whole. The site makes a weak contribution to preventing towns from merging.	Moderate contribution
R18/126	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Cadishead (within the administrative authority of Salford) and the Warrington urban area whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The site is only connected to the settlement along a short stretch of its north western boundary. This consists of Manchester Road (A57) which is a durable boundary which could prevent encroachment into the site. The site's boundaries with the countryside are predominately durable. The Manchester Ship Canal to the east and Manchester Road to the west form durable boundaries. The sites northern boundary consists of a made entrance road to the water works, which may not be able to prevent further encroachment beyond the site in the long term if the site was developed. The southern boundary is formed by Marsh Brook and field boundaries which are not durable but also Warburton Bridge Road which is considered to be durable. The existing land use is mainly agricultural land. There is no built form and generally low levels of vegetation. The site supports some long line views to the south east and overall supports a strong degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its durable boundary with the settlement and predominantly durable boundaries with the countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports a strong degree of openness however it has durable boundaries with the settlement and predominantly durable boundaries with the countryside. Thus it makes a moderate contribution to safeguarding the countryside from encroachment. The site makes a moderate contribution to assisting in urban regeneration.	Weak contribution

Site	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
R18/031	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lowton whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is well connected to the countryside along all of its boundaries. The eastern boundary consists of Heath Lane which is a durable boundary able to prevent encroachment beyond the site if the site were developed. The northern boundary is a hedge line that is marking the edge of the residential development north of the site. The southern and western boundaries are also field boundaries which are marked by continuous, low-lying hedges. These are therefore not durable boundaries with the countryside and would not be able to prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is in agricultural use and the site is adjacent to existing residential development along Heath Lane. The site is flat, with low levels of vegetation and no built form and open long line views and thus the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and is very well connected to the countryside with the northern, western and eastern boundary with the countryside being non-durable and therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/052	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lowton whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundaries between the site and the settlement consists of the rear gardens of residential properties along the north which do not represent durable boundaries which could prevent encroachment. The boundaries between the site and the countryside consists of a field boundary with a hedge to the west and unmarked field boundaries to the south and the east which are not durable boundaries and could not prevent encroachment beyond the site if it were developed. A small section of the site is an access strip between the site and Smithy Brow. The existing use is open countryside that is in agricultural use. The site is flat, with less than 10% built form, low levels of vegetation and open long line views and thus it supports a strong degree of openness. Overall, the site make a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable boundaries with the settlement and countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Although the site has a strong degree of openness and there are non-durable boundaries with the settlement and the countryside, the wider boundaries to the south, east and west of the site consist of durable road boundaries (Dam Lane, Smithy Lane and Smithy Brow). These boundaries could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
R18/093	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lowton whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is well connected to the countryside along all of its boundaries, which are of mixed durability. The northern boundary is an access road which is a made round and the western boundary consists of Heath Lane, these are durable boundaries able to prevent encroachment beyond the site if the site were developed. The southern boundary is low-lying vegetation which is marking the field boundary and the eastern boundary is a low-lying hedge line. These are not considered to be durable boundaries and could not prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is in agricultural use. The site is flat, with low levels of vegetation and no built form and open long line views and thus the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and is well connected to the countryside with the southern and eastern boundary with the countryside being non-durable and therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution

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

R18/098	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lowton whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the settlement consists of the rear gardens of residential properties to the north east of the site. This does not represent a durable boundary that could prevent encroachment. The site has a limited connection to the settlement and is well connected to the countryside. The site is connected to the countryside along Smithy Brow to the north which is a durable boundary able to prevent encroachment beyond the site if the site was developed. The remaining boundaries with the countryside are less durable, with the eastern boundary a field boundary marked with a low-lying hedge and the southern and western boundaries consisting of field boundaries with intermittent tree line. These are not durable and could not prevent encroachment beyond the site if the site were developed. The existing land use is open countryside in agricultural use. The site is flat, with no built form and low levels of vegetation, thus the site supports long line views and has a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its non-durable boundaries with the countryside and strong openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Although the site has a strong degree of openness and there are non-durable boundaries to the south and the east, the wider boundaries further south and east consist of durable road boundaries (Dam Lane and Smithy Lane). These boundaries could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
R18/099	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lowton whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging	Strong contribution: The site is not connected to the settlement. The site is well connected to open countryside along most of its boundaries however the washed over village of New Lane End is located to the south east corner of the site. The site's boundaries are of mixed durability. The southern boundary is formed by Stone Pit Lane and the eastern boundary is formed by Kenyon Lane which are durable boundaries able to prevent encroachment beyond the site if the site were developed. The northern and western boundaries are formed by dense tree line which are not durable boundaries able to prevent encroachment beyond the site if the site were developed. The existing land use is open countryside in agricultural use. The site is flat, with no built form and low levels of vegetation and there are open long line views and therefore the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable northern and western boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and is well connected to open countryside with the western and northern boundaries with the countryside being non-durable and therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/115	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lowton whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundaries between the site and the settlement to the south and west are non-durable consisting of the rear gardens of residential properties with fences/hedges. These boundaries would not be able to prevent encroachment into the site. The boundaries between the site and the countryside are the northern and eastern boundaries which consist of dense tree line. These are not durable boundaries able to prevent encroachment beyond the site if the site were developed. The existing land use is open countryside, with the site being covered by trees. The site is flat, with no built form however there is dense vegetation covering the entire site, and therefore there are no long line views and the site supports a moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it makes a strong contribution to safeguarding the countryside from encroachment due to its moderate openness and non-durable boundaries, the wider area of Green Belt to the north and east has durable road boundaries (Lady Lane and Mustard Lane). These boundaries could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution

R18/127	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lowton whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundaries between the site and the settlement to the south and west are non-durable consisting of the rear gardens of residential properties with fences/hedges. These boundaries would not be able to prevent encroachment into the site. The boundaries between the site and the countryside consist of Lady Lane to the east which is a durable boundary which could prevent encroachment beyond the site if the site were developed. However the northern boundary is partly durable consisting of a hedge lined made footpath which is durable and a series of field boundaries that are tree lined in some sections, which are not durable and would not be able to prevent encroachment beyond the site if the site were developed. The existing land use is undeveloped countryside. The site is flat with less than 10% built form however there is an area of dense woodland to the south west of the site with some tree lining along field boundaries within the site. The site therefore supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong-moderate openness and non-durable boundaries with the settlement.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it makes a strong contribution to safeguarding the countryside from encroachment due to its strong-moderate openness and non-durable boundaries with the settlement, its boundaries with the countryside are mostly durable and the wider area of Green Belt to the north and east has durable road boundaries (Lady Lane and Mustard Lane). These boundaries could contain development and prevent it from threatening the overall openness and permanence of the Green Belt.	Moderate contribution
R18/129	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Moderate contribution: The site forms a largely essential gap between the Warrington urban area and Lowton whereby development of the site would reduce the actual and perceived gap between the towns, however it would not result in the merging of the settlements. Overall, the site makes a moderate contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the settlement consists of the rear gardens of residential properties along Smithy Brow/Lord Street which is not a durable boundary able to prevent encroachment into the site. Although the existing residential properties on Lord Street form part of the site, these are not within the Green Belt. The boundaries between the site and the countryside consist of Heath Lane to the east and Stone Pit Lane to the north which are durable boundaries able to prevent encroachment beyond the site if the site were developed. The western boundary is a mix of a number of boundaries, including Sandy Brow Lane to the north west which is durable and then a series of tree lined field boundaries, unmarked field boundaries and tracks. These are not durable boundaries and would not be able to prevent encroachment beyond the site if it were developed. The existing land use is predominantly open countryside which is in agricultural use including Cockshott Farm to the south west of the site. There is also residential development present in the site, which is along Smithy Brow, Lord Street, Stone Pit Lane and Heath Lane. In the north west section of the site there is a builders merchants. Although there are a number of buildings within the site due to the large scale of it these make up less than 10% overall, and there are generally low levels of vegetation, the site is flat and supports long line views across and thus supports a strong degree of openness. Overall, the site makes a strong contribution to protecting the countryside from encroachment due to its openness and the non-durable boundary with the settlement as well as the non-durable western boundary.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and the boundary with the settlement, as well as the western boundary with the countryside is not durable and therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site also makes a moderate contribution to preventing towns from merging due to its large scale and openness.	Strong contribution

1588	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Weak contribution: The site is well connected to the countryside along all of its boundaries although the washed over village of New Lane End is located to the south. The site's boundaries are of mixed durability. The northern boundary is an access road with dense tree line, the southern, eastern and western boundaries are dense tree line with Kenyon Lane forming a short section of the western boundary. These are not durable boundaries able to prevent encroachment beyond the site if it were developed. The existing land use is a residential dwelling set within a large garden and an access road. The site has more than 30% built form with the dwelling and paved areas, dense vegetation and no long line views and thus supports no degree of openness. Overall the site makes a weak contribution to safeguarding the countryside from encroachment as although there are non-durable boundaries, there has already been encroachment onto the site.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to three. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports no degree of openness although it has non-durable boundaries with the countryside and therefore makes a weak contribution to safeguarding the countryside from encroachment. The site makes a moderate contribution to encouraging urban regeneration.	Weak contribution
1806	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is well connected to the countryside along all of its boundaries, which are of mixed durability. The southern boundary is an access road which is durable, however the northern and western boundaries consist of tree and field boundaries marking the edge of the development and the eastern boundary is tree lined. These are not durable boundaries able to prevent encroachment beyond the site if the site were developed. The existing land use is a farm and the associated farm buildings which represents an appropriate use in the Green Belt. The site is flat, with no built form and dense vegetation, thus there are no long line views and the site supports a moderate degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its moderate openness, its strong connection to the countryside and its predominantly non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, no contribution to three. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a moderate degree of openness and is well connected to the countryside with predominantly non-durable boundaries. It therefore has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
2155	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap the Warrington urban area and Lowton whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundaries between the site and the settlement to the west is a short section of Mustard Lane. This is a durable boundary able to prevent encroachment into the site, however is not the entire western boundary as part of the boundary links the site and the countryside. The boundaries with the countryside are of mixed durability. The western boundary also connects the site and the countryside and consists of Mustard Lane which is durable. The remaining boundaries are field boundaries which are marked with tree line of varying density. These are therefore not durable boundaries and could not prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is predominately in agricultural use. The site is flat, with no built form however there are moderate levels of vegetation as the field boundaries are generally tree lined which impacts on the open views and thus the site supports a moderate degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to the non-durable boundaries with the countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it makes a strong contribution to safeguarding the countryside from encroachment due to its moderate openness and non-durable boundaries, the wider area of Green Belt to the north, east and south has durable road boundaries (Lady Lane and Mustard Lane). These boundaries could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution

2708	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Moderate contribution: The site is not adjacent to any settlements and forms part of the washed over village of Kenyon. It is connected to the open countryside to the east. There is existing development within the Green Belt to the north consisting of a care home. To the south of the site is a farm and residential property. The site's boundaries are of mixed durability. The eastern boundary is Kenyon Lane and the northern boundary is High Peak Wood, both of which are durable boundaries able to prevent encroachment beyond the site if the site were developed. The western and southern boundaries are the limits of the farm development and therefore these are not durable boundaries able to prevent encroachment beyond the site if the site were developed. The existing land use is a farm and the associated farm buildings which is an appropriate use in the Green Belt. The site is flat, with no built form and low vegetation however there are no long line views and the site supports a strong-moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment as it supports a strong-moderate degree of openness and it has some non-durable boundaries however there is existing development within the Green Belt to the north and south.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes and no contribution to three. In line with the methodology, the site has been judged to make a weak overall contribution. Although the site supports a strong-moderate degree of openness, half of the boundaries between the site and the countryside are durable and there is existing development within the Green Belt to the north and south of the site thus the site makes a moderate contribution to safeguarding the countryside from encroachment. The site makes a moderate contribution to encouraging urban regeneration.	Weak contribution
R18/032	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap the Warrington urban area and Lowton whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundaries between the site and the settlement to the south include the rear gardens of residential properties that are along Smithy Brow which is not a durable boundary between the site and the settlement which could prevent encroachment into the site. The southern boundary also connects the site and the countryside, this boundary consists of a field boundary which is not durable and a small section is Smithy Brow which is a durable boundary able to prevent encroachment beyond the site if the site were developed. The site is split into two sections with a narrow section of open countryside between the two areas, which are of a similar nature. The northern, western and eastern boundaries for the two sites are all formed by field boundaries with some intermittent tree line. These are not durable boundaries and would not be able to prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is predominately in agricultural use. The site is flat, with no built form, low levels of vegetation and open long line views and thus it supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the strong openness and non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness, and the boundaries between the site and the settlement are not durable, and the boundaries between the site and the countryside are predominantly not durable. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution

Site	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
R18/041	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site links to the settlement along the northern and eastern boundaries. The northern boundary is non-durable and consists of the garden boundaries and the eastern boundary consists of the rear gardens of residential properties with an intermittent tree line. These boundaries could not prevent encroachment into the site in the long term. The boundaries between the site and the countryside are mixed. The southern boundary is Culcheth Linear Park which is a durable boundary. The western boundary consists of a path that is bordered by dense tree line which is not a durable boundary and may not be able to prevent encroachment beyond the site if the site were developed. The safeguarded HS2 Phase 2b route lies less than 50m to the south of the site and represents a durable boundary which would prevent encroachment. The existing land use is open countryside that is in agricultural use. The site is connected to the countryside along two boundaries. The site is flat, with no built form and there is dense vegetation but open long line views are still present and thus the site supports a strong-moderate degree of openness. Overall, the site makes a strong contribution to safeguarding from encroachment due to its strong-moderate openness and non-durable boundary with the settlement.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Although it has a strong-moderate degree of openness, and the boundaries between the site and the settlement, as well as the western boundary with the countryside are non-durable, the remaining boundaries are durable and the safeguarded HS2 Phase 2b route passes close by representing a further durable boundary. These durable boundaries could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
R18/090	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Moderate contribution: The site forms a largely essential gap between the Warrington urban area, Culcheth and Leigh which falls within the administrative authority of Wigan. Development of the site would reduce the actual gap and the perceived gap between the towns however it would not result them merging. The A580 ensures that some separation is retained. Overall, the site makes a moderate contribution to preventing towns from merging.	Strong contribution: The site is not connected to any settlements. The site is connected to open countryside along all of its boundaries. The northern boundary is formed by the A580 and links the site to the Green Belt within Wigan. The western boundary is formed by a dismantled railway line, which is mostly tree lined and Wilton Lane and the southern boundary is formed by a disused railway line which is surrounded by dense vegetation. These are durable boundaries able to prevent encroachment beyond the site if the site were developed. The eastern boundary with the countryside however, is formed by a series of field boundaries and paths which is not a durable boundary able to prevent encroachment beyond the site if the site were developed. The existing land use is predominantly open countryside and Carr Brook runs through the site, with the Orica Depot being located in the centre of the site. Despite the location of Orica, the site has less than 10% built form, it is flat and there are pockets of dense vegetation with most of the site having little or no vegetation. Therefore open long line views are present and the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment, due to its strong openness, strong connection with the countryside and non-durable eastern boundary.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to two purposes and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site supports a strong degree of openness, it is well connected to the open countryside and the eastern boundary is not durable. It therefore makes a strong contribution to safeguarding the countryside from encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to preventing towns from merging and to encouraging urban regeneration.	Strong contribution

R18/097	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area, Culcheth and Leigh which falls within the administrative authority of Wigan. Development of the site would result in the actual gap being slightly reduced although would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The boundaries between the site and the settlement are varied. To the west is the A574, which is a durable boundary that could prevent encroachment into the site in the long term. However the southern boundary is a hedge line with trees which could not prevent encroachment into the site in the long term. The eastern boundary links the site and the countryside and consists of a hedge line with intermittent trees which would not prevent encroachment beyond the site if the site were developed however to the north is the B5212 which is a durable boundary that could prevent encroachment beyond the site if the site were developed. Part of the northern boundary is formed by the limit of the development along the B5212 which is not durable however the B512 is close by to the north. The existing land use is predominantly open countryside in agricultural use. The site is reasonably well connected to the countryside as it has links on two boundaries. The site is flat with minimal built form and no vegetation and there are open long line views thus it supports a strong degree of openness. Overall, the site makes a moderate contribution to safeguarding from encroachment.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports a strong degree of openness and has both durable and non-durable boundaries and it makes a moderate contribution to safeguarding the countryside from encroachment. The site makes a weak contribution to preventing towns from merging and a moderate contribution to encouraging urban regeneration. The site does not contribute to checking unrestricted sprawl or preserving the setting of historic towns.	Weak contribution
R18/128	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and Leigh, which falls within the administrative authority of Wigan. Development of the site would result in the actual and perceived gap being reduced although would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The southern and western boundaries are between the site and the settlement. They are non-durable, consisting of the edge of gardens with intermittent tree line along the settlement boundary, and also the edge of Culcheth High School. Part of the western boundary is also formed by field boundaries to the north west. These boundaries would not prevent encroachment into the site in the long term. The boundaries between the site and the countryside are of mixed durability. The northern boundary is formed by a disused railway line which is surrounded by dense vegetation and would be able to prevent encroachment beyond the site if the site were developed. The eastern boundary is formed by a series of field boundaries which are not considered to be durable boundaries able to prevent encroachment beyond the site if the site were developed. There is Warrington Road to the south east which could prevent encroachment, however the other boundaries are a hedge line to the north and low lying hedges to the east and a tree line to the west which would not prevent encroachment beyond the site if the site were developed. The existing land use is agricultural with one farm building present within the site. The site is connected to the countryside on two boundaries. The site is flat, with no built form,, there are four areas of dense vegetation within the site, however there is predominantly low vegetation due to the large scale of the site and therefore there are open long line views and thus it supports a strong degree of openness. The site has a beneficial use as it provides access to the countryside. Overall, the site makes a strong contribution to safeguarding from encroachment due to its strong openness and some non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it has a strong degree of openness and there are non-durable boundaries between the site and the settlement and the site and the countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging.	Strong contribution

R18/143	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and Leigh, which falls within the administrative authority of Wigan. Development of the site would result in the actual gap being reduced but not the perceived gap. It would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is well connected to the open countryside along all of its boundaries although there are a few residential properties to the north east. The boundaries are all marked by dense tree line which is marking the limit of the development of the farm which are not durable and could not prevent encroachment beyond the site if it were developed. The existing land use is a farm and agricultural uses and is therefore an appropriate use in the Green Belt. The site is flat, with no built form however there is dense vegetation and no long line views and therefore the site supports a moderate degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its non-durable boundaries and strong connection with the open countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site supports a moderate degree of openness, it is completely connected to the countryside and has non-durable boundaries, and it therefore makes a strong contribution to safeguarding from encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes a weak contribution to preventing towns from merging.	Strong contribution
R18/089	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and Leigh, which falls within the administrative authority of Wigan. Development of the site would result in the actual gap being reduced but not the perceived gap. It would also not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not connected to the settlement and is well connected to the countryside along all of its boundaries. The boundaries are formed by field boundaries which are not marked on the ground by durable features. These are therefore not durable boundaries able to prevent encroachment beyond the site if the site were developed. The site is currently in active use by a company named Orica, and appears to be for explosives engineering. The site is flat and there is less than 10% built form, all of which is low lying and there is minimal vegetation and therefore there are open long line views and the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness, strong connection with the countryside and non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to two purpose, a weak contribution to one purpose, and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. The site supports a strong degree of openness, and the boundaries with the countryside are not durable, however the site is in active use as a business and therefore there has been existing encroachment. This existing encroachment has not threatened the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes a weak contribution to preventing towns from merging.	Moderate contribution
1519	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	. No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is well connected to the countryside along all of its boundaries although there is existing residential development in the Green Belt to the south of the site. The site's boundaries are of mixed durability. The southern boundary is Robins Lane which is durable and able to prevent encroachment beyond the site if it were developed. The eastern boundary is defined by dense tree line and the western and northern boundaries and field boundaries and the limit of the existing development, these are not considered to be durable boundaries able to prevent encroachment beyond the site if it were developed. The site is connected to open countryside to the north. The existing land use is a farm and the associated farm buildings which represents appropriate development in the Green Belt. The site is flat, with no built form and low levels of vegetation however there are no long line views and therefore the site supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment as it has a strong-moderate degree of openness and the site's boundaries with the open countryside are not durable.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, and no contribution to three. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. The site supports a strong-moderate degree of openness and the northern boundary with the open countryside is not durable. However the safeguarded HS2 Phase 2b route passes close by to the south of the site and represents a durable boundary which could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution

2157	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns. It would not result in the towns merging. Furthermore the M62 ensure that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The boundary between the site and the settlement is durable. The boundary consists of Culcheth linear park which is a disused railway line that could prevent encroachment into the site in the long term. The boundaries between the site and the countryside are mixed. The eastern boundary is predominately formed by the A574, with a small section the rear of residential development. This is a durable boundary able to prevent encroachment beyond the site if the site were developed. The western boundary however is formed by field boundaries which are tree lined. This is not a durable boundary able to prevent encroachment beyond the site if the site were developed. However the safeguarded HS2 Phase 2b route forms the southernmost part of the site and represents a durable boundary which could prevent encroachment beyond the site. The existing land use is open countryside in agricultural use. The site is flat, with no built form, however there is dense vegetation along some of the field boundaries. The site has open long line views and thus supports a strong degree of openness. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment as whilst it has a strong degree of openness the safeguarded HS2 Phase 2b route forms the southernmost part of the site representing a durable boundary which could contain development.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, the site has been judged to make a weak overall contribution. Whilst the site supports a strong degree of openness, the southernmost part of the site consists of the safeguarded HS2 Phase 2b route which represents a durable boundary which could contain development thus the site makes a moderate contribution to safeguarding the countryside from encroachment. The site makes a moderate contribution to assisting in urban regeneration.	Weak contribution
2515	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns. It would not result in the towns merging. Furthermore the M62 ensure that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The site is well connected to the countryside along all of its boundaries, which are predominantly durability. The southern boundary is Glaziers Lane which is a durable boundary able to prevent encroachment. The northern boundary falls within the safeguarded HS2 Phase 2b route which represents a durable boundary able to prevent encroachment beyond the site if it were developed. The existing land use is as part of Glaziers Lane Farm and is therefore appropriate development in the Green Belt. The site is flat, there is some vegetation and farm buildings are present and therefore the site does not have long line views and supports a strong-moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment as it has predominately durable boundaries and a strong-moderate degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. Whilst the site supports a strong-moderate degree of openness, it has durable boundaries with the countryside consisting of Glaziers Lane and the safeguarded HS2 Phase 2b route which would be able to prevent encroachment into the countryside and would contain development, thus the site has a moderate role in safeguarding from encroachment. The site makes a moderate contribution to assisting in urban regeneration.	Weak contribution
2593	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns. It would not result in the towns merging. Furthermore the M62 ensure that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is well connected to the countryside however there is existing development within the Green Belt to the north east and west of the site consisting of Taylor Business Park. The site is connected to open countryside to the east and south. The site's boundaries are of mixed durability. The northern boundary is formed by New Hall Lane which is a durable boundary able to prevent encroachment beyond the site if the site were developed. The western boundary is tree lined, the southern boundary is a field boundary with intermittent tree line and the eastern boundary is a field boundary. These are not considered to be durable boundaries able to prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is predominately in agricultural use. The site is flat, with no built form, low levels of vegetation and open long line views and thus is supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment as it has a strong degree of openness and is connected to open countryside to the east and south along non-durable field boundaries..	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and there are non-durable boundaries between the site and the countryside, the site lies between existing development within the Green Belt to the north east and west consisting of Taylor Business Park and the perception of openness is impacted by this thus any development would not threaten the openness and permanence of the Green Belt. The site makes a moderate contribution in assisting in urban regeneration.	Moderate contribution

2594	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns. It would not result in the towns merging. Furthermore the M62 ensure that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging..	Strong contribution: The site is well connected to the open countryside along all of its boundaries. The boundaries all consist of dense tree line which is not a durable boundary able to prevent encroachment beyond the site if the site were developed. The northern boundary falls within the safeguarded HS2 Phase 2b route which would represent a durable boundary. The existing land use is open countryside. There is no built form within the site, there is dense vegetation along the boundaries and therefore no long line views, thus the site supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its strong-moderate openness and its complete connection with the open countryside along predominantly non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one, and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it has a strong-moderate degree of openness, and it is completely connected to the open countryside along predominately non-durable boundaries therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to encouraging urban regeneration.	Strong contribution
2595	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns. It would not result in the towns merging. Furthermore the M62 ensure that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The site is well connected to the countryside along all of its boundaries, which are of mixed durability. The southern boundary is Glaziers Lane and the eastern boundary is he A574. These are durable boundaries that could prevent encroachment beyond the site if the site were developed. The northern and western boundaries are field boundaries which are not durable and could not prevent encroachment beyond the site if it were developed. The existing land use is open countryside however the site falls within the area safeguarded for the HS2 Phase 2b route. This could therefore form a durable boundary to the north which could prevent encroachment. There is no built form within the site, low levels of vegetation and open long line views and therefore the site supports a strong degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment given that it falls within the area safeguarded for the HS2 Phase 2b route and has a strong-degree of openness with some durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. Whilst the site supports a strong degree of openness, it has some durable boundaries and also falls within the area safeguarded for the HS2 Phase 2b route which could create a further durable boundary thus it makes a moderate contribution to safeguarding the countryside from encroachment. The site makes a moderate contribution to assisting in urban regeneration.	Weak contribution
2596	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns. It would not result in the towns merging. Furthermore the M62 ensure that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is well connected to the countryside along all of its boundaries although there is existing residential development to the south of the site and HMP Risley is located further south of the site. The site is connected to open countryside to the east of the site. The site's boundaries are of mixed durability. The boundary to the west is the A574 which is a durable boundary able to prevent encroachment beyond the site if the site were developed. The northern boundary is a field boundary marked by a low lying hedge, the southern boundary is a field boundary adjacent to development south of the site and the eastern boundary is an unmarked field boundary. These are not durable boundaries able to prevent encroachment beyond the site if the site were developed. The existing land use is open countryside in agricultural use. There is no built form, low levels of vegetation and the topography of the site is flat so there are open long line views and the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable boundaries with the countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site has a strong degree of openness, and there are some non-durable boundaries between the site and the countryside, there is existing development within the Green Belt to the south and also further north of the site thus any development would be contained and would not threaten the overall openness and permanence of the Green Belt. The site makes a moderate contribution to encouraging urban regeneration.	Moderate contribution

2597	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns. It would not result in the towns merging. Furthermore the M62 ensure that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the settlement is durable. The boundary consists of Culcheth linear park which is a disused railway line that could prevent encroachment into the site in the long term. The boundaries between the site and the countryside are mixed. To the west is the A574 which is durable and could prevent encroachment beyond the site if it were developed, however the eastern and southern boundaries consist of dense tree line which are not durable boundaries that are able to prevent encroachment beyond the site if it were developed. The existing use of the site is open countryside that is in agricultural use. The site is well connected to the countryside along three boundaries. The site is flat, with no built form and low levels of internal vegetation however there is dense vegetation on the boundaries, which impacts the views slightly however there are open long line views and the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to the openness and non-durable boundaries with the countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and there are non-durable boundaries between the site and the countryside, the safeguarded HS2 Phase 2b route is located beyond the Taylor Industrial Estate further south of the site. This represents a durable boundary which could contain any development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution in assisting in urban regeneration.	Moderate contribution
2598	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns. It would not result in the towns merging. Furthermore the M62 ensure that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the countryside along all of its boundaries albeit there is existing development within the Green Belt consisting of the Taylor Industrial Estate to the east of the site. The boundaries between the site and the countryside are of mixed durability. The western boundary consists of the A574 and that is a durable boundary able to prevent encroachment beyond the site if the site were developed. The northern and eastern boundaries are formed by dense tree line with a path and the southern boundary is formed by dense tree line. These are not durable boundaries able to prevent encroachment beyond the site if the site were developed. The existing land use is open countryside, with the site being covered with dense trees. There is no built form but dense vegetation covering the site which restricts open long line views and therefore the site supports a strong-moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and the non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong-moderate degree of openness and there are non-durable boundaries between the site and the countryside, the safeguarded HS2 Phase 2b route is located further south of the site. This represents a durable boundary which could contain any development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution in assisting in urban regeneration.	Moderate contribution
2656	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The boundaries between the site and the settlement are non-durable boundaries to the south and west. The southern boundary consists of garden boundaries and the settlement boundary and the western boundary is formed by tree line marking the edge of the settlement at Twiss Green Primary School. These are not durable boundaries and would not prevent encroachment into the site in the long term. The boundaries between the site and the countryside are of mixed durability. The northern boundary is defined by intermittent tree line along a field boundary which is not durable and would not be able to prevent encroachment beyond the site if the site were developed. The eastern boundary is defined by dense tree line as it is Wellfield Wood and this is considered to be a durable boundary able to prevent encroachment beyond the site if the site were developed. The existing land use is agricultural. The site is connected to the countryside on two boundaries. The site is flat, with no built form, there is dense vegetation but long line views are still present and thus the site supports a strong-moderate degree of openness. Overall, the site makes a strong contribution to safeguarding from encroachment due to its openness and non-durable boundaries with the settlement.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong-moderate degree of openness and there are non-durable boundaries between the site and the settlement, one of the boundaries between the site and the countryside is durable. Thus any development would be contained and would therefore not threaten the openness and permanence of the Green Belt. The site makes a moderate contribution in assisting in urban regeneration.	Moderate contribution

2588	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and the Warrington urban area, development of the site has reduced the actual gap but not the perceived gap between the towns. It would not result in the towns merging. Furthermore the M62 ensure that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Weak contribution: The site is connected to the countryside along all of its boundaries. The western boundary is formed by the A574 and the southern boundary is New Hall Lane and New Hall Lane path which is tree lined. These are durable boundaries able to prevent encroachment into the site if the site were developed. The northern and eastern boundaries consist of dense tree line, and the edge of Taylor Business Park which are not durable boundaries able to prevent encroachment beyond the site if the site were developed. The safeguarded HS2 Phase 2b route is located to the south of the site and represents a durable boundary which could prevent encroachment. The existing land use is Taylor Industrial Estate, which contains a number of businesses and built form with New Hall Lane running through and around the site to provide full access. The site is flat with low levels of vegetation, however it is completely developed with over 30% built form and therefore there are no long line views and the site supports no degree of openness. Overall, the site makes a weak contribution to safeguarding the countryside from encroachment as it is completely developed however there are some non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to two and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports no degree of openness due to the amount of built form as it has been completely developed consisting of the Taylor Industrial Estate. Thus the site makes a weak contribution to safeguarding the countryside from encroachment. The site makes a moderate contribution to encouraging urban regeneration and a weak contribution to preventing towns from merging.	Weak contribution
2507	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns. It would not result in the towns merging. Furthermore the M62 ensure that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is well connected to the countryside along all of its boundaries albeit there is existing development within the Green Belt to the south east of the site including HMP Risley. The site is connected to open countryside to the north and west. The western boundary is formed by dense tree line, the northern and southern boundaries mark the limit of the development and the eastern boundary is a field boundary and the entry of the access road. These are not considered to be durable boundaries, and could not prevent encroachment beyond the site if the site were developed. The existing land use is Hope Farm and a hard standing area which represents appropriate development in the Green Belt. There is no built form in the site and the site is flat. There are low levels of vegetation within the site however there is dense vegetation to the north and west and therefore this limits long line views thus the site supports a strong-moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the openness and non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site has a strong-moderate degree of openness, and there are non-durable boundaries between the site and the countryside, there is existing development within the Green Belt to the south east of the site thus any development would be contained and would not threaten the overall openness and permanence of the Green Belt. The site makes a moderate contribution to encouraging urban regeneration.	Moderate contribution

Site	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
2864	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Weak contribution: The site is not connected to the settlement, and is connected to the countryside along all of its boundaries. The site's boundaries with the countryside are of mixed durability. The northern and eastern boundaries are formed by field boundaries, which are not durable. The southern boundary consists of the edge of the access road to the site and although this is a made road, due to its size it is not considered to be durable. The western boundary is mixed, as part of the boundary is a field boundary, and part consists of the edge of the access road which is the A574. Although the A574 is considered to be durable, it is a very short section of the boundary and therefore the overall western boundary is not considered to be durable. There are no durable boundaries with the countryside able to prevent encroachment beyond the site if the site were developed. The existing land use is a residential dwelling associated with Jennet's Lane Farm, with the remainder of the site hard surface. The site is flat, with low levels of vegetation however there is over 30% built form and therefore the site does not support long line views and has no degree of openness. Overall, the site makes a weak contribution to safeguarding the countryside from encroachment due to its lack of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to safeguarding from encroachment as although it is well connected to the countryside with non-durable boundaries, it has existing encroachment and therefore lacks openness. The site makes a moderate contribution to assisting in urban regeneration. It makes no contribution to checking unrestricted sprawl, preventing towns from merging or preserving the setting and character of historic towns.	Weak contribution
1505	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The boundary between the site and the settlement is formed by half of the southern boundary, which is dense tree line. This is not considered to be a durable boundary able to prevent encroachment beyond the site if it were developed. The remaining boundaries are between the site and the countryside. The remaining part of the southern boundary is also formed by dense tree line and the eastern boundary is a field boundary and these are not durable boundaries able to prevent encroachment beyond the site if it were developed. The northern boundary is Jennet's Lane and the western boundary is the A574, which are both durable boundaries able to prevent encroachment beyond the site if it were developed. The existing land use is open countryside that is in agricultural use. The site is well connected to the open countryside along three boundaries. The site supports a strong degree of openness as the site is flat and has long-line views, no vegetation and no built form. Overall the site makes a strong contribution to safeguarding from encroachment.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, and no contribution to three purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as whilst it does support a strong degree of openness and the boundaries between the site and the settlement are non-durable, there are durable boundaries between the site and the countryside which could contain development thus preventing it from threatening the openness and permanence of the Green Belt. The site makes no contribution to preventing towns from merging.	Moderate contribution

2831	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is not connected to the settlement, and is well connected to the open countryside along all of its boundaries. The site's boundaries with the countryside are not durable, consisting of the limits of development and are not considered to be able to prevent encroachment beyond the site if the site were developed. The site forms part of Holcroft Hall and it appears to be part of a series of farm buildings. The site is flat with low levels of vegetation and no built form as the farm buildings are appropriate development in the Green Belt, however there are no views and therefore the site supports a strong-moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it has a strong degree of openness, it is completely connected to open countryside, and there are some non-durable boundaries between the site and the countryside and therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to encouraging urban regeneration.	Strong contribution
1567	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Moderate contribution: The site is connected to the countryside along all of its boundaries however there is existing residential development within the Green Belt to the south of the site and a pub to the east of the site. The northern boundary is the A574 which is a durable boundary between the site and the countryside. The southern boundary is formed in part by a field boundary with tree line and the end of Hawthorne Road. This is of mixed durability however is predominately not durable. The eastern boundary is formed by the edge of the pub car park which is unmarked and the western boundary is a tree lined field boundary. The boundaries are predominately not durable and could not prevent encroachment beyond the site if the site were developed. The existing land use is open countryside. The site is mostly flat, with a slight slope towards the A574, and there is no built form however there is dense vegetation and no long line views as the site is well contained by the existing development to the south and east which impacts on the openness of the site. The site therefore supports a moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate openness and non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, and no contribution to three. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding from encroachment as it is connected to open countryside to the north, it has a moderate degree of openness and it has some non-durable boundaries. The site makes a moderate contribution to assisting in urban regeneration. It makes no contribution to preventing towns from merging and no contribution to checking unrestricted sprawl and preserving the historic town.	Weak contribution
R18/033	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and Leigh in the neighbouring authority of Wigan. Development of the site would slightly reduce the actual gap between the towns although it would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the settlement is the eastern boundary and consists of the rear gardens of residential properties which is not a durable boundary. Therefore this boundary would not prevent encroachment into the site in the long term. The boundary between the site and the countryside consists of dense tree line to the north which is alongside the disused Glazebury and Bury railway line. This is a durable boundary able to prevent encroachment beyond the site if it were developed. The western and southern boundaries are field boundaries marked by low-lying hedges which are not durable and would not prevent encroachment beyond the site if the site were developed. The existing land use is agricultural. The site is well connected to the countryside along three boundaries. The site is flat, with no built form, long line views and no vegetation and thus the site has a strong degree of openness. Overall, the site makes a strong contribution to safeguarding from encroachment due to its strong openness and non-durable boundaries to the east, south, and west.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness, it is well connected to the open countryside to the west and it has predominantly non-durable boundaries. The site therefore has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns form merging.	Strong contribution

R18/039	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and Leigh in the neighbouring authority of Wigan. Development of the site would slightly reduce the actual gap between the towns although it would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the settlement is not durable as it consists of the garden boundaries and some intermittent tree line to the east of the site. This boundary would not prevent encroachment into the site in the long term. The boundaries between the site and the countryside are of mixed durability. The northern boundary is Carr Brook which is durable and tree lined, with the ability to prevent encroachment beyond the site if it were developed. The southern boundary is dense tree line and the western boundary is an unmarked field boundary which are not able to prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is currently in agricultural use. The site is connected to open countryside to the west. The site is flat, with no built form, minimal vegetation and long line views and thus supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding from encroachment due to its strong openness and predominantly non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it has predominantly non-durable boundaries, it has a strong degree of openness, and it is connected to open countryside to the west thus the site has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/049	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and Leigh in the neighbouring authority of Wigan. Development of the site would slightly reduce the actual gap between the towns although it would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the settlement is not durable as it consists of the garden boundaries to the east which are marked by fences and low-lying hedges and also the edge of the school playing field. Half of the northern boundary also links the site and the settlement and is formed by garden boundaries and a dense tree line. These are not considered to be durable boundaries able to prevent encroachment into the site. The boundaries between the site and the countryside are formed by dense tree line to the north, an unmarked field boundary to the west and a field boundary to the south. These are not durable boundaries able to prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is currently in agricultural use, with Hurst Lane running through the site. The site is well connected to the open countryside to the west. The site is flat, with no built form, minimal vegetation and long line views and thus supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding from encroachment due to its strong openness and predominately non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is connected to open countryside to the west, it has a strong degree of openness and has predominantly non-durable boundaries. Therefore the site has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/063	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and Leigh in the neighbouring authority of Wigan. Development of the site would slightly reduce the actual gap between the towns although it would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The eastern boundary connects the site and the settlement. The boundary consists of the limits of the development along Warrington Road (A574). This boundary is predominately not durable and could not prevent encroachment into the site. The boundaries between the site and the countryside are predominately not durable. The northern, western and southern boundaries are formed by field boundaries with some low lying hedges. These are not marked by durable features and so would not be able to prevent encroachment beyond the site if the site were developed. The existing land use is agricultural. The site is well connected to open countryside to the west. The site is flat, with no built form, long line views and no vegetation and thus the site has a strong degree of openness. Overall, the site makes a strong contribution to safeguarding from encroachment due to its strong openness and non-durable boundaries between the site and the settlement and the site and the countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it has a strong degree of openness and there are non-durable boundaries between the site and the settlement and the site and the countryside. Therefore the site has a strong role in preventing encroachment. The site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution

R18/074	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and Leigh in the neighbouring authority of Wigan. Development of the site would slightly reduce the actual gap between the towns although it would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the countryside along all of its boundaries however there is existing residential development within the Green Belt to the north east of the site. The southern, western and eastern boundaries consist of unmarked field boundaries and the northern boundary is a combination of a field boundary and the limits of the existing development, which is defined by a change from the hard surface to grassed, open countryside. These are not durable boundaries able to prevent encroachment beyond the site if the site were developed. The existing land use is a farm, with a number of farm buildings and an area in use for agriculture. The site is flat, with no built form and low levels of vegetation and therefore it supports long line views and a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its strong openness and non-durable boundaries with the countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as there are non-durable boundaries between the site and the countryside and the site supports a strong degree of openness. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
1554	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is connected to the countryside along all of its boundaries however there is existing residential development within the Green Belt to the north of the site and a sewage works to the east of the site. The northern boundary consists of hedge and fence garden boundaries. The southern boundary is a tree lined field boundary and the western boundary is a field boundary which is in part marked by tree line but this is not continuous. These are not durable boundaries able to prevent encroachment beyond the site if the site were developed. The eastern boundary is a track which runs parallel to dense tree line, this is a durable boundary able to prevent encroachment beyond the site if it were developed. The existing land use is open countryside in agricultural use. The site is connected to open countryside to the south. The site is flat, with no built form and long line views despite the vegetation present along boundaries and therefore it supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and predominantly non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it has predominatly non-durable boundaries there are non-durable boundaries, it is connected to open countryside to the south, and the site supports a strong degree of openness. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
1568	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Culcheth and Leigh in the neighbouring authority of Wigan. Development of the site would slightly reduce the actual gap between the towns although it would not result in the towns merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement along two of its boundaries. The northern boundary is defined by a dense tree line which marks the edge of the cemetery that is adjacent. The eastern boundary consists of garden boundaries marked by fences and hedges that are the limit of the residential development. These are not durable boundaries able to prevent encroachment into the site. The boundaries between the site and the countryside are of mixed durability. The western boundary is formed by an unmarked field boundary which is not durable, and the southern boundary is durable and is marked by dense tree line along the disused Glazebury and Bury railway line which could prevent encroachment beyond the site if the site were developed. The existing land use is agricultural. The site is connected to open countryside to the west. The site is flat, with no built form and low levels of vegetation. There are open long line views and thus the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its predominantly non-durable boundaries and strong openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it has predominately non-durable boundaries, a strong degree of openness and it is connected to open countryside to the west. Therefore the site has a strong role in preventing encroachment. The site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution

2269	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is not connected to the settlement, and is well connected to the countryside along all of its boundaries. The site’s boundaries with the countryside are not durable. The boundaries consist of the edge of the site which is not marked by a durable feature, except some tree line. The site’s existing use appears to be Choughey Hill Farm, and therefore although there is a significant amount of built form in the site, it is appropriate built form in the Green Belt. The site is flat, with no built form, however there is dense vegetation and no long line views and therefore the site supports a moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its moderate openness, completely non-durable boundaries, and connection to the countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as all of its boundaries are non-durable, and it is completely connected to the countryside. Therefore the site has a strong role in preventing encroachment. The site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
2270	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is not connected to the settlement, and is well connected to the countryside along all of its boundaries. The site’s boundaries with the countryside are not durable. The boundary to the west consist of dense tree line and the other boundaries are field boundaries that are not marked by a durable feature. These are therefore not durable boundaries and would not be able to prevent encroachment beyond the site if the site were developed. The existing use is open countryside. The site is flat, with less than 10% built form, however there is dense vegetation and no long line views and therefore the site supports a moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its moderate openness, completely non-durable boundaries, and connection to the countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as all of its boundaries are non-durable, and it is completely connected to the countryside. Therefore the site has a strong role in preventing encroachment. The site makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution

Site	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
Holly Bank Farm, Hollins Green 369320 / 390420	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Cadishead within the neighbouring authority of Salford whereby development of the site would reduce the gap between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Weak contribution: The site is not connected to the settlement. It is connected to the countryside on all sides. The western boundary is formed by the A57 and the southern boundary is formed by Warburton Bridge Road and dense tree line, these are both considered to be durable boundaries able to prevent encroachment beyond the site if it were developed. The northern boundary is formed by a mix of durable and non-durable boundaries, including Massey Brook, dense tree line and the limits of the caravan park. The eastern boundary is a tree line field boundary. These boundaries are not considered to be durable boundaries able to prevent encroachment beyond the site if it were developed. The existing land use is predominantly a caravan park which contains a large number of caravans, as well as green spaces and associated buildings e.g. shower blocks. There is also Rye Bank Farm located in the south-western section of the site which houses an aquatics business. There is dense vegetation on the edge and within parts of the site, a significant amount of built form and therefore the site does not support long line views and has no degree of openness. Overall, the site makes a weak contribution to safeguarding from encroachment due to its openness and the existing built form within the site.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to two and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. While it makes a moderate contribution to encouraging urban regeneration, the site supports no degree of openness due to the existing encroachment in the site in the form of the caravan park. Furthermore the site has a number of durable boundaries thus it makes a weak contribution to safeguarding the countryside from encroachment. The site makes a weak contribution to preventing towns from merging.	Weak contribution
Pennington Lane, Collins Green 356090 / 394880	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between St. Helens and Newton-le-Willows whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The site is only connected to the countryside. The site does not directly adjoin St Helens or Newton-le-Willows as the St Helens Green Belt provides separation. The boundary with the St Helens Green Belt to the north consists of the Sankey Brook which is heavily lined by dense trees and vegetation which represents a durable boundary which could prevent encroachment. The eastern and southern boundary with the countryside consists of Pennington Lane which is a durable boundary which could prevent encroachment into the site if the site were developed. The western boundary is a short boundary and is formed by dense tree line, which is not considered to be a durable boundary that is able to prevent encroachment beyond the site if the site was developed. The existing land use consists of open countryside in agricultural use. The site has no built form and is flat. There is dense vegetation along the northern and western sections of the site, as well as along the other boundaries and this impacts upon long line views and therefore the site supports a moderate degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its openness, durable boundaries and being completely surrounded by Green Belt.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. Whilst the site supports a moderate degree of openness, there are durable boundaries and thus the site has a moderate role in safeguarding from encroachment. The site makes a moderate contribution to assisting in urban regeneration and makes a weak contribution to preventing towns from merging.	Weak contribution

Two Acre Caravan Park 359600 / 384940	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not contribute to preventing towns from merging.	Weak contribution: The site is not connected to the settlement. It is connected to the countryside on all sides albeit there is existing development in the Green Belt to the north of the site. The site has durable boundaries, with the A56 to the west, which is lined with dense trees, the southern and eastern boundary consists of the Bridgewater Canal and the Cheshire Ring Canal Walk which runs parallel to the canal. The northern boundary is formed by Warrington Road. These are all considered to be durable boundaries able to contain encroachment beyond the site if the site were developed. The existing land use is a caravan park, with a mix of touring and static caravans that are populated all year. There is dense vegetation along the A56 and the canal, and there is a significant amount of built form on the site in the form of the caravans, and therefore the site does not support long line views and has no degree of openness. Overall the site makes a weak contribution to safeguarding the countryside from encroachment due to the durable boundaries, lack of any openness and the existing encroachment into the site.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports no degree of openness due to existing encroachment, and has durable boundaries with the countryside. The site makes no contribution to checking unrestricted sprawl, preventing merging or preserving historic towns, although makes a moderate contribution to assisting in urban regeneration.	Weak contribution
Grappenhall Lodge, Cartridge Lane 364680 / 384660	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Weak contribution: The boundary between the site and the settlement is Grappenhall Lane (B5356) to the south which is a durable boundary that could prevent encroachment into the site. The boundaries between the site and the countryside are of mixed durability. The northern boundary is formed by Cartridge Lane which is a durable boundary that is able to prevent encroachment beyond the site if the site were developed. The east and west boundaries are dense tree line which follow the field boundaries marking the limits of Grappenhall Lodge. These are not considered to be durable boundaries able to prevent encroachment beyond the site if it were developed. The site is well connected to the open countryside along three boundaries. The existing land use is formally Grappenhall Lodge, with a number of caravans also located on the site. The site has a significant amount of built form and dense vegetation along the boundaries and also within the site which prevents long line views and therefore the site has no degree of openness. Overall, the site makes a weak contribution to safeguarding the countryside from encroachment as there are durable boundaries between the site and settlement, no degree of openness and there has been existing encroachment into the site.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to two and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. Whilst the site does make a moderate contribution to encouraging urban regeneration, the site supports no degree of openness, has generally durable boundaries and there has been existing encroachment into the site thus it makes a weak contribution to safeguarding from encroachment. The site makes a weak contribution to preventing towns from merging.	Weak contribution

Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
LYMM							
R18/144	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not connected to the settlement as Broomedge is a washed over village within the Green Belt. The site is connected to the countryside along a mix of durable and non-durable boundaries. The site's western boundary consists of the B5159 High Legh Road and is durable, however the site's other boundaries consist of field boundaries which are not durable and may not contain further encroachment if the site was developed. The existing land use of the site is open countryside. There is no built form and minimal vegetation. The site is well connected to the countryside to the east and west as it adjoins open countryside however to the north and south there is built development which is within the Green Belt. The site supports a strong degree of openness as there is no built form, low vegetation and it supports long line views to the east. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable boundaries.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a moderate overall contribution. Whilst the site has a strong degree of openness and boundaries of mixed durability, the site is contained by existing built development in the Green Belt to the north and south and therefore development would not threaten the overall openness and permanence of the Green Belt. The site also makes a moderate contribution to assisting in urban regeneration. The site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving historic towns.	Moderate contribution
2822	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not connected to the settlement as Broomedge is a washed over village within the Green Belt. The site's connections to the countryside are generally not durable. There are no recognisable features along the majority of the site's boundaries. Its northern boundary consists of a short section of the A56 Higher Lane, and its north western and north eastern boundaries consist of fences between residential properties. The majority of the site's boundaries are not durable and may not contain further encroachment if the site was developed. The existing land use of the site consists of farm buildings. This constitutes an acceptable land use in the Green Belt and is therefore not defined as built form. There is minimal vegetation on the site. The site is well connected to the open countryside to the south however to the north east there is built development which is within the Green Belt. The site supports a strong to moderate degree of openness as there is no built form, low vegetation and it does not support long line views of the countryside. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable boundaries.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a moderate overall contribution. Whilst the site has a strong degree of openness and boundaries of mixed durability, the site is contained by existing built development in the Green Belt to the north, west and east and therefore development would not threaten the overall openness and permanence of the Green Belt. The site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving historic towns.	Moderate contribution
1560	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is not connected to the settlement as Broomedge is a washed over village within the Green Belt. The site is connected to the countryside along a mix of durable and non-durable boundaries. The site's eastern boundary consists of the B5159 Burford Lane and is durable, however the site's other boundaries consist of field and garden boundaries which are not durable and may not contain further encroachment if the site was developed. The existing land use of the site is a mix of greenhouses and open	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site	The site makes a moderate contribution to two purposes and no contribution to three. In line with the methodology, the parcel has been judged to make a weak overall contribution. While the site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving historic towns, the site has a strong-moderate degree of openness however it is enclosed by existing built development within the Green Belt and it therefore makes a moderate	Weak contribution

			countryside. There is no built form and minimal vegetation except around the edges of the site. Whilst the site is within the countryside it is not well connected to the open countryside as it is surrounded by built development within the Green Belt due to the washed over village of Broomedge. The site supports a strong to moderate degree of openness as there is no built form, low vegetation and it does not support any long line views of the countryside. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to it being enclosed by existing built development within the Green Belt.		makes a moderate contribution to this purpose.	contribution to safeguarding from encroachment. The site also makes a moderate contribution to assisting in urban regeneration.	
2581	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not connected to the settlement as Broomedge is a washed over village within the Green Belt. With the exception of the site's eastern boundary along the B5159 Burford Lane, the site is generally connected to the countryside along non-durable field boundaries which may not contain further encroachment if the site was developed. The site was formerly in use as a nursery, and the current land use is predominantly a building site clearing former greenhouses. There is also some open countryside on the site. There is currently no built form and minimal vegetation except around the edges of the site. The site is well connected to countryside, particularly the open countryside to the west, however to the north, east and south there is built development which is within the Green Belt. The site supports a strong to moderate degree of openness as there is less than 10% built form, small areas of vegetation and it does not support long line views of the countryside. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable boundaries.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a strong overall contribution. While the site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving historic towns, its openness and non-durable boundaries mean that it makes a strong contribution to safeguarding the countryside from encroachment. It therefore supports Paragraph 79 of the NPPF by keeping land permanently open. The site also makes a moderate contribution to assisting in urban regeneration.	Strong contribution
1638	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not connected to the settlement as Broomedge is a washed over village within the Green Belt. With the exception of the site's western boundary along the B5159 Burford Lane, the site is generally connected to the countryside along non-durable field boundaries which may not contain further encroachment if the site was developed. The majority of the site is in use as a nursery, and therefore there are multiple greenhouses on the site. There is also a single residential property in the south of the site and low levels of vegetation. The site is well connected to countryside on all sides particularly to the open countryside to the east and partly to the north west, however to west and south there is built development which is within the Green Belt. The site supports a strong degree of openness as there is less than 10% built form, low vegetation and it supports long line views of the countryside to the west. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable boundaries.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a strong overall contribution. While the site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving historic towns, its openness and non-durable boundaries mean that it makes a strong contribution to safeguarding the countryside from encroachment. It therefore supports Paragraph 79 of the NPPF by keeping land permanently open. The site also makes a moderate contribution to assisting in urban regeneration.	Strong contribution
R18/070	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not connected to a settlement. The site is connected to the countryside along a mix of durable and non-durable boundaries. The sites' northern and western boundaries are comprised of Warrington Lane and the B5159 Burford Lane, which	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of	Moderate contribution: The Mid Mersey Housing Market Area has 2.08%	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied.	Strong contribution

	checking the unrestricted sprawl of large built-up areas.		may be able to prevent further encroachment if the site was developed. However the site's southern and eastern boundaries consist of field boundaries which are not durable and would not be able to prevent encroachment. The existing land use of the site is open countryside, and there is no built form and minimal vegetation besides internal field boundaries. The site is well connected to the countryside on all sides, however to the north and south west there is limited built development which is within the Green Belt. The site supports a strong degree of openness as there is no built form, low vegetation and it supports long line views of the countryside to the west. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable boundaries.	the Parish Church.	brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site has been judged to make a strong overall contribution. While the site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving historic towns, its openness and non-durable boundaries mean that it makes a strong contribution to safeguarding the countryside from encroachment. It therefore supports Paragraph 79 of the NPPF by keeping land permanently open. The site also makes a moderate contribution to assisting in urban regeneration.	
2105	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Weak contribution: The site is not connected to a settlement. The site is connected to the countryside mainly along durable boundaries including the Bridgewater Canal and the B5159 Burford Lane. The site's southern boundary is not defined by any features but is close to the durable Warrington Lane. The site's eastern boundary is also not defined by any features but potential further encroachment if the site was developed would be minimal as there is already development within the Green Belt for around 600 metres to the east of the site. The existing land use of the site is a vacant warehouse. The site entirely consists of built form and there is no vegetation. The site is well connected to the open countryside to the north and west with existing built development within the Green Belt to the east and south. The site supports no degree of openness as it consists of more than 30% built form and does not support long line views. Overall the site makes a weak contribution to safeguarding the countryside from encroachment due to its durable boundaries and the level of development already on the site.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one and no contribution to three. In line with the methodology, the site has therefore been judged to make a weak overall contribution. The site makes no contribution to checking unrestricted sprawl, preventing towns from merging or preserving historic towns. While it makes a moderate contribution to assisting in urban regeneration, the site only makes a weak contribution to safeguarding the countryside from encroachment due to its durable boundaries and the fact that it already contains significant levels of built form.	Weak contribution
R18/011	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is not connected to a settlement. The site is connected to the countryside along mainly durable boundaries including Stage Lane, the B5169 Mill Lane and the Bridgewater Canal. The site's western boundary consists of a field boundary and is not durable, however further encroachment if the site was developed would be limited due to the site's proximity to the settlement of Lymm. The existing land use of the site is open countryside. There is no built form and minimal vegetation. The site is connected to the countryside on all sides, with open countryside located to the south, however to the north and east it adjoins built development which is within the Green Belt. The site supports a strong to moderate degree of openness as there is no built form, minimal vegetation and it does not support long line views. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its openness and the fact that it is contained by existing built development in the Green Belt to the north and east which would limit further encroachment.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes and no contribution to three. In line with the methodology, the site has therefore been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding the countryside from encroachment due to its strong to moderate openness and mostly durable boundaries, combined with the fact that it is contained by existing development within the Green Belt to the north and east. It makes no contribution to checking unrestricted sprawl, preventing towns from merging or preserving historic towns. The site also makes a moderate contribution to assisting in urban regeneration.	Weak contribution
2525	No contribution: The site is not adjacent to	No contribution: The site does not play a role in	Weak contribution: The site is not connected to a settlement. The site is connected to the countryside	No Contribution: Lymm is a historic town however the site is	Moderate contribution: The	The site makes a moderate contribution to one purpose, a weak contribution to one and no	Weak contribution

	the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	preventing towns from merging.	along a mix of durable and non-durable boundaries. The site's eastern and southern boundaries are durable and consist of Spring Lane and the Bridgewater Canal. The site's northern and western boundaries consist of vegetation lined garden boundaries and may not be able to prevent further encroachment if the site was developed. The existing land use of the site is a residential property with associated garden. There are moderate levels of vegetation in the residential garden which takes up part of the site. The site is well connected to the countryside on all sides. The site supports no degree of openness as it consists of around 30% built form and does not support long line views. Overall the site makes a weak contribution to safeguarding the countryside from encroachment due to its current land use and lack of openness.	not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	contribution to three. In line with the methodology, the site has therefore been judged to make a weak overall contribution. The site makes no contribution to checking unrestricted sprawl, preventing towns from merging or preserving historic towns. Whilst it makes a moderate contribution to assisting in urban regeneration, the site only makes a weak contribution to safeguarding the countryside from encroachment due to its lack of openness and current land use.	
R18/071 (North of Bradshaw Lane)	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not connected to a settlement. With the exception of the site's southern boundary along Bradshaw Lane and the northern boundary of Gailey Wood, the site generally has non-durable boundaries which may not prevent further encroachment if the site was developed. These consist of field boundaries to the west, and no features to the east. The existing land use of the site is open countryside. There is no built form and minimal vegetation. The site is well connected to the countryside on all sides. The site supports a strong degree of openness as it contains no built form, minimal vegetation and supports long line views of the countryside. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable boundaries.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a strong overall contribution. Whilst the site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving historic towns, its openness and non-durable boundaries particularly the eastern boundary which has no definable features mean that it makes a strong contribution to safeguarding the countryside from encroachment. It therefore supports Paragraph 79 of the NPPF by keeping land permanently open. The site also makes a moderate contribution to assisting in urban regeneration.	Strong contribution
R18/071 (South of Bradshaw Lane)	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site consists of two separate sections of land. There is a small gap between them consisting of a residential property and garden on Bradshaw Lane. The site is not connected to a settlement. The site is connected to the countryside along a mix of durable and non-durable boundaries. The site's northern and southern boundaries along Bradshaw Lane and the Bridgewater Canal are durable. However the site's eastern boundary consists of field boundaries which are not durable and may not be able to prevent further encroachment if the site was developed. However the proposed route for HS2 Phase 2b which has been safeguarded runs close to the eastern boundary of the site and cuts through the north eastern corner of the site. The existing land use of the site is open countryside. There is no built form and minimal vegetation. The site is well connected to the countryside on all sides, however to the south of both sections of the site there is built development which is within the Green Belt. The site supports a strong degree of openness as it contains no built form, minimal vegetation and supports long line views of the countryside. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its size, openness and non-durable eastern boundary.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a moderate overall contribution.. Whilst the site supports a strong degree of openness it has predominantly durable boundaries with the exception of the eastern boundary however the presence of the HS2 route close to the eastern boundary means that development would not threaten the overall permanence and openness of the Green Belt. The site also makes a moderate contribution to assisting in urban regeneration. The site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving historic towns.	Moderate contribution
2119	No contribution: The site is not adjacent to	No contribution: The site does not play a role in	Weak contribution: The site is not connected to a settlement. The site is connected to the countryside	No Contribution: Lymm is a historic town however the site is	Moderate contribution: The	The site makes a moderate contribution to one purpose, a weak contribution to one and no	Weak contribution

	the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	preventing towns from merging.	along a mix of durable and non-durable boundaries. The site's southern boundary along Wet Gate Lane is durable. The site's other boundaries are not durable and may not be able to prevent further encroachment. The site is currently being developed as a residential property. The site is well connected to the countryside on all sides with farms adjacent to it. The site supports no degree of openness as it consists of over 30% built form and does not support long line views of the countryside. Overall the site makes a weak contribution to safeguarding the countryside from encroachment due to its current land use and lack of openness.	not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	contribution to three. In line with the methodology, the site has therefore been judged to make a weak overall contribution. The site makes no contribution to checking unrestricted sprawl, preventing towns from merging or preserving historic towns. While it makes a moderate contribution to assisting in urban regeneration, the site only makes a weak contribution to safeguarding the countryside from encroachment due to its lack of openness and current land use being developed as a residential property.	
1515	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is not connected to a settlement. The site is connected to the countryside along a mix of durable and non-durable boundaries. The site's western boundary consists of Mill Lane, which is durable. The site's southern boundary is not durable but is within around 30 metres of Wet Gate Lane, which is durable. Further encroachment to the south would therefore be limited, especially as there is already development between the site and Wet Gate Lane in the form of a residential property within the Green Belt. To the north of the site is a further residential property within the Green Belt which would limit any encroachment from the site further north. The site's eastern boundary is not durable. The site is currently vacant land between two residential properties, it is mainly covered in vegetation and there is no built form. The site is only connected to the open countryside along its eastern boundary. The remainder of the site is enclosed by residential development within the Green Belt. The site supports a moderate degree of openness as it contains no built form, dense vegetation and does not support long line views of the countryside. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate openness and mix of durable and non-durable boundaries.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes and no contribution to three. In line with the methodology, the site has therefore been judged to make a weak overall contribution. While the site makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate openness and mix of durable and non-durable boundaries, it makes no contribution to checking unrestricted sprawl, preventing towns from merging or preserving historic towns. The site also makes a moderate contribution to assisting in urban regeneration.	Weak contribution
2335	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Weak contribution: The site is not connected to a settlement. The site is connected to the countryside along a mix of durable and non-durable boundaries. The site's western boundary consists of Mill Lane, which is durable. The site's northern boundary is not durable but is within around 15 metres of the Transpennine Trail, which is durable. Further encroachment to the north would therefore be limited, especially as there is already development between the site and the Transpennine Trail. The site's southern and eastern boundaries have no features and are not durable. The existing land use consists of a vacant building and associated driveway. There is no vegetation and the site contains 100% built form. The site is only connected to the open countryside to the east due to the built development within the countryside to the north, south and west of the site. The site supports no degree of openness as it contains 100% built form, no vegetation and does not support long line views of the countryside. Overall the site makes a weak contribution to safeguarding the countryside from encroachment due to its lack of openness and mix of durable and non-durable	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one and no contribution to three. In line with the methodology, the site has therefore been judged to make a weak overall contribution. The site makes no contribution to checking unrestricted sprawl, preventing towns from merging or preserving historic towns. While it makes a moderate contribution to assisting in urban regeneration, the site only makes a weak contribution to safeguarding the countryside from encroachment due to the level of built form, its lack of openness and mix of durable and non-durable boundaries.	Weak contribution

			boundaries.				
R18/094	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	Weak contribution: The site forms a less essential gap between Lymm and the settlement of Partington in the neighbouring authority of Trafford. Development of the site would slightly reduce the actual but not the perceived gap between the settlements.	Moderate contribution: The site is connected to the settlement along part of its southern boundary, which consists of the Transpennine Trail. This comprises a footpath and two tall lines of mature trees, and may be durable enough to prevent encroachment into the site. The site is connected to the countryside along its northern, western and eastern boundaries and part of its southern boundary. The northern boundary along Birch Brook Road is durable. Other boundaries along field and garden boundaries may not be durable, however all of these are close to durable boundaries along roads and permanent footpaths which would limit encroachment beyond the site if it was developed. The existing land use consists of open countryside. There is no built form and minimal vegetation. Whilst the site is within the countryside there is built development within the Green Belt to the north, east, south and west of the site. The site is connected to open countryside to the north west. The site supports a strong degree of openness as it contains no built form, minimal vegetation and supports long line views of the countryside to the north west. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its openness, mix of durable and non-durable boundaries, and enclosure by built development within the Green Belt.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one and no contribution to two. In line with the methodology, the site has therefore been judged to make a weak overall contribution. While the site makes a moderate contribution to safeguarding the countryside from encroachment due to its mix of durable and non-durable boundaries and to assisting in urban regeneration, it makes no contribution to checking unrestricted sprawl or preserving historic towns. The site also makes a weak contribution to preventing Lymm and Partington from merging.	Weak contribution
2704	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	Weak contribution: The site forms a less essential gap between Lymm and the settlement of Partington in the neighbouring authority of Trafford. Development of the site would slightly reduce the actual but not the perceived gap between the settlements.	Weak contribution: The site is connected to the settlement along its south western boundary. This boundary consists of a tree lined field boundary which is not durable and may not be able to prevent encroachment into the site. The site is connected to the countryside along its northern, eastern, southern and western boundaries. These boundaries are of mixed durability, there is a short southern section along Birch Brook Road which is durable, the northern and western boundaries consist of wooded areas which are mostly durable however may not be durable in the long term. The eastern boundary consists of a made road and a wooded area which is a durable boundary. The southern boundary is not durable and is not defined by features and may not be able to prevent further encroachment. The existing land use consists of a farm property which is being used as a motorcycle repair shop, this is therefore not an agricultural use. The site consists of more than 30% built form with areas of dense vegetation and no long line views. The site does not support any degree of openness. Overall the site makes a weak contribution to safeguarding the countryside from encroachment due to its lack of openness and predominantly durable boundaries with the countryside.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to two purposes, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to safeguarding from encroachment due to its lack of openness and mostly durable boundaries with the countryside. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing Lymm and Partington from merging.	Weak contribution
2642	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Weak contribution: The site is connected to the settlement along its western boundary. This boundary consists of the rear gardens of residential properties with considerable tree lining which may not be durable enough to prevent encroachment into the site. The site is connected to the countryside on three sides. The Transpennine Trail and the B5169 Mill Lane to the north and east form durable boundaries. The site's southern boundary consists of a tree lined garden	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development,	The site makes a moderate contribution to one purpose, a weak contribution to one and no contribution to three. In line with the methodology, the site has therefore been judged to make a weak overall contribution. The site makes no contribution to checking unrestricted sprawl, preventing towns from merging or preserving historic towns. While it makes a moderate contribution to assisting in urban	Weak contribution

			boundary, which is not durable and may not be able to prevent further encroachment if the parcel was developed. The site is currently being developed for a residential property. This property and its associated garden will take up the entire site. There is minimal vegetation within the site. The site is only connected to open countryside to the north as Green Belt to the east and south of the site. The site supports no degree of openness as it contains around 30% built form, minimal vegetation and does not support long line views of the countryside. Overall the site makes a weak contribution to safeguarding the countryside from encroachment due to its current land use and lack of openness.		therefore the site makes a moderate contribution to this purpose.	regeneration, the site only makes a weak contribution to safeguarding the countryside from encroachment due to its lack of openness and current land use.	
R18/107	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is connected to the settlement along its northern and western boundaries. The western boundary consists of garden boundaries which, while clear and contiguous along the boundary, may not be durable enough to prevent encroachment into the site. The northern boundary is durable in some sections along Longcroft Place and Chaise Meadow, although other sections consist of garden boundaries and an unmade section of Millers Lane which are less durable. The site is connected to the countryside predominantly along Mill Lane to the east and Stage Lane to the south, both of which form durable boundaries which could prevent further encroachment if the site was developed. The site's north eastern boundary is comprised of a water body (Healey Flash) which is durable and of garden boundaries close to Mill Lane as there is development within the Green Belt up to the durable boundary of Mill Lane. To the south east of the site, field boundaries form a non-durable boundary however Stage Lane and Mill Lane are in close proximity and would therefore limit any encroachment. The existing land use is open countryside. There is no built form and minimal vegetation, which mainly consists of internal field boundaries. The site is connected to the open countryside on two sides, to the east and south. The site supports a strong degree of openness as it contains no built form, minimal vegetation and supports long line views to the east. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and the non-durable boundaries between the site and the settlement.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and there are non-durable boundaries with the settlement, the boundaries between the site and the countryside are mostly durable and would therefore contain any development preventing it from threatening the overall openness and permanence of the Green Belt. The site also makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
R18/111	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is connected to the settlement along part of its western boundary. This consists of a short section of Oughtrington Lane, which is durable, and a row of garden boundaries for properties on Oughtrington Lane, which may not be durable enough to prevent encroachment into the parcel. The site is connected to the countryside along mainly non-durable boundaries consisting of tree lines and field and garden boundaries, which may not be able to prevent further encroachment if the site was developed. Part of the eastern boundary consists of Helsdale Wood which represents a durable boundary however the remainder of this eastern boundary is not durable. The site has a southern boundary along Higher Lane which is durable. The existing land use is open countryside.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a strong overall contribution. While the site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving historic towns, its openness and predominantly non-durable boundaries mean that it makes a strong contribution to safeguarding the countryside from encroachment. It therefore supports Paragraph 79 of the NPPF by keeping land permanently open. The site also makes a moderate contribution to	Strong contribution

			There is no built form on the site and minimal vegetation mainly consisting of internal field boundaries. The site is well connected to the countryside on all except its south western side. The site supports a strong degree of openness as it contains no built form, minimal vegetation and supports long line views to the east. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and mostly non-durable boundaries.			assisting in urban regeneration.	
R18/145	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is not connected to the settlement. The site is connected to the countryside along a mix of durable and non-durable boundaries. The site's eastern boundary consists of Oughtrington Lane, which is durable. The site's other boundaries consist of tree lined field and garden boundaries, which are not durable and may not be able to prevent further encroachment if the site was developed. The current land use of the site is a former nursing home, which has been closed since 2015, along with associated driveways and gardens. There is between 20 and 30% built form and moderate vegetation. The site is connected to the open countryside to the west however there is built development which is within the Green Belt to the north, east and south of the site. The site supports a weak degree of openness as it contains between 20 and 30% built form, has moderate levels of vegetation and does not support long line views of the countryside. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment as it supports a weak degree of openness although has predominantly non-durable boundaries.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes and no contribution to three. In line with the methodology, the site has therefore been judged to make a weak overall contribution. While the site makes a moderate contribution to safeguarding the countryside from encroachment due to its weak degree of openness and predominantly non-durable boundaries, it makes no contribution to checking unrestricted sprawl, preventing towns from merging or preserving historic towns. The site also makes a moderate contribution to assisting in urban regeneration.	Weak contribution
R18/068	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is connected to the settlement along its southern and western boundaries. Its southern boundary consists of Longbutt Lane, which is durable, however its western boundary consists of thick tree lined field and garden boundaries which may not be durable enough in the long term to prevent encroachment into the site. The site is connected to the countryside along its northern and western boundaries. Its northern boundary is not defined by any features, and would not be durable enough to prevent further encroachment if the site was developed. Its eastern boundary mainly consists of garden boundaries, however it lies close to Oughtrington Lane and the gap between the site and this durable boundary already contains development in the Green Belt. Therefore there would be limited scope for further encroachment beyond the parcel to the east. The existing land use consists of open countryside. There is no built form and minimal vegetation. The site is connected to the open countryside to the north as there is built development which is within the Green Belt to the east of the site. The site supports a strong degree of openness as it contains no built form, minimal vegetation and supports long line views of the countryside to the north. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and the non-durability of its northern boundary.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a strong overall contribution. While the site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving historic towns, its openness and non-durable boundaries mean that it makes a strong contribution to safeguarding the countryside from encroachment. It therefore supports Paragraph 79 of the NPPF by keeping land permanently open. The site also makes a moderate contribution to assisting in urban regeneration.	Strong contribution
R18/120	No contribution: The	No contribution: The site	Strong contribution: The site largely covers the same	No Contribution: Lymm is a	Moderate	The site makes a strong contribution to one	Strong contribution

	site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	does not play a role in preventing towns from merging.	area as site 2161. The site is not connected to the settlement. The site is connected to the countryside along mainly non-durable boundaries, with the exception of the eastern boundary which consists of Oughtrington Lane and is durable. The northern boundary along the unmade Sutch Lane is not durable, however it is close to the durable Bridgewater Canal and therefore there would be limited scope for further encroachment to the north of the site if the site was developed. The western and southern boundaries are not defined by any features and are not durable. The existing land use consists of open countryside. There is no built form and minimal vegetation. The site is well connected to the countryside on all sides, however there is built development which is within the Green Belt to the north of the site. The site supports a strong degree of openness as it contains no built form, minimal vegetation and supports long line views of the countryside to the north and west. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and the non-durability of its southern boundary.	historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a strong overall contribution. While the site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving historic towns, its openness and non-durable boundaries mean that it makes a strong contribution to safeguarding the countryside from encroachment. It therefore supports Paragraph 79 of the NPPF by keeping land permanently open. The site also makes a moderate contribution to assisting in urban regeneration.	
2161	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site largely covers the same area as site R18/120. The site is not connected to the settlement. The site is connected to the countryside along mainly non-durable boundaries, with the exception of the eastern boundary which consists of Oughtrington Lane and is durable. The northern boundary along the unmade Sutch Lane is not durable, however it is close to the durable Bridgewater Canal and therefore there would be limited scope for further encroachment to the north of the site if the site was developed. The western and southern boundaries are not defined by any features and are not durable. The existing land use consists of open countryside. There is no built form and minimal vegetation. The site is well connected to the countryside on all sides, however there is built development which is within the Green Belt to the north of the site. The site supports a strong degree of openness as it contains no built form, minimal vegetation and supports long line views of the countryside to the north and west. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and the non-durability of its southern boundary.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a strong overall contribution. While the site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving historic towns, its openness and non-durable boundaries mean that it makes a strong contribution to safeguarding the countryside from encroachment. It therefore supports Paragraph 79 of the NPPF by keeping land permanently open. The site also makes a moderate contribution to assisting in urban regeneration.	Strong contribution
R18/018	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is connected to the settlement along its northern and western boundaries. These consist of tree lined garden boundaries which are not durable and may not be able to prevent encroachment into the site. The site is connected to the countryside along its eastern and southern boundaries. These consist of tree lined field boundaries which are not durable and may not be able to prevent further encroachment beyond the site if it was developed. The existing land use consists of open countryside. There is no built form and moderate vegetation throughout the site. The site is well connected to the countryside on two sides, however its boundaries with the countryside particularly to the south are short. The site supports a moderate degree of openness as it	No contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. A small section of the western edge of the site is located within the 250m buffer area around Lymm Conservation Area however the Conservation Area is separated from the Green Belt and from the site by six rows of modern residential development (Dairy Farm Close, Grasmere Road, and Mardale Crescent). The site makes no contribution to preserving the setting and special character of	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes and no contribution to three. In line with the methodology, the site has therefore been judged to make a weak overall contribution. While the site makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate openness and non-durable boundaries, it makes no contribution to checking unrestricted sprawl, preventing towns from merging or preserving historic towns. The site also makes a moderate contribution to assisting in urban regeneration.	Weak contribution

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

			from encroachment as, while it has mainly non-durable boundaries, it supports a weak degree of openness.				
1058	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not connected to the settlement. The site is connected to the countryside almost entirely along non-durable boundaries. The boundaries of the main area of the site consist of tree lined field boundaries which are not durable and may not be able to prevent further encroachment beyond the site. The small areas of the site along the Transpennine Trail have more durable boundaries consisting of a major footpath with thick vegetation on either side. The existing land use is relatively open countryside. While the site was formerly in use as a sewage works, there is no visible built form on the site. There are moderate levels of vegetation on the site, mainly consisting of tall trees close to its southern and eastern boundaries. The site is well connected to the countryside on all sides. The site supports a strong degree of openness as it contains no built form, moderate vegetation and supports long line views of the countryside to the north and west. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable boundaries.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a strong overall contribution. While the site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving historic towns, its openness, complete connection with the countryside, and non-durable boundaries mean that it makes a strong contribution to safeguarding the countryside from encroachment. It therefore supports Paragraph 79 of the NPPF by keeping land permanently open. The site also makes a moderate contribution to assisting in urban regeneration.	Strong contribution
R18/082	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is connected to the settlement along its western and southern boundaries. The western boundary consists of hedge lined garden boundaries which may not be durable enough to prevent encroachment into the site. The southern boundary consists of the A6144 Rush Green Road, which is more durable. The site is connected to the countryside along its northern and eastern boundaries. Part of the northern boundary consists of the Transpennine Trail, which is durable, but the majority of the site's northern and eastern boundary consists of non-durable field boundaries which are not durable however the durable Transpennine Trail is within 100m of the boundary and this would contain any encroachment. The existing land use consists of open countryside. There is no built form and low levels of vegetation, mainly consisting of trees along Reddish Lane within the site. The site is well connected to the open countryside to the north. The site supports a strong degree of openness as it contains no built form, low levels of vegetation and supports long line views of the countryside to the north. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable boundaries to the west and east.	Strong contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. The majority of the site is located within the 250m buffer area around Lymm Conservation Area. Part of the site's southern boundary lies adjacent to the Conservation Area. Therefore the site makes a strong contribution to preserving the setting and special character of historic towns.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to two purposes, a moderate contribution to one and no contribution to two. In line with the methodology, the site has been judged to make a strong overall contribution. While the site does not contribute to checking unrestricted sprawl or preventing towns from merging, it makes a strong contribution to preserving the character of the Lymm Conservation Area and safeguarding the countryside from encroachment due to its location, openness and non-durable boundaries. The site also makes a moderate contribution to assisting in urban regeneration.	Strong contribution
R18/016	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is connected to the settlement along its southern boundary. This consists of the A6144 Rush Green Road, which forms a durable boundary which may be able to prevent encroachment into the parcel. The site is connected to the countryside on three sides. These boundaries consist of tree and hedge lined field boundaries, which are not durable and may not be able to prevent further encroachment if the site was developed. The existing land use is a mix of open countryside and a converted farm which is a residential property with associated residential gardens.	Weak contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. The western section of the site is located within the 250m buffer area around Lymm Conservation Area however it is on the edge of the buffer, albeit it is separated by open countryside. Therefore the site makes a weak contribution to preserving the	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate	The site makes a moderate contribution to two purposes, a weak contribution to one and no contribution to two. In line with the methodology, the site has therefore been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding the countryside from encroachment and assisting in urban regeneration, however its boundaries with the settlement are generally durable and it makes no contribution to checking unrestricted sprawl and preventing towns from merging. The site also	Weak contribution

			Built form takes up around 12% of the site in its south western corner, and there is moderate vegetation clustered in the south of the site. The site is well connected to the open countryside on three sides, however there is built development which is within the Green Belt to the east of the site. The site supports a moderate degree of openness as it contains less than 20% built form, moderate levels of vegetation and does not support long line views of the countryside. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate openness and mix of durable and non-durable boundaries.	setting and special character of historic towns.	contribution to this purpose.	makes a weak contribution to preserving the character of the Lymm Conservation Area.	
R18/014	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is connected to the settlement along its eastern and southern boundaries. The southern boundary along the A6144 Rush Green Road is durable. The eastern boundary along Reddish Crescent is currently durable but may not be able to prevent encroachment into the site in the long term. The site is connected to the countryside along its northern and western boundaries. Its northern boundary consists of the Transpennine Trail, which may be durable enough to prevent further encroachment if the site was developed. The site's western boundaries consist of tree and hedge lined field boundaries, which are not durable. The existing land use consists of open countryside. There is a barn structure in the north west of the site used for farming purposes, and there is minimal vegetation. The site is well connected to the countryside on two sides. The site supports a strong degree of openness as it contains no built form, minimal vegetation and supports long line views of the countryside. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and lack of durable long term boundaries.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and there are non-durable boundaries to the west, the northern boundary of the Transpennine Trail could contain any development which would therefore not threaten the overall openness and permanence of the Green Belt. The site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving historic towns. The site also makes a moderate contribution to assisting in urban regeneration.	Moderate contribution

Site	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
R18/03 6	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Lymm and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns. Furthermore the gap is already narrower in other places. The M6 ensures that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement along its eastern boundary. This consists of hedge lined garden boundaries and field boundaries which are not durable and would not be able to prevent encroachment into the site. The boundaries between the site and the countryside include Massey Brook Lane to the north which is durable and dense tree line and a minor watercourse to the west which is durable and could prevent encroachment beyond the site if the site were developed. However the southern boundary is an unmarked field boundary which is not durable and would not prevent encroachment. The existing land use mainly consists of open countryside that is predominately in agricultural use. The site is well connected to the countryside along three boundaries albeit there is existing development within the Green Belt to the immediate west of the site and also further west along Massey Avenue and Massey Brook Lane. The site contains no built form and low levels of vegetation, however there are no long line views because of the surrounding development and the site is set at a lower level to the A56, however the site itself is predominately flat with some slight undulations. Therefore the site supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to the non-durable boundaries between the site and the settlement and the site and the countryside.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as whilst it supports a strong-moderate degree of openness and the southern boundary with the countryside is not durable, the wider area of Green Belt surrounding the site is bound by the durable road boundaries of Booths Lane and Massey Brook Lane which could contain any encroachment and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to checking unrestricted sprawl.	Moderate contribution

1528	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Lymm and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. The M6 ensures that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: There is a mix of durable and non-durable boundaries between the site and the settlement. The Transpennine Trail is lined with thick vegetation and forms a durable southern boundary which may be able to prevent encroachment into the site although the tree lined boundaries between the site, the settlement and Statham Community Primary School on the site's eastern side are not durable, however there is a short extent of the eastern boundary formed by Barsbank Lane that is durable. The boundaries between the site and the countryside are largely durable. The northern boundary is Warrington Road which is a durable boundary which would be able to prevent further encroachment beyond the site, if the site were developed. The western boundary is dense tree line and part of the southern boundary is connected to the countryside and is formed by the Transpennine Trail. These are also durable boundaries able to prevent encroachment beyond the site if it were developed. The existing land use is open countryside that is predominantly in agricultural use. The site includes allotment gardens to the south east however these are not located in the Green Belt and form part of the urban area. There is a strip of dense tree line and a path that runs through the site. The site is connected to the countryside along two boundaries, and due to the shape of the site, it is well connected to the settlement as it is partially enclosed by it. The site has no built form and dense vegetation through the middle of the site. The site slopes slightly towards the Transpennine Trail however the topography and vegetation restrict the long line views and therefore the site supports a moderate degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to the varying durability of the boundaries between the site and the settlement.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as the site supports a moderate degree of openness and the boundaries with the countryside are mostly durable and could contain any development and prevent it from threatening the overall openness and permanence of the Green Belt.. Furthermore the M6 is located further west and represent a very durable boundary which could prevent encroachment beyond. The site makes a moderate contribution to checking unrestricted sprawl.	Moderate contribution
------	--	--	---	---	--	---	-----------------------

1531	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Lymm and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. The M6 ensures that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Weak contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt. The boundaries between the site and the countryside are of mixed durability. The southern boundary is formed by Warrington Road, the eastern boundary is Pool Lane and the north and west boundaries are dense tree line. The dense tree line boundaries are not considered to be durable boundaries that are able to prevent encroachment beyond the site if the site were developed. There has already been encroachment within the site as the existing land use of the site is Statham Lodge Hotel and the associated grounds, with a large part of the site in use as a car park. Therefore there is a significant amount of built form on the site, which equates to more than 30%, and some dense vegetation, therefore there are no long line views and the site has no degree of openness. Overall the site makes a weak contribution to safeguarding from encroachment due to the non-durable boundaries between the site and the countryside and the site not supporting a degree of openness.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to two, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site is not connected to the built up area and there is existing encroachment within the site with the hotel. Given the level of development within the site, the site has no degree of openness and makes a weak contribution to safeguarding from encroachment.	Weak contribution
1229	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Lymm and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. The M6 ensures that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt albeit there is existing development in the Green Belt to the north and west (Statham Lodge Hotel). The boundaries between the site and the countryside are of mixed durability. The southern boundary is formed by Warrington Road which is durable and could prevent encroachment. Pool Lane is the western boundary and is also durable.. The northern and eastern boundaries are dense tree line which are not considered to be durable boundaries that could prevent encroachment however there is limited potential for encroachment to the north given the existing development and also to the east given that Lymm is less than 100m away. The existing land use is open countryside and the site is covered in trees. The site is only connected to open countryside to the south There is no built form and the site is flat, however there is dense vegetation which restricts long line views and therefore the site supports a moderate degree of openness. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate openness and its predominantly durable boundaries	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site is not connected to the built up area and only performs a weak contribution to preventing towns from merging. The site makes a moderate contribution to safeguarding from encroachment due to its moderate degree of openness and its predominantly durable boundaries.	Weak contribution

1622	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Lymm and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. The M6 ensures that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The site is connected to the settlement along the eastern boundary which follows garden boundaries with intermittent tall trees and this may not be able to prevent encroachment into the site in the long term. The boundaries between the site and the countryside are predominately durable. Warrington Road forms the southern boundary, Oldfield Road (footpath) and dense tree line are the northern boundary and the western boundary is formed by dense tree line which is not durable however Pool Lane is located immediately beyond this and is a durable boundary. These durable boundaries are able to prevent encroachment beyond the site if the site were developed. The site is only connected to open countryside to the south and partly to the north given the existing development within the Green Belt to the west (Statham Lodge Hotel) and to the north west (residential properties). The existing use is open countryside that is predominately in agricultural use. The south eastern corner of the site is not in the Green Belt and forms part of the Lymm urban area. The site is flat and has no built form, with some areas of dense vegetation along the boundaries which restricts the open long line views. Therefore the site supports a moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate degree of openness and its predominantly durable boundaries with the countryside.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site is not connected to the built up area and only performs a weak contribution to preventing towns from merging. The site makes a moderate contribution to safeguarding from encroachment as it has a moderate degree of openness and it has predominantly durable boundaries with the countryside.	Weak contribution
------	--	--	--	---	--	---	-------------------

1621	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Lymm and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. The M6 ensures that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt albeit there is existing development within the Green Belt to the south. The boundaries between the site and the countryside are of mixed durability. The western boundary is formed by Pool Lane and is durable and the southern boundary is formed Oldfield Road (footpath) and dense tree line which is also durable, however the northern and eastern boundaries are formed by the limits of the existing development, which is predominantly farm buildings. These are not durable boundaries that would be able to prevent encroachment beyond the site if it were developed albeit Lymm is located less than 100m to the east and therefore there is limited potential for encroachment east. There are existing residential properties within the site along Pool Lane. The site is connected to open countryside to the north and west. The site is flat, it has less than 10% built form however there is dense vegetation on the boundaries and the existing properties limit the open views and therefore the site supports a moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate degree of openness and predominantly durable boundaries.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site is not connected to the built up area and only performs a weak contribution to preventing towns from merging. The site makes a moderate contribution to safeguarding form encroachment due to its moderate degree of openness and predominantly durable boundaries.	Weak contribution
------	--	--	---	---	--	--	-------------------

1891	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Lymm and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. The M6 ensures that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The boundary between the site and the settlement is not durable, consisting of the rear of existing residential development so could not prevent encroachment into the site. The boundaries between the site and the countryside consist of field boundaries to the north and partly to the west around the limits of development, whilst these are not durable boundaries, Pool Lane is located beyond these field boundaries and represents a durable boundary which could prevent encroachment beyond the site if the site was developed. To the south is a durable boundary consisting of Oldfield Road (footpath) and dense tree line which could prevent encroachment. The remainder of the western boundary consists of Pool Lane which is durable. The existing land uses consist of open countryside in agricultural use and also a brook runs through the site which leads to the water body outside of the site. There are farm buildings located to the west of the site with residential properties located outside of the site to the west. The site is well connected to open countryside to the north and west. The site is flat, has no built form as the farm buildings are appropriate uses in the Green Belt, it has areas of dense vegetation and there are no long line views and therefore it supports a moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate degree of openness and predominantly durable boundaries with the countryside.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the site has been judged to make a moderate overall contribution. The site does not contribute to checking unrestricted sprawl. It makes a weak contribution to preventing towns from merging. The site makes a moderate contribution to safeguarding from encroachment due to its moderate degree of openness and predominantly durable boundaries with the countryside. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
------	--	--	--	---	--	--	-----------------------

R18/00 4	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Lymm and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. The M6 ensures that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt albeit there is existing development within the Green Belt to the south. The boundaries between the site and the countryside are of mixed durability. The southern boundary is formed by Oldfield Road (footpath) and dense tree line which represents a durable boundary which could prevent encroachment. The northern boundary consists of an access road and the limits of the farm development to the north which is not a durable boundary which could prevent encroachment however given the existing farm properties there is limited potential for encroachment to the north. The western boundary consists of Pool Lane which is durable and could prevent encroachment. The eastern boundary consists of a field boundary which is not durable however Lymm is located less than 100m to the east and therefore there is limited potential for encroachment east. The site is currently open countryside that is predominately in agricultural use, however there is an access road that goes through the site and dissects it into two. The site is flat with no built form, however there is dense vegetation on the boundaries which limits the open views and therefore the site supports a moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate openness and predominantly durable boundaries.	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site is not connected to the built up area and only performs a weak contribution to preventing towns from merging. The site makes a moderate contribution to safeguarding from encroachment as it has a moderate degree of openness and it has predominantly durable boundaries.	Weak contribution
-------------	--	--	--	--	--	--	-------------------

1527	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between Lymm and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. The M6 ensures that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt albeit Lymm is located less than 20m to the south of the site. The boundaries between the site and the countryside are of mixed durability. Pool Lane forms the northern and western boundary which is durable and able to contain encroachment beyond the site. The southern and eastern boundaries are field boundaries and tree line which are not durable however given the proximity of Lymm there is very limited potential for encroachment to the south. The existing land uses consists of open countryside in agricultural use. The site is well connected to the countryside although there is some existing residential development within the Green Belt to the north of the site. The site is flat, has no built form, some areas of dense vegetation and there are no long line views and therefore it supports a strong-moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its strong-moderate openness and its predominantly durable boundaries with the countryside.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site is not connected to the built up area and only performs a weak contribution to preventing towns from merging. The site makes a moderate contribution to safeguarding from encroachment as it has a strong-moderate degree of openness and it has predominantly durable boundaries. The site makes a moderate contribution to checking unrestricted sprawl.	Weak contribution
2612	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Weak contribution: The site is not adjacent to any settlements and forms part of the washed over village of Broomedge. The site is therefore surrounded by existing residential development within the Green Belt. The boundaries are of mixed durability. The northern boundary is formed by the A56 which is a durable boundary that could prevent encroachment beyond the site. However the east, west and south boundaries are defined by the edge of the existing development, with dense tree line along parts of these. These are not considered to be durable boundaries that could prevent encroachment beyond the site, however the site is enclosed by development and therefore there is limited potential for encroachment. The existing use consists of a residential dwelling and garden that has been recently built. The site is not well connected to the open countryside as it is enclosed by existing development within the Green Belt to the east and west. The site is flat, has a significant amount of built form, low levels of vegetation however there are no long line views and therefore it supports no degree of openness. Overall the site makes a weak contribution to safeguarding the countryside from encroachment due to its limited connection with the countryside, its lack of openness and given that it is enclosed by residential development to the east and west.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. While it makes a moderate contribution to encouraging urban regeneration, the site makes a weak contribution to safeguarding from encroachment as it supports no degree of openness, has a limited connection with the countryside and is enclosed by existing residential development within the Green Belt.	Weak contribution

R18/06 5	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Moderate contribution: The site is connected to the settlement on its north eastern boundary. This consists of Crouchley Lane, which is durable and would be able to prevent encroachment into the site. The site is well connected to the countryside along patially durable boundaries which would be able to prevent further encroachment beyond the site if the site was developed. These consist of a path that provides a walking route around Lymm Dam which is surrounded by dense tree line, and forms the northern and western boundaries and could prevent encroachment beyond the site if the site were developed. However the southern boundary is an unmarked field boundary and could not prevent encroachment beyond the site. The existing land use consists of open countryside that is in agricultural use. The site is predominantly flat with some slight undulations in topography, there is no built form and there are generally low levels of vegetation, with some interspersed trees throughout the site and dense vegetation to the north and west. Overall, the site supports a strong-moderate degree of openness as there are open, long line views. The site makes a moderate contribution to safeguarding the countryside from encroachment, due to the degree of openness and durable boundary with the settlement and partially durable boundaries with the countryside.	Strong contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. The entire north western boundary of the site lies adjacent to the Lymm Conservation Area. Therefore the site makes a strong contribution to preserving the setting and special character of historic towns.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to two and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as, while it makes a strong contribution to preserving the Lymm Conservation Area, it makes a moderate contribution to safeguarding from encroachment as it has a strong-moderate degree of openness and durable boundaries with the settlement.	Moderate contribution
R18/07 6	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is connected to the settlement on its northern and north western sides along hedge lined garden boundaries. These are not durable and would not be able to prevent encroachment into the site. The site's boundaries with the countryside largely consist of field boundaries, the southern boundaries are unmarked and the eastern boundary is a hedge and tree lined field boundary. These are not durable boundaries which could prevent encroachment beyond the site if the site was developed. The existing land use is open countryside that is in agricultural use. There is no built form and low levels of vegetation within the site which supports long line views of the surrounding countryside and overall supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to the non-durable boundaries between the site and the countryside and the site and the settlement, and the strong degree of openness the site supports.	Weak contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. The north western edge of the site is located within the 250m buffer area around Lymm Conservation Area. The Conservation Area is separated from the Green Belt and from the site by modern residential development along Manor Road. Therefore the site makes a weak contribution to preserving the setting and special character of historic towns.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and there are non-durable boundaries between the site and the settlement and the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution

2408	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not contribute to preventing towns from merging.	Moderate contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt. The boundaries between the site and the countryside are of mixed durability. The western and southern boundaries are defined by Crouchley Lane which is a durable boundary that is able to prevent encroachment beyond the site if the site were developed. However the northern and eastern boundary are defined by the limits of the development which are in parts defined on the ground by dense tree line. These are not considered to be durable boundaries that could prevent encroachment beyond the site if the site were developed. The farm located to the east of the site does limit the potential for encroachment east. The site is reasonably well connected to the open countryside. There has already been encroachment within the site as it consists of a residential property with separate garage and outbuilding to the rear and associated garden. The site is flat, with low levels of vegetation, there is less than 20% built form however this prevents open long line views and therefore the site supports a moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate degree of openness, and non-durable boundaries with the countryside, particularly to the north.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. While it makes a moderate contribution to encouraging urban regeneration and a moderate contribution to safeguarding from encroachment, the site does not contribute to preventing towns from merging, checking unrestricted sprawl or preserving the setting of the historic town.	Weak contribution
R18/10 1 and R18/05 1	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is connected to the settlement along its northern boundary. This consists of garden boundaries, which are not durable and would not be able to prevent encroachment into the site. The site is well connected to the countryside along three sides. The Avenue to the south, Cherry Lane to the west and Lakeside Road to the east form durable boundaries which would be able to prevent further encroachment beyond the site if the site were developed. Along the east and west boundaries there are two sections of the boundary which are not formed by Cherry Lane or Lakeside Road and are the limits of dwellings and Cherry Lane Farm which are not durable however the overall boundary is predominately durable. The existing land use consists mainly of open countryside and there is little vegetation. The site helps to prevent further encroachment particularly given the residential properties on The Avenue. The site supports some long line views to the west and overall supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong degree of openness and non-durable boundaries with the settlement.	Strong contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. The majority of the site's eastern boundary lies adjacent to the Lymm Conservation Area and the nearby Bridge at Lymm Dam is a Grade II listed building. Therefore the site makes a strong contribution to preserving the setting and special character of historic towns.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to two purposes, a moderate contribution to one and no contribution to two. In line with the methodology, the site has been judged to make a strong overall contribution. The site makes a strong contribution to preserving the historic town of Lymm and makes a strong contribution to safeguarding from encroachment as it supports a strong degree of openness, and there are non-durable boundaries between the site and the settlement which would not be able to prevent encroachment into the site.	Strong contribution

2210	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not contribute to preventing towns from merging.	Moderate contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt. The boundaries between the site and the countryside are of mixed durability. The eastern boundary is Lakeside Drive which is a durable boundary that is able to prevent encroachment beyond the site if the site were developed. The northern, southern and western boundaries are defined by the limits of the dwelling and garden on the site, which is marked in part by dense tree line however is predominately not durable and would not prevent encroachment beyond the site if it were developed. There has already been encroachment within the site with a residential dwelling and the associated gardens present. The site is well connected to the countryside along all of its boundaries. The site is flat however there is built form and dense vegetation present which restricts long line views and therefore the site supports a weak degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment as whilst it has a weak degree of openness it is well connected to the countryside with some non-durable boundaries.	Strong contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. The site's eastern boundary lies adjacent to the Lymm Conservation Area and the nearby Bridge at Lymm Dam is a Grade II listed building. Therefore the site makes a strong contribution to preserving the setting and special character of historic towns.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to two, and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it has a strong role in preserving the setting and special character of Lymm, the site makes a moderate contribution to safeguarding the countryside from encroachment due to the existing residential dwelling on the site. The site also makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
R18/07 9	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not contribute to preventing towns from merging.	Weak contribution: The site is adjacent to the settlement along the northern boundary and western boundaries. The northern boundary is formed from the rear of residential development and field boundaries which is not a durable boundary that is able to prevent encroachment into the site. The western boundary also links the site to the settlement and is formed by Cherry Lane which is a durable boundary able to prevent encroachment into the site. The boundaries with the countryside are not durable. The southern and eastern boundaries are defined by field boundaries which are not durable or able to prevent encroachment beyond the site if the site were developed. However, the site is currently being developed for use as one large dwelling set in a garden and therefore there has already been encroachment into the site. The site is reasonably well connected to the countryside along two boundaries. As the site is currently being developed, this will result in over 30% built form and therefore will prevent any long line views, resulting in the site having no degree of openness. Overall the site makes a weak contribution to safeguarding the countryside from encroachment due to its existing land use and presence of built form.	Weak contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. The eastern section of the site is located within the 250m buffer area around Lymm Conservation Area however it is on the very edge of the buffer. Therefore the site makes a weak contribution to preserving the setting and special character of historic towns.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to two, and no contribution to two purposes. In line with the methodology, the site has been judged to make a weak overall contribution. There is existing encroachment as the site is currently being developed as a dwelling. Given the level of development within the site, the site has no degree of openness and makes a weak contribution to safeguarding from encroachment. The site makes a weak contribution to preserving the setting and special character of Lymm. The site makes a moderate contribution to assisting in urban regeneration.	Weak contribution

2615	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not contribute to preventing towns from merging.	Weak contribution: The site is adjacent to the settlement along the western boundary. The western boundary is formed by Cherry Lane which is a durable boundary able to prevent encroachment into the site. The boundaries between the site and the countryside are not durable, consisting of field boundaries and the limits of the existing development. These are not durable boundaries that would be able to prevent encroachment beyond the site if the site were developed. There has already been encroachment within the site. The existing land use consists of a residential properties and associated gardens. The site is flat however there is built form covering more than 30% of the site which restricts long line views and therefore the site supports no degree of openness. Overall the site makes a weak contribution to safeguarding the countryside from encroachment due to its existing land use and presence of built form.	No contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. The site is not within 250m of Lymm Conservation Area although the eastern boundary of the site lies parallel to the edge of 250m buffer area. The site makes no contribution to preserving the setting and special character of historic towns.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one, and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. There is existing encroachment within the site with the residential dwellings. Given the level of development within the site, the site has no degree of openness and makes a weak contribution to safeguarding from encroachment. The site makes a moderate contribution to assisting with urban regeneration.	Weak contribution
------	---	---	--	---	--	---	-------------------

R18/07 2	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt. The boundaries with the countryside are of mixed durability. The eastern boundary is predominately defined by field boundaries which are not durable however a short extent of this boundary is defined by Cherry Lane (B5185) which is a durable boundary, although the overall boundary is not durable. The northern boundary is also not durable and consists of a field boundary with some sections of dense tree line but this is not solid enough to be considered as a durable boundary. The southern boundary is formed by dense tree line and is not considered to be durable on its own. These boundaries are all not considered to be durable and able to contain encroachment beyond the site if the site were developed. However, the eastern boundary consists of The Bongs which is an area of dense woodland which contains Bradley Brook and is considered to be a durable boundary that could prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is predominately in agricultural use. The site is well connected to the countryside along all of its boundaries. The site is generally flat however there is a gentle slope to the east towards Bradley Brook. There is no built form and low levels of vegetation within the site, however there is dense vegetation along the boundaries and therefore the long line views are restricted and therefore the site supports a strong-moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness, complete connection with the open countryside, and the predominantly non-durable boundaries between the site and the countryside.	Weak contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. The northernmost edge of the site is located within the 250m buffer area around Lymm Conservation Area however it is separated by dense vegetation and residential properties located on The Avenue. Therefore the site makes a weak contribution to preserving the setting and special character of historic towns.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong-moderate degree of openness, it is completely connected to the open countryside and there are predominantly non-durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
-------------	---	---	--	---	--	--	---------------------

R18/08 1	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between Lymm and the Warrington urban area whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. The M6 ensures that separation is retained. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt albeit Lymm is located less than 50m to the north of the site. The boundaries with the countryside are of mixed durability. The northern boundary is Booths Lane and part of the eastern boundary is Cherry Lane (B5185). These are both durable boundaries that would be able to prevent encroachment beyond the site if the site were developed. The southern, western and remainder of the eastern boundary consist of unmarked field boundaries. Massey Brook also forms part of the western boundary but is not considered to be durable. These boundaries would not prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is predominately in agricultural use. The site is well connected to the countryside along all of its boundaries. The site is generally flat however there is a gentle slope to the west towards Massey Brook. There is no built form and low levels of vegetation within the site, however there is intermittent vegetation along some of the boundaries. Due to this vegetation and the topography, the site does not support open long line views and thus has a strong-moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the non-durable boundaries between the site and the countryside and the degree of openness.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong-moderate degree of openness and there are non-durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
-------------	---	--	--	---	--	--	---------------------

R18/008	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is connected to the settlement of Lymm along the northern boundary. The boundary is defined by Booth's Lane which is a durable boundary that is able to prevent encroachment into the site. The boundaries between site and the countryside are of mixed durability. The eastern boundary is predominately formed by Cherry Lane, with a small section surrounding the limits of a small number of residential developments. The boundary to the east is predominately durable and able to prevent encroachment beyond the site if the site were developed. The southern and western boundaries are field boundaries that are in some areas marked by trees and hedges, however this is not durable enough to prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is predominately in agricultural use. The site is well connected to the countryside along three boundaries. The site is generally flat and there is no built form and low levels of vegetation within the site and therefore the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the non-durable boundaries between the site and the countryside and the degree of openness.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and there are non-durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/113	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt. The boundaries between site and the countryside are of mixed durability. The eastern boundary is formed by Cherry Lane which is a durable boundary that is able to prevent encroachment beyond the site if the site were developed. The northern, southern and western boundaries consist of hedge lined field boundaries, which are not durable and would not be able to prevent further encroachment. The existing land use is predominately open countryside however there has already been some encroachment into the site with a dwelling located off Cherry Lane. The site is well connected to the countryside along all of its boundaries. The site is generally flat and there is less than 10% built form. There is some dense vegetation along the boundaries, and therefore the long line views are limited in places so the site supports a strong-moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the predominantly non-durable boundaries between the site and the countryside, the site's complete connection with the countryside and the strong-moderate degree of openness.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong-moderate degree of openness, it is completely connected to the countryside and there are predominantly non-durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution

R18/09 2	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not contribute to preventing towns from merging.	Weak contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt. The boundaries between the site and the countryside are of mixed durability. The northern, southern, eastern and western boundaries are defined by the limits of the dwelling and gardens of the site, which are not durable boundaries, regardless of the presence of dense tree line along the northern boundary. There has already been encroachment within the site with a residential dwelling and the associated gardens present. The site is completely connected to open countryside along all of its boundaries. The site is flat however there is built form and dense vegetation present which restricts long line views and therefore the site supports a weak degree of openness. Overall the site makes a weak contribution to safeguarding the countryside from encroachment due to its existing land use and presence of built form.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one, and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. There is existing encroachment within the site with the residential dwelling. Given the level of development within the site, the site has a weak degree of openness and makes a weak contribution to safeguarding from encroachment. The site makes a moderate contribution to assisting with urban regeneration. The site does not contribute to preventing towns from merging or checking unrestricted sprawl.	Weak contribution
-------------	---	---	--	---	--	---	-------------------

[illegible]

R18/084	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and St. Helens whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement along the southern and eastern boundaries. To the south the boundary is non-durable consisting of dense tree line which may not be able to prevent encroachment into the site in the long term. The eastern boundary consists of Phipps Lane which is a durable boundary that would be able to prevent encroachment into the site in the long term. The boundaries between the site and the countryside are mixed as there is the northern section of Phipps Lane to the east and north which are durable, however most of the northern boundary is formed by a field boundary and the limits of residential development which is not durable albeit Phipps Lane is beyond this. The western boundary is a metalled road with tree lining which is a fairly durable boundary which could prevent encroachment. The existing land use is agricultural. The site is well connected to open countryside to the west given there is existing residential development within the Green Belt to the immediate north of the site. The site is flat, with no built form, low levels of vegetation and open long line views and thus supports a strong degree of openness. Overall, the site makes a strong contribution to protecting the countryside from encroachment due to its strong openness and non-durable southern boundary with the settlement.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the southern boundary with the settlement is not durable, the site's boundaries with the countryside are durable and could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes a weak contribution to preventing towns from merging.	Moderate contribution
R18/080	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and St. Helens whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Weak contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt albeit the washed over village of Collins Green is located to the north of the site and there is existing development within the Green Belt to the south. The boundaries between the site and the countryside are of mixed durability. The northern boundary is Broad Lane, the eastern boundary is Penny Lane and the western boundary is dense woodland which forms part of Colliers Moss Common Nature Reserve. These are durable boundaries able to prevent encroachment beyond the site if it were developed. The southern boundary dissects the existing development on the site and is not marked by a durable feature, it is therefore not a durable boundary able to contain encroachment. The existing land use in the northern part of the site is open countryside and White House Farm, whilst the southern section consists of part of the brewery within the site. The site contains less than 20% built form, and is flat, however there is dense vegetation and built form surrounding the site which prevent open views. Therefore the site supports a weak degree of openness. Overall the site makes a weak contribution to protecting the countryside from encroachment due to the existing built form and predominantly durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to two, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to safeguarding the countryside from encroachment as it has mostly durable boundaries and there is existing built form. The site makes a weak contribution to preventing towns from merging. The site does not contribute to preserving the setting of historic towns.	Weak contribution

1800	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Moderate contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt although it is within the washed over village of Collins Green and there is existing development in the Green Belt to the north and south. The boundaries between the site and the countryside are of mixed durability. The eastern boundary is durable as consists of the railway line, however all of the other boundaries are field boundaries that are marked by dense tree line and are not durable boundaries able to prevent encroachment beyond the site if the site were developed. The existing land use is open countryside, with a significant amount of vegetation in the form of trees covering the site. The site is only connected to open countryside to the west The site slopes gently towards the railway line, and there is no built form however there is dense vegetation which prevents any long line views and therefore the site supports a moderate degree of openness. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment due to its moderate openness and limited connection to open countryside given the existing development within the washed over village.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding the countryside from encroachment, with a moderate degree of openness and a limited connection to open countryside given its location within the washed over village of Collins Green. The site makes a moderate contribution to assisting with urban regeneration. It does not contribute to preventing towns from merging.	Weak contribution
R18/085	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and St Helens and Newton-le-Willows whereby development of the site would reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt albeit the site is nearly completely enclosed by existing residential development within the Green Belt. The boundaries between the site and the countryside are of mixed durability. The northern boundary predominantly consists of Lumber Lane which is durable, with a section of the site formed by the rear of a strip of existing development along Lumber Lane. The southern boundary is similar, with the boundary mostly formed by Phipps Lane, with a section of the boundary the limits of Derby Farm. These boundaries are both predominantly durable. The eastern and western boundaries are both formed by field boundaries and the limits of residential development and school along Green Lane and Forshaw's Lane. These are not durable boundaries however Green Lane and Forshaw's Lane are durable boundaries beyond this which could prevent encroachment beyond the site if it were developed. The existing land use is agricultural. The site is connected to open countryside to the north and south west. The site is flat, with no built form, low levels of vegetation and open long line views and thus supports a strong degree of openness. Overall, the site makes a strong contribution to protecting the countryside from encroachment due to its openness and the existing encroachment around the boundaries of the site.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness, it's boundaries with the countryside beyond the existing residential development consist of durable road boundaries which could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a weak contribution to preventing towns from merging and a moderate contribution to assisting in urban regeneration.	Moderate contribution

R18/083	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and St Helens and Newton-le-Willows whereby development of the site would reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the settlement is non-durable, consisting of fenced/hedged garden boundaries to the south of the site. As the majority of the boundary follows garden lines and field boundaries, these will not be able to prevent encroachment into the site in the long term. The boundary between the site and the countryside is a durable road boundary with Green Lane to the west, and the limits of existing properties on Lumber Lane forms the northern boundary however Lumber Lane is beyond this and is a durable boundary. These boundaries would be able to prevent encroachment beyond the site if the site were developed. However the eastern boundary follows field boundaries and is not a durable boundary able to prevent encroachment into the site. The existing land use is open countryside in agricultural use. The site is connected to open countryside to the north and east as there is existing residential development in the Green Belt to the west. There is no built form and low levels of vegetation in the site, and the site is flat and has open long line views and thus supports a strong degree of openness. Overall, the site makes a strong contribution to protecting the countryside from encroachment due to its openness and non-durable boundaries with the settlement.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the boundaries between the site and the settlement are non-durable, there are durable boundaries between the site and the countryside to the west and north and also further east beyond the site. Thus any development would be contained and would therefore not threaten the openness and permanence of the Green Belt. The site makes a moderate contribution in assisting in urban regeneration.	Moderate contribution
R18/054	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and St Helens and Newton-le-Willows whereby development of the site would reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the settlement is non-durable, consisting of fenced/hedged garden boundaries to the east and south of the site. As the majority of the boundary follows garden lines, these will not be able to prevent encroachment into the site in the long term. The boundary between the site and the countryside is a durable road boundary to the north with Lumber Lane however the western boundary follows field boundaries which are not durable. Lumber Lane would be able to prevent encroachment beyond the site if it were developed, but the field boundaries would not be able to prevent encroachment. The existing land use is open countryside in agricultural use. The site is connected to open countryside along two boundaries to the north and west. There is no built form and low levels of vegetation in the site, and the site is flat and has open long line views and thus supports a strong degree of openness. Overall, the site makes a strong contribution to protecting the countryside from encroachment due to the non-durable boundaries between the site and the settlement.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the boundaries between the site and the settlement are non-durable, there are durable boundaries between the site and the countryside to the north and also further west beyond the site. Thus any development would be contained and would therefore not threaten the openness and permanence of the Green Belt. The site makes a moderate contribution in assisting in urban regeneration.	Moderate contribution

R18/058	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and St Helens and Newton-le-Willows whereby development of the site would reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the settlement is non-durable, consisting of fenced/hedged garden boundaries to the east and south of the site. As the majority of the boundary follows garden lines, these will not be able to prevent encroachment into the site in the long term. The boundaries between the site and the countryside to the north and west consist of field boundaries, some of which have tree lining. These are not durable boundaries that could prevent encroachment beyond the site if it were developed. The existing land use is open countryside in agricultural use. The site is connected to open countryside to the north. There is no built form and low levels of vegetation in the site, and the site is flat and has open long line views and thus supports a strong degree of openness. Overall, the site makes a strong contribution to protecting the countryside from encroachment due to the non-durable boundaries between the site and the settlement and the site and the countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness all of the site's boundaries are non-durable, the wider area of Green Belt to the north and west of the site has durable road boundaries (Lumber Lane and Green Lane) which could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution in assisting in urban regeneration.	Moderate contribution
1634	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap the Warrington urban area and Lowton whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt albeit the M62 is located less than 50m to the south of the site and Croft is located less than 300m to the north. The boundaries between the site and the countryside consist of Spring Lane to the east which is durable. The shape of the site means the southern boundary is very short but is also formed by Spring Lane. The northern boundary consists of a field boundary with the adjacent farm to the north which is marked by dense tree line and the western boundary is a series of field boundaries adjacent to Springfield House Farm. The northern and western boundaries are not considered to be durable boundaries able to prevent encroachment beyond the site if the site were developed. The existing land use consists of open countryside in agricultural use. The site is flat with no built form and low levels of vegetation, thus there are long line views and the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and has non-durable boundaries, the site is located within the Green Belt between Croft and the M62 and therefore any development would be contained and would not threaten the overall openness and permanence of the Green Belt. The site makes a moderate contribution in assisting in urban regeneration.	Moderate contribution

1635	Weak contribution: The M62 forms a durable boundary between the site and the built up area. This is a permanent boundary that is durable enough to prevent sprawl into the site in the long term. The site is only connected to the urban area along this short southern boundary. Overall the site makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The site forms a less essential gap the Warrington urban area and Lowton whereby development of the site would reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary with the Warrington urban area to the south is durable consisting of the M62. This boundary could prevent encroachment into the site. The boundaries between the site and the countryside consist of Spring Lane to the west which is durable. The northern and western boundaries are field boundaries with sparse trees along these. These three boundaries are not considered to be durable boundaries able to prevent encroachment beyond the site if the site were developed. The site is well connected to the countryside along three boundaries. The existing land use consists of open countryside in agricultural use. The site is flat with no built form and low levels of vegetation, thus there are long line views and the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to two, and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and has non-durable boundaries, the site is located within the Green Belt between Croft and the M62 and therefore any development would be contained and would not threaten the overall openness and permanence of the Green Belt. The site makes a moderate contribution in assisting in urban regeneration.	Moderate contribution
2590	Weak contribution: The M62 combined with Delph Lane forms a durable boundary between the site and the built up area. This is a permanent boundary that is durable enough to prevent sprawl into the site in the long term. The site is only connected to the urban area along this southern boundary. Overall the site makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The site forms a less essential gap between Newton-le-Willows and the Warrington urban area whereby development of the site would slightly reduce the gap between the towns however would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The southern boundary between the site and the settlement is the M62 and Delph Lane which is durable and would prevent encroachment. The boundaries between the site and the countryside consist of Mill Lane to the west which is durable, to the north the boundary is formed by Watery Lane and Hollins Lane. The eastern boundary is defined by field boundaries in part, with the majority of the eastern boundary marked by Coney Grove Woods, which in part runs through the site. The boundaries with the countryside are predominantly considered to be durable boundaries able to prevent encroachment beyond the site if the site were developed. Mill Lane splits part of the site, and therefore forms the eastern boundary for a small section, and the western boundary for these areas is a disused railway line (Sankey Valley Park Trail). The two smaller sites are split by Old Alder Lane, which forms the north boundary for one and southern boundary for the other. These are also durable boundaries able to prevent further encroachment. The site is connected to open countryside to the north and west. To the east is Hollins Park Hospital and existing residential development within the Green Belt. The existing land use consists of open countryside in agricultural use. The site is flat, with less than 10% built form but with some areas of dense vegetation which restricts long line views in places and therefore the site supports a strong-moderate degree of openness. Overall, the site makes a moderate contribution to protecting the countryside from encroachment due to its strong-moderate openness and durable boundaries with both the settlement and the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the relevant Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to two, and no contribution to one. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding the countryside from encroachment as although it supports a strong-moderate degree of openness, the boundaries between the site and the settlement are durable, and the boundaries between the site and the countryside are also predominately durable.. The site makes a weak contribution to checking unrestricted sprawl and from preventing towns from merging. The site does not contribute to preserving the setting of historic towns.	Weak contribution

R18/141	Weak contribution: Delph Lane forms a durable boundary between the site and the built up area. This is a permanent boundary that is durable enough to prevent sprawl into the site in the long term. Delph Lane only forms a short extent of the southern boundary, which is the section which connects the site and the Warrington urban area. The site is only connected to the urban area along this southern boundary. Overall the site makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The site forms a less essential gap between Newton-le-Willows and the Warrington urban area whereby development of the site would slightly reduce the gap between the towns however would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the settlement is Delph Lane which is durable and would prevent encroachment. The boundaries between the site and the countryside consist of Mill Lane to the west which is durable and to the north and east is dense tree lining from Coney Grove Woods, the majority of which is durable although some of the north western sections may not be permanently durable in the long term. The majority of the southern boundary is only defined by field boundaries which is not a durable boundary about to prevent encroachment beyond the site if the site were developed, however just to the south is Delph Lane and the M62 and in combination, these could prevent encroachment beyond the site. The site is connected to open countryside to the north west and west as there is existing development within the Green Belt to the north east and east.. The existing land use consists of open countryside in agricultural use, with animals present on the site. The site is flat, with no built form, minimal vegetation and open long line views and thus it supports a strong degree of openness. Overall, the site makes a strong contribution to protecting the countryside from encroachment.	No contribution: Warrington is a historic town however the site is not within 250m of the relevant Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two, and no contribution to one. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the boundaries between the site and the countryside are not permanently durable, the boundaries between the site and the settlement, beyond the field boundary to the south consist of the M62 and Delph Lane. These are durable boundaries which could prevent development from encroaching into the site and therefore not threatening the openness and permanence of the Green Belt. The site makes a moderate contribution in assisting in urban regeneration.	Moderate contribution
1810	Weak contribution: Delph Lane forms a durable boundary between the site and the built up area. This is a permanent boundary that is durable enough to prevent sprawl into the site in the long term. The site is only connected to the urban area along this southern boundary. Overall the site makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The site forms a less essential gap between Newton-le-Willows and the Warrington urban area whereby development of the site would slightly reduce the gap between the towns however would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The boundary between the site and the settlement is Delph Lane which is durable and would prevent encroachment. The boundaries between the site and the countryside consist of field boundaries and the limits of the existing farm development to the north (Delph Farm). Most of these boudnaries are tree lined however these are not considered to be durable enough to prevent encroachment beyond the site if the site were developed. The site is well connected to the countryside along three boundaries. The site is flat, it contains a residential property which is associated with Delph Farm. It therefore has less than 10% built form, however there is dense vegetation and no long line views and therefore the site supports a moderate degree of openness. Overall, the site makes a moderate contribution to protecting the countryside from encroachment due to its openness and durable boundaries with the settlement.	No contribution: Warrington is a historic town however the site is not within 250m of the relevant Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to two, and no contribution to one. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding the countryside from encroachment, with a moderate degree of openness and durable boundaries between the site and the settlement. The site makes a weak contribution to preventing towns from merging and from checking unrestricted sprawl. The site does not contribute to preserving the setting of historic towns.	Weak contribution

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

R18/140	Weak contribution: The A49 forms a durable boundary between the site and the built up area to the west. This is a durable boundary that is able to prevent sprawl into the site in the long term. The site is only connected to the urban area along a very short section of this western boundary. Overall the site makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The site forms a less essential gap between Newton-le-Willows and the Warrington urban area whereby development of the site would slightly reduce the gap between the towns however would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is adjacent to the settlement along a short section of the western boundary which consists of the A49 which is durable. The site's boundaries with the countryside are predominantly not durable. The southern boundary consists of Townfield Lane and tense tree line which is durable in part and the western boundary consists of the A49 which is also durable. These durable boundaries could prevent encroachment beyond the site if the site was developed. The northern and eastern boundaries consist of field boundaries which are not durable and could not prevent encroachment. The site is connected to open countryside to the east whilst the Arbury Court Mental Health Hospital is located to the south. The existing land use is open countryside that is in agricultural use, as well as the Hollins Park Social Club and accompanying car park. The site contains less than 10% built form, low levels of vegetation and is flat with open long line views and thus it supports a strong degree of openness. Overall, the site makes a strong contribution to protecting the countryside from encroachment due to the strong openness and non-durable boundaries to the north and east.	No contribution: Warrington is a historic town however the site is not within 250m of the relevant Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although the site supports a strong degree of openness and the northern and eastern boundaries are not durable, the boundary between the site and the settlement consisting of the A49 is durable enough to prevent development from encroaching into the site and therefore not threatening the openness and permanence of the Green Belt. The site makes a moderate contribution in assisting in urban regeneration.	Moderate contribution
2670	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Newton-le-Willows whereby development of the site would reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The southern boundary between the site and the settlement is a hedge and tree line which is not durable and would not prevent encroachment in the long term. The boundaries between the site and the countryside are of mixed durability. The western boundary consists of Golborne Road and the eastern boundary is Waterworks Lane, which are durable boundaries able to prevent encroachment beyond the site if the site were developed. The northern boundary however is not durable and is a field boundary that is not marked by a durable feature on the ground. The site is well connected to open countryside along three boundaries. The existing land use is open countryside that is in agricultural use. The site is flat with no built form, low levels vegetation and therefore long line views are present, thus the site supports a strong degree of openness. Overall, the site makes a strong contribution to protecting the countryside from encroachment due to its strong openness and non-durable boundary with the settlement.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the boundaries with the settlement are not durable, the boundaries with the countryside are predominantly durable apart from the northern boundary however the M6 is located further north. This is a very durable boundary. Thus any development would be contained and would therefore not threaten the openness and permanence of the Green Belt. The site makes a moderate contribution in assisting in urban regeneration.	Moderate contribution

R18/040	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Newton-le-Willows whereby development of the site would reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the settlement is a hedge and tree line which is not durable and would not prevent encroachment in the long term. The boundaries between the site and the countryside are of mixed durability. The western boundary consists of Golborne Road and the eastern boundary is Waterworks Lane, which are durable boundaries able to prevent encroachment beyond the site if the site were developed. The northern boundary however is not durable and is a field boundary that is not marked by a durable feature on the ground. The site is well connected to open countryside along three boundaries. The existing land use is open countryside that is in agricultural use. The site is flat with no built form, low levels vegetation and therefore long line views are present, thus the site supports a strong degree of openness. Overall, the site makes a strong contribution to protecting the countryside from encroachment due to its strong openness and non-durable boundary with the settlement.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the boundaries with the settlement are not durable, the boundaries with the countryside are predominantly durable apart from the northern boundary however the M6 is located further north. This is a very durable boundary. Thus any development would be contained and would therefore not threaten the openness and permanence of the Green Belt. The site makes a moderate contribution in assisting in urban regeneration.	Moderate contribution
R18/007	Not reassessed as generally the same as W15						
2859	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Newton-le-Willows whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt. Therefore the site is well connected to the countryside. The site is an irregular shape, with the main area of the site and the access road leading up to it included within the site. The boundaries of the main site are field boundaries and the limit of existing development which is not marked by durable features on the ground, these are therefore not durable or able to prevent encroachment beyond the site if the site were developed. The access road part of the site follows the road and does not have durable boundaries, however it leads off the A49 which does form a very short, but durable, eastern boundary. The existing land use is Cop Holt Farm, with the site containing farm buildings and a residential property associated with the farm and an area of open countryside. The site contains less than 10% built form as the built form that is present is considered to be appropriate within the Green Belt, it is flat and there is only vegetation along the boundaries, there are long line views thus the site supports a strong degree of openness.. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness, its complete connection to open countryside and the non-durable boundaries with the countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site has a strong degree of openness as it consists of a residential property associated with the farm, it is completed connected to open countryside and it has non-durable boundaries, thus it makes a strong contribution to safeguarding from encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a weak contribution to preventing towns from merging.	Strong contribution

1828	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt albeit there is an existing residential dwelling in the Green Belt to the immediate west of the site. The site is well connected to the countryside. The boundaries of the site are mainly field boundaries and the limit of existing development which is not marked by durable features on the ground, these are therefore not durable or able to prevent encroachment beyond the site if the site were developed. The northern boundary is durable and is defined by Hermitage Green Lane, which could prevent encroachment beyond the site if the site were developed. The existing land use appears to be a garden of the house which is to the west of the site. The site contains no built form and low levels of vegetation, and despite the adjacent residential dwelling there are still open long line views and the site has a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to the non-durable boundaries and the strong openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose and no contribution to three. In line with the methodology, professional judgement has been used to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site has a strong degree of openness, it is small and forms part of the garden of an existing residential property in the Green Belt thus it is unlikely to threaten the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
2850	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Weak contribution: The site is not adjacent to any settlements however it forms part of the washed over village of Hermitage Green The site is connected to open countryside to the north and east. The boundaries of the site and the countryside are mixed. The western boundary is Gerosa Avenue and the northern boundary is the A573. These are durable boundaries able to prevent encroachment beyond the site if it were developed. The southern boundary is defined by the limits of the development of the existing dwelling located on the site, and the eastern boundary is a field boundary which are not durable boundaries able to contain encroachment. The site's existing use is a residential dwelling. The site therefore contains more than 30% built form, and although it is flat with minimal vegetation, there are no long line views and thus the site supports no degree of openness. Overall, the site makes a weak contribution to safeguarding the countryside from encroachment due to the existing development.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one and no contribution to three. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to assisting in urban regeneration. It makes a weak contribution to safeguarding from encroachment due to the existing residential development and its location within the washed over village of Hermitage Green. It makes no contribution to preventing towns from merging.	Weak contribution
2519	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Weak contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt however it is adjacent to the Causeway Bridges Business Centre to the north. The site is connected to open countryside along its remaining boundaries. The boundaries of the site and the countryside are mixed. The eastern boundary is a track, the northern boundary is formed by the limits of the existing development to the north and the south and west boundaries consist of field boundaries. The site contains a building which appears to be in a use related to Causeway Bridges Business Centre which is directly to the north of the site. The site has less than 20% built form, dense vegetation and therefore does not support open long line views and has a weak degree of openness. Overall, the site makes a weak contribution to safeguarding the countryside from encroachment due to the existing development and weak degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one and no contribution to three. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to protecting the countryside from encroachment due to the existing built form in the site and the weak degree of openness. The site makes a moderate contribution assisting in urban regeneration.	Weak contribution

R18/064	Not re-assessed, same as site WI3 with boundary along inner tree line						
2415	<p>Weak contribution: The site is adjacent to the Warrington urban area at its north eastern corner consisting of Laburnum Lane. This represents a durable boundary which could prevent sprawl into the site. The site only has a very limited connection with the built up area. The site therefore makes a weak contribution to checking unrestricted sprawl.</p>	<p>No contribution: The site does not play a role in preventing towns from merging.</p>	<p>Moderate Contribution: The site has a very limited connection with the settlement consisting of Laburnum Lane which represents a durable boundary which could prevent encroachment. There is existing development within the Green Belt to the north however the site is connected to open countryside to the south and west. The site has boundaries that vary in durability. The eastern boundary is Laburnum Lane which is a durable boundary which could prevent encroachment. The western boundary is in part defined by an access road, which is considered to be durable, and the other part is a field boundary which is not durable. The southern boundary is a field boundary and the northern boundary consists of the limits of the existing development, neither of which are durable. The boundaries are predominantly not durable boundaries and would not be able to prevent encroachment beyond the site if the site were developed. The existing land use is mixed, with the most southern part of the site open countryside, and then a residential dwelling is located on the site and farm buildings linked to Laburnum Farm which have small retail businesses within them. The site is flat, with minimal vegetation however there is built form present. Therefore the site has less than 20% built form, with no long line views and thus supports a moderate degree of openness. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment due to its durable boundary with the settlement, its moderate openness and the existing built form.</p>	<p>No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.</p>	<p>Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.</p>	<p>The site makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to assisting in urban regeneration and safeguarding the countryside from encroachment as there is existing built form within the site and it has a durable boundary with the settlement. The site makes a weak contribution to checking unrestricted sprawl. The site makes no contribution to preventing towns from merging.</p>	<p>Weak contribution</p>

Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
R18/020	Weak contribution: The M6, Juniper Lane and dense tree line and A57 form a durable boundary between the site and the built up area which could prevent sprawl into the site. The site has a limited connection to the built up area being only connected along part of its western boundary. Given the shape of the built-up area, development of the site would not round of the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Cadishead within the neighbouring authority of Salford whereby development of the site would reduce the gap between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the built up area is durable consisting of the M6, Juniper Lane and dense tree line to the west of the site. The boundaries between the site and the countryside are of mixed durability. The A57 to the south is durable, Brook Lane which is a made track lined by a stream to the east is durable, Juniper Lane to the west, and field boundaries lined by hedgerow to the north are not permanently durable in the long term to prevent encroachment beyond the site. The site is well connected to the countryside along three boundaries and the motorway forms a significant boundary between the site and the Warrington urban area which makes the site visually separate from the urban area. The existing land use consists of open countryside in agricultural use with some residential properties and stables located along Brook Lane. The site is flat with less than 10% built form and no vegetation. There are open long line views thus the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable boundaries with the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two, and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is well connected to the countryside and supports a strong degree of openness and there are non-durable boundaries between the site and the countryside and therefore the site has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	Strong contribution
R18/019	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Cadishead within the neighbouring authority of Salford whereby development of the site would reduce the gap between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt. The boundaries between the site and the countryside are not durable. To the north and west the boundary is Brook Lane which is a made track lined by a stream which is durable. The southern and eastern boundaries are not marked by a physical feature on the ground and would not prevent encroachment. The existing land use consists of open countryside in agricultural use. The site is connected to the countryside along all of its boundaries. The site is flat with less than 10% built form and no vegetation. There are open long line views thus the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable boundaries with the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two, and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is well connected to the countryside and supports a strong degree of openness and there are non-durable boundaries between the site and the countryside and therefore the site has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	Strong contribution

2863	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Cadishead within the neighbouring authority of Salford whereby development of the site would reduce the gap between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt. The boundaries between the site and the countryside are of mixed durability. To the south the boundary is Brook Lane which is a made track lined by a stream and field representing a durable boundary. The remaining boundaries consist of the limits of the existing farm development to the north, east and west which are not marked by a physical feature on the ground. These are not permanent features that are readily recognisable and could not prevent encroachment beyond the site if the site were developed. The existing land use consists of a farm which covers the site that currently contains a building. The site is flat with less than 10% built form as the existing agricultural built form is appropriate in the Green Belt and there is no vegetation. There are open long line views thus the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable boundaries with the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two, and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is well connected to the countryside and supports a strong degree of openness and there are non-durable boundaries between the site and the countryside and therefore the site has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	Strong contribution
R18/077	Weak contribution: The railway line forms a durable boundary to the north of the site and the M6 forms a durable boundary to the west. These are both able to prevent sprawl into the site. The site is connected to the built up area along two of its boundaries. Given the shape of the built-up area, development of the site would not round of the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The boundary between the site and the built up area is durable consisting of the railway line to the north and the M6 to the west, these are able to prevent encroachment into the site. The boundaries between the site and the countryside are not durable, consisting of field boundaries to the east of the site and the south which are not marked by any physical features on the ground and are not durable enough to prevent encroachment beyond the site if it were developed. The site is split into two with Moss Lane running through the site which provides access to Moss Lane Farm which is located outside of the site. The site is connected to open countryside along two boundaries however feels disconnected from the settlement to the north and west due to the strong boundaries. The existing land use consists of open countryside in agricultural use. The site is flat with less than 10% built form and no vegetation. There are open long line views thus the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable boundaries with the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two, and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is well connected to the open countryside and supports a strong degree of openness and there are non-durable boundaries between the site and the countryside and therefore the site has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	Strong contribution
R18/135	Weak contribution: The M6 and A57 form a durable boundary between the site and the built up area which could prevent sprawl into the site. The site has a limited connection to the built up area along its western boundary. Given the shape of the built-up area, development of the site would not round of the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the gap between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the built up area is durable consisting of the M6 to the west and a small section of the A57 to the north. These are able to prevent encroachment into the site. The boundaries between the site and the countryside are of mixed durability. The River Mersey forms a durable boundary to the south, the A57 forms a durable boundary to the north, and an unmarked field boundary forms a non-durable boundary to the east. This eastern boundary would not be able to prevent encroachment beyond the site if it were developed. The site is connected to the countryside along two boundaries and feels disconnected from the Warrington urban area to the west as it is across the motorway. The existing land use consists of open countryside that is predominantly in agricultural use. The site is flat with no built form or vegetation. There are open long line views thus the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable eastern boundary with the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two, and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the eastern boundary with the countryside is not durable, the remaining boundaries are durable and consist of strong boundaries (M6, A57 and River Mersey) which could prevent encroachment from the settlement or contain development so it would not threaten the overall openness and permanence of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	Moderate contribution

R18/021A	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the gap between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt. The boundaries between the site and the countryside are of mixed durability, consisting of the River Mersey to the south and the A57 to the north which are durable and able to prevent encroachment beyond the site if it were developed. However the eastern boundary consists of a tree lined stream boundary and the western boundary is an unmarked field boundary which would not be able to prevent encroachment beyond the site if the site was developed. The site is well connected to the countryside along all of its boundaries. The existing land use consists of open countryside that is predominantly in agricultural use. The site is flat with no built form or vegetation. There are open long line views thus the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness, its complete connection with the countryside and the non-durable eastern and western boundaries with the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two, and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness, and it is completely connected to the open countryside along all of its boundaries and the eastern and western boundaries are not durable therefore the site has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	Strong contribution
R18/024	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the gap between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt. The boundaries between the site and the countryside are of mixed durability, consisting of the River Mersey to the south which is durable and able to prevent encroachment beyond the site if it were developed. The eastern boundary is mixed consisting of a small section of Swithen Hill Wood which is durable and a made track and part field boundary and dense tree line which is not completely durable and may not be able to prevent encroachment beyond the site. The western boundary is a tree lined stream boundary which is not durable enough to prevent encroachment The northern boundary is an unmarked field boundary that is just south of the development limits of Brookside Farm. These are not considered to be durable to prevent encroachment beyond the site. The site is well connected to the countryside along all of its boundaries. The existing land use consists of open countryside that is predominantly in agricultural use. The site is flat with no built form or vegetation. There are open long line views thus the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable northern, western and part eastern boundaries with the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is well connected to the countryside and supports a strong degree of openness and there are non-durable boundaries between the site and the countryside and therefore the site has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	Strong contribution
R18/023	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the gap between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt. The boundaries between the site and the countryside are of mixed durability, consisting of the A57 to the north which is durable and able to prevent encroachment beyond the site if it were developed. However the eastern, western and southern boundaries are field boundaries which are not marked on the ground by a durable feature, and therefore could not prevent encroachment beyond the site if it were developed. The site is well connected to the open countryside along all of its boundaries with agricultural buildings to the east, and south and a residential property to the west The existing land use consists of open countryside that is predominantly in agricultural use. The site is flat with no built form or vegetation. There are open long line views thus the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable boundaries with the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is well connected to the countryside and supports a strong degree of openness and there are non-durable boundaries between the site and the countryside and therefore the site has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	Strong contribution

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

R18/028	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt. The boundaries between the site and the countryside are of mixed durability, consisting of the A57 to the south which is durable, with the northern, eastern and western boundaries unmarked field boundaries which are not durable and could not prevent encroachment beyond the site if the site were developed. The existing land use consists of open countryside that is predominantly in agricultural use, and the site is connected to open countryside along all of its boundaries. The site is flat with no built form or vegetation. There are open long line views thus the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and the predominantly non-durable boundaries with the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is well connected to the countryside and supports a strong degree of openness and the northern, eastern and western boundaries are non-durable and therefore the site has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	Strong contribution
R18/015	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt. The boundaries between the site and the countryside are of mixed durability. The southern boundary is the A57 and the western boundary is Tomfield Wood, both of which are durable boundaries that could prevent encroachment beyond the site if it were developed. The northern and eastern boundary are marked by the limits of the existing nursery development and not durable features and therefore are not considered to be durable boundaries that could prevent encroachment. The existing land use consists of a residential dwelling and various small buildings that house a number of businesses and a nursery with allotments that cover the majority of the site. The nursery and allotment uses and buildings are acceptable agricultural uses in the Green Belt and therefore do not count towards built form. The site is connected to the wider countryside along all of its boundaries. The site is flat, with less than 10% built form and low levels of vegetation. There are open, long line views to the south and therefore the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable boundaries with the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is well connected to the countryside and supports a strong degree of openness and there are non-durable boundaries between the site and the countryside and therefore the site has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	Strong contribution
R18/134	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt. The boundaries between the site and the countryside are of mixed durability. The southern boundary is defined by dense tree line and the Mersey Way (a long distance path) with the River Mersey beyond this, thus this represents a durable boundary. The other boundaries are field boundaries which are not marked on the ground and are therefore not durable boundaries which are able to prevent encroachment beyond the site if it were developed. The existing land use consists of Rixton New Hall Farm and land that is open countryside in agricultural use. The site is connected to the countryside along all of its boundaries. The site is flat and has less than 10% built form as the built form is appropriate within the Green Belt, and there are low levels of vegetation on the site. There are also open, long line views to the south and therefore the site supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable boundaries with the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is well connected to the countryside and supports a strong degree of openness and there are non-durable boundaries between the site and the countryside and therefore the site has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	Strong contribution

R18/030	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt. The boundaries between the site and the countryside are of mixed durability. The western boundary is a very short boundary and is formed by Holly Bush Lane which is durable however the other boundaries are unmarked field boundaries which are not durable and could not prevent encroachment beyond the site if it were developed. The existing land use is open countryside that is predominantly in agricultural use. The site is connected to the countryside along all of its boundaries. The site is flat, with low levels of vegetation and no built form, and the site also has open, long line views and therefore supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable boundaries with the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is well connected to the countryside and supports a strong degree of openness and there are mostly non-durable boundaries between the site and the countryside and therefore the site has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	Strong contribution
R18/022	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the gap between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt. The boundaries between the site and the countryside are of mixed durability. The eastern boundary is formed by Holly Bush Lane, which is a durable boundary that could prevent encroachment beyond the site if the site were developed. However the northern and western boundaries are field boundaries that are not marked by a physical feature, and the southern boundary is a hedge and tree lined field boundary and therefore are not durable and could not prevent encroachment. The existing land use is open countryside that is predominantly in agricultural use. The site is connected to the countryside along all of its boundaries. The site is flat, with low levels of vegetation and no built form, and the site also has open, long line views and therefore supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable boundaries with the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is well connected to the countryside and supports a strong degree of openness and there are mostly non-durable boundaries between the site and the countryside and therefore the site has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	Strong contribution
R18/021B	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the gap between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt. The boundaries between the site and the countryside are of mixed durability. The southern boundary is predominantly defined by the A57 and part of the western boundary is defined by Holly Bush Lane which is durable, with both being able to prevent encroachment beyond the site if it were developed. The remaining boundaries are not permanently durable and may not be able to prevent encroachment beyond the site if the site was developed. The northern boundary is a hedge and tree lined field boundary. Part of the western boundary is the limits of the existing nursery development to the west which is not durable. The western boundary is Brook Lane which is a made track lined by a stream which is durable although may not be permanently durable in the long term. The existing land use is open countryside that is predominantly in agricultural use. The site is flat, with low levels of vegetation and no built form, and the site also has open, long line views and therefore supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable boundaries with the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is well connected to the countryside and supports a strong degree of openness and there are non-durable boundaries between the site and the countryside and therefore the site has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	Strong contribution

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

R18/112	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt. To the north there is some existing residential ribbon development within the Green Belt. The northern boundary consists of the rear gardens of residential properties which does not represent a durable boundary which could prevent encroachment beyond the site if it were developed. The eastern boundary consists of a wooded area in the south (Thelwall Gorse) which represents a durable boundary and continues with low lying hedges with some gaps which do not represent a durable boundary. The southern boundary is durable consisting of Knutsford Road. The western boundary consists of low lying hedges which follow an unmade track and which end in a footpath to the north accessible from Weaste Lane. This is not a durable boundary which could prevent encroachment beyond the site if it were developed. The existing land use consists of open countryside in agricultural use. The site is very flat with no vegetation and open long line views throughout. Thus it supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness, its complete connection to the countryside and predominantly non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness, it is completely connected to the countryside and it has predominantly non-durable boundaries with the countryside. The site therefore has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging.	Strong contribution
2878	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	No contribution: The site consists of an access road between existing residential properties within the Green Belt. The southernmost section of the site consists of a residential dwelling (Cuerdon Cottage). The access road is unmade and is lined by hedges and walls which mark the limits of the residential properties. Whilst this would not represent a durable boundary the site does not technically have boundaries since it consists of an access road which is completely enclosed by existing development within the Green Belt. There is therefore no potential for encroachment within the site or for further encroachment beyond the site. The site is not connected to any open countryside. The site is completely built form and is surrounded by high levels of built form, with heavy vegetation. There are therefore no long line views and it supports no degree of openness. Overall the site makes no contribution to safeguarding from encroachment due its use, its lack of any openness, and its complete enclosure by existing development within the Green Belt.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose and no contribution to four purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to assisting in urban regeneration. The site makes no contribution to safeguarding from encroachment as it has no connection to open countryside given that the site consists of an access road and a residential dwelling which are completely enclosed by existing residential properties within the Green Belt. The site makes no contribution to preventing towns from merging or from checking unrestricted sprawl.	Weak contribution

R18/123	Weak contribution: The site has a very limited connection to the built up area being only connected along the north western corner of Knutsford Road. This represents a durable boundary however may not be permanently durable in the long term given the existing sprawl to the south of the site consisting of residential development. Thus overall the site makes a weak contribution to checking unrestricted sprawl.	No contribution: The site does not play a role in preventing towns from merging.	Weak contribution: The site is only connected to the built up area along its north western corner with Knutsford Road which represents a durable boundary. The site is connected to the countryside along predominantly durable boundaries consisting of the Bridgewater Canal to the north, Cliff Lane to the east, and Knutsford Road to the west. These durable boundaries could prevent encroachment beyond the site if it were developed. The southern boundary consists of a fence marking the limits of residential development to the south which may not be permanently durable. The site is surrounded by existing development within the Green Belt in the form of residential development to the east and south, it is therefore enclosed and does not adjoin any open countryside. The existing land use consists of the marina with access to the canal with some temporary cabin buildings including a small office and toilets and an area of surface car parking. The site is set at a higher level compared to its surroundings particularly compared to Cliff Lane. There is less than 20% built form however there are no long line views due to its enclosure by existing development and due to heavy vegetation thus the site supports a weak degree of openness. Overall the site makes a weak contribution to safeguarding from encroachment due to its weak openness and enclosure by existing development within the Green Belt.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	Weak contribution: The site makes a moderate contribution to one purpose, a weak contribution to two purposes and no contribution to two purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to assisting in urban regeneration. The site makes a weak contribution to safeguarding from encroachment due to its weak degree of openness and enclosure by existing development within the Green Bet. It makes a weak contribution to checking unrestricted sprawl. It does not contribute to preventing towns from merging.	Weak contribution
1628	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is connected to open countryside along all of its boundaries although the southern boundary is adjacent to existing residential ribbon development within the Green Belt along Weaste Lane. The site's boundaries with the countryside are of mixed durability. The northern boundary consists of the Bridgewater Canal which is a durable boundary which could prevent encroachment beyond the site if it was developed. The eastern boundary consists of intermittent tree line which has fencing in parts but also has gaps and is not durable. The western boundary consists of a tree line and concrete post fence however this has gaps and is not durable. The southern boundary consists of the fenced rear gardens of residential properties which is not a durable boundary. These non-durable boundaries may not be able to prevent encroachment beyond the site if it was developed. The existing land use consists of open countryside in agricultural use. There is no built form. The site is flat and very open with no vegetation and long line views thus it supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and predominately non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, and no contribution to three. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness, it is well connected to the countryside and it has predominantly non-durable boundaries with the countryside. The site therefore has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Strong contribution

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

1623	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt although Highfields Manor is located to the north of the site. The site's boundaries with the countryside are of mixed durability. The northern boundary of the limits of development of Highfields Manor which does not represent a durable boundary which could prevent encroachment. The western boundary consists of a wooded area which is durable. The eastern and southern boundaries consist of field boundaries which are not durable and would not be able to prevent encroachment beyond the site if the site was developed. The existing land use consists of open countryside. There is no built form, the site is flat with low levels of vegetation. There are long line views with Knutsford Road visible in the distance. The site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and predominantly non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness, it is well connected to the countryside and it has predominantly non-durable boundaries with the countryside. The site therefore has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging.	Strong contribution
1624	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt. The site's boundaries with the countryside are not durable and would not be able to prevent encroachment beyond the site if the site was developed. The northern and western boundaries consist of field boundaries which are not durable whilst the eastern and southern boundaries consist of low lying hedges which are not durable. The existing land use consists of open countryside in agricultural use. There is no built form, the site is flat with no vegetation within it. There are long line views with Knutsford Road visible in the distance. The site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and lack of any durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness, it is completely connected to the open countryside and all of its boundaries with the countryside are non-durable. The site therefore has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging.	Strong contribution

1511	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to any settlements and is fully surrounded by open countryside and the wider Green Belt. The site's boundaries are of mixed durability. The northern boundary consisting of Weaste Lane represents a durable boundary which could prevent encroachment. The eastern and southern boundaries consist of intermittent tree lines and overgrown shrubbery meaning they are not clearly defined and do not represent durable boundaries which could prevent encroachment beyond the site if the site was developed. The western boundary consists of the private road to Highfield Farm and Cottages, this is an unmade road lined by hedges and tree however this would not be durable enough to prevent encroachment beyond the site if the site was developed. The existing land use consists of open countryside which is somewhat overgrown. A rusty metal storage container is located to the south west corner of the site. The site has less than 10% built form, it is flat with no vegetation within it and therefore there are relatively open views. The site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and predominantly non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness, it is completely connected to the open countryside and it has predominantly non-durable boundaries with the countryside. The site therefore has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging.	Strong contribution
R18/037	Weak contribution: The boundary between the site and the built-up area consists of Bell Lane. This is a durable boundary although may not be permanently durable in the long term to prevent sprawl given the existing sprawl to the north of the site. The site is only connected to the built up area along this western boundary. There is existing ribbon development close to the site along Bell Lane and Stockport Road however due to the size of the site it does not have a role in preventing further ribbon development. Overall the site makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the built up area along its western boundary of Bell Lane which is a durable boundary although may not be permanently durable given the existing encroachment to the north and south of the site. The boundaries between the site and the countryside are not durable and consist of the fenced garden of the residential property to the north and a wooden and wire fence to the east and the south. These are not durable boundaries which could prevent encroachment beyond the site if the site was developed. The site is connected to open countryside to the east and south although there is existing development within the Green Belt immediately to the north and further to the south and east. The site consists of open countryside, it has no built form and is flat with vegetation around the boundaries. Views are fairly open although long line views are somewhat hindered by vegetation and thus it supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and the northern, eastern and southern boundaries with the countryside which are all non-durable.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two and no contribution to one. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. The site supports a strong-moderate degree of openness and although it has non-durable boundaries with the countryside, there is existing development within the Green Belt to the immediate north and further to the south and east of the site which therefore limits the impact of development on the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging and checking unrestricted sprawl.	Moderate contribution

R18/116	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to the settlement and is fully connected to the countryside and wider Green Belt however there is existing development within the Green Belt to the west, south and further north and north east of the site. The boundaries between the site and the countryside are of mixed durability consisting of Lymm Road to the north and Stockport Road to the south, both of which are durable boundaries which could prevent encroachment beyond the site if the site was developed. The western boundary consists of the rear gardens of residential properties and a wooden and wire post fence which are not durable and would not be able to prevent encroachment. The eastern boundary consists of tall mature trees which due to their height represent a durable boundary. The site contains no built form and the topography is undulating sloping upwards from Lymm Road. The site consists of open countryside, it has no built form and is flat with vegetation around the boundaries. Views are fairly open although long line views are somewhat hindered by vegetation and thus it supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable western boundary.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. The site supports a strong-moderate degree of openness and although the western boundary is not durable, the remaining boundaries are all durable plus there is existing development within the Green Belt to the immediate west and south and further east which therefore limits the impact of development on the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging and checking unrestricted sprawl.	Moderate contribution
---------	---	--	--	--	--	---	-----------------------

R18/034	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. Overall the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The site is not adjacent to the settlement and is fully surrounded by countryside and the wider Green Belt however it is relatively enclosed by existing development within the Green Belt to the east and west. The boundaries between the site and the countryside are predominantly durable. The northern boundary consists of Stockport Road which is durable, the eastern boundary consists of Deans Lane which is durable, the southern boundary consists of the heavily tree lined disused railway line which is a made footpath and which is durable. These durable boundaries could prevent encroachment beyond the site if the site was developed. The western boundary consists of the limits of the existing residential property to the west which is marked by a hedge. Whilst this does not represent a durable boundary there is no possibility of further encroachment to the west given the existing development within the Green Belt. The residential property to the north west is excluded from the site and is separated by a hedge however there is no potential for further encroachment into this area. The existing land use consists of open countryside. The site is flat with no vegetation within it. There are no long line views due to the residential properties to the east and west and heavy tree lining along the southern boundary. The site supports a strong-moderate degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its openness, predominantly durable boundaries, and limited connection with the open countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding from encroachment as whilst it has a strong-moderate degree of openness, it has predominantly durable boundaries and a limited connection with the open countryside due to the surrounding development within the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. It makes a weak contribution to preventing towns from merging and no contribution to checking unrestricted sprawl and preserving the historic town.	Weak contribution
---------	---	--	--	--	--	---	-------------------

1618	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. Overall the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The site is not adjacent to the settlement and is fully surrounded by countryside and the wider Green Belt however there is existing residential and industrial development in the Green Belt to the north and west and the M6 is located to the east. The site is connected to open countryside to the south. The site has boundaries of mixed durability consisting of the M6 to the east which is durable, the Bridgewater Canal to the south which is durable, and Stockport Road to the north which is durable. These durable boundaries could prevent encroachment beyond the site if the site was developed. The western boundary is not durable, the northern half consists of a heavily tree lined access road whilst the remainder of it consists of a drain with some tree and hedge lining which may not be permanently durable enough to prevent encroachment. Part of the northern boundary cuts through the Camsley Grange Farm site and does not represent a durable boundary however Stockport Road is close by to the north. The existing land use consists of areas of open countryside and heavy woodland to the south. The disused railway line cuts through the site and includes a heavily tree lined footpath. To the north, the site includes part of Camsley Grange Farm which is being used for various light industrial uses including a garage. There are also a number of greenhouses to the north east corner of the site. There are also a number of light industrial uses occupying the north western section of the site. The site has less than 20% built form and the topography of the site is varied with the northern section at a lower level. There are areas of dense vegetation which hinder long ling views in some places. Thus the site supports a moderate-weak degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its moderate-weak degree of openness and the presence of non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding from encroachment as it is connected to open countryside to the south, it has a moderate-weak degree of openness and it has some non-durable boundaries. The site makes a moderate contribution to assisting in urban regeneration. It makes a weak contribution to preventing towns from merging and no contribution to checking unrestricted sprawl and preserving the historic town.	Weak contribution
------	---	--	--	--	--	--	-------------------

R18/100	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. Overall the site makes a weak contribution to preventing towns from merging.	Weak contribution: The site is not adjacent to the settlement and is fully surrounded by countryside and the wider Green Belt however it is enclosed by existing residential and industrial development in the Green Belt to the north, east and west. The site is connected to open countryside to the south. The site has predominantly durable boundaries consisting of Stockport Road to the north and the former disused railway line which is now a heavily tree lined footpath to the south. These durable boundaries could prevent encroachment beyond the site if the site was developed. To the east and west, the limits of development are demarcated by tall mature trees. These may not be permanently durable boundaries however there is already existing encroachment to the east and west which enclose the site. The existing land use consists of ADS recycling with the site being used for waste disposal, recycling and skip hire. This site is therefore completely developed. It has more than 50% built form, there are no long line views and the boundaries consist of heavy vegetation, thus it supports no degree of openness. Overall the site makes a weak contribution to safeguarding from encroachment due to its lack of openness as it is completely developed and its limited connection to the open countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to two, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to safeguarding from encroachment as it is completely developed and has a limited connection to the open countryside. The site makes a moderate contribution to assisting in urban regeneration. It makes a weak contribution to preventing towns from merging and no contribution to checking unrestricted sprawl and preserving the historic town.	Weak contribution
R18/062	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. Overall the site makes a weak contribution to preventing towns from merging.	Weak contribution: The site is not adjacent to the settlement and is fully surrounded by countryside and the wider Green Belt however there is existing light industrial development in the Green Belt to the south and west. The site's northern boundary consisting of Stockport Road is durable and could prevent encroachment beyond the site if the site was developed. The site's remaining boundaries consists of the limits of development to the east, south and west. Whilst tall tree lining marks these boundaries, these are not permanently durable boundaries however there is limited potential for further encroachment due to the existing development to the east, south and west. Furthermore there are durable boundaries further east and south consisting of the M6 and the former disused railway line which is now a heavily tree lined footpath. The existing land use consists of a residential dwelling and outbuildings with associated garden. The site has approximately 30% built form, the topography of the site slopes slightly upwards from north to south, there is heavy vegetation around the site's boundaries and there are no long line views due to the surrounding developments. Thus the site supports a weak-no degree of openness. Overall the site makes a weak contribution to safeguarding from encroachment due to its lack of openness and limited connection to the open countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to two, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to safeguarding from encroachment as it lacks openness and has a limited connection to the open countryside. The site makes a moderate contribution to assisting in urban regeneration. It makes a weak contribution to preventing towns from merging and no contribution to checking unrestricted sprawl and preserving the historic town.	Weak contribution

1613	Weak contribution: The boundary between the site and the built-up area consists of Stockport Road which represents a durable boundary which could prevent sprawl. The site is connected to the built up area along its northern boundary. Given the pattern of the built up area, development of the site alongside the adjacent areas of land to the east and west which are already mostly developed could be seen as rounding off the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.	No contribution: The site does not play a role in preventing towns from merging.	Weak contribution: The site is only connected to the countryside along the southern boundary. The boundary between the site and the built up area consists of Stockport Road which is a durable boundary however may not be permanently durable given the existing encroachment within the site. The boundary between the site and the countryside consists of the heavily tree lined footpath which is the disused railway which is durable and could prevent encroachment beyond the site if the site was developed. To the east and west the boundaries consist of the limits of existing development which do not have durable boundaries however given the existing development there is limited potential for further encroachment. The existing land use consists of residential properties and their associated driveways and gardens. There is heavy tree lining around the site's boundaries but also within the gardens. There is approximately 20-30% built form and no long line views thus the site supports no degree of openness. Overall the site makes a weak contribution to safeguarding from encroachment due to its lack of openness and limited connection with the open countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to two, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to safeguarding from encroachment as it lacks openness and has a limited connection to the open countryside. There are durable boundaries between the site and the built up area and development of the site alongside other adjacent areas of land could be seen as rounding off the settlement pattern thus it makes a weak contribution to checking unrestricted sprawl. The site makes a moderate contribution to assisting in urban regeneration. It makes no contribution to preventing towns from merging or preserving the historic town.	Weak contribution
R18/017	Weak contribution: The boundary between the site and the built up area consists of Stockport Road to the north west and Knutsford Road to the west, both of which represents durable boundaries which could prevent sprawl into the site. The site is connected to the built up area along these western and north western boundaries. Given the pattern of the built up area, development of the site alongside the adjacent area of land to the north could be seen as rounding off the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The boundaries between the site and the built up area are durable consisting of Stockport Road and Knutsford Road. The boundaries between the site and the countryside consists of the Bridgewater Canal and Cliff Lane to the south and All Saints Drive to the east, these represent durable boundaries which could prevent encroachment beyond the site if the site was developed. A small section of the southern boundary follows a private access road and field boundary which are not durable boundaries, however the Bridgewater Canal is within 100m of this and represents a durable boundary. The existing land uses consists of open countryside in agricultural use. Thelwall Hays manor is located in the middle of the site however it is excluded from the site. The site contains no built form. The topography of the site is slightly undulating and the land is higher to the north of the site. There are areas of dense vegetation which hinder long line views across the site. The site supports a moderate degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its level of openness and predominantly durable boundaries.	Weak contribution: Warrington is a historic town. The site crosses an important viewpoint of the Parish Church although it is separated from the historic centre of Warrington and it is not within 250m of the Warrington Town Centre Conservation Areas. The site therefore makes a weak contribution to this purpose.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to two, and no contribution to one. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to safeguarding from encroachment as it lacks openness and has a limited connection to the open countryside. There are durable boundaries between the site and the built up area and development of the site alongside other adjacent areas of land could be seen as rounding off the settlement pattern thus it makes a weak contribution to checking unrestricted sprawl. The site makes a moderate contribution to assisting in urban regeneration. It makes a weak contribution to preserving the setting and character of historic towns due to it crossing an important viewpoint of the Parish Church. It makes no contribution to preventing towns from merging.	Weak contribution

2514	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is not adjacent to the settlement and is fully surrounded by countryside and the wider Green Belt however there is existing residential development within the Green Belt to the immediate west and also further south of the site. The site's boundaries are not durable consisting of the limits of development marked by a fence. These boundaries would not be able to prevent encroachment beyond the site if the site was developed. The Bridgewater Canal is however located close by to the south and represents a durable boundary. The existing land use consists of former farm buildings located adjacent to a residential property which is excluded from the site. Given the agricultural use, the site therefore has less than 10% built form and low levels of vegetation however long line views are hindered by surrounding vegetation and topography thus overall it supports a moderate degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its moderate degree of openness, lack of durable boundaries and the adjacent existing development within the Green Belt.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, and no contribution to three. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding from encroachment as it has a moderate degree of openness and is adjacent to existing development within the Green Belt however it has non-durable boundaries. The site makes a moderate contribution to assisting in urban regeneration. It makes no contribution to preventing towns from merging, checking unrestricted sprawl or preserving the historic town.	Weak contribution
R18/148	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to the settlement and is fully surrounded by open countryside and the wider Green Belt. The site's boundaries with the countryside are not durable consisting of Bradley Brook which is lined by a fence and trees albeit some of these are intermittent and therefore this does not represent a durable boundary which could prevent encroachment. The eastern boundary consists of a field boundary with a path and intermittent trees which is not durable and would not be able to prevent encroachment. The southern boundary consists of Barleycastle Lane which does represent a durable boundary. The western boundary consists of a field boundary which is only lined by shrubs and which does not represent a durable boundary. The existing land use consists of open countryside in agricultural use. There is a farm (Barleycastle Farm) located within the site. The site is flat with no built form, no vegetation and open long line views thus it supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong openness, complete connection with the countryside and predominantly non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness, it is completely connected to the countryside and it has predominantly non-durable boundaries with the countryside. The site therefore has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns form merging.	Strong contribution

R18/043	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is adjacent to Appleton Thorn along its western boundary which consists of the limits of the Barleycastle Trading Estate which is fenced off but does not represent a durable boundary and would not be able to prevent encroachment into the site. The site is connected to the open countryside along three boundaries. The northern boundary consists of Barleycastle Lane which is a durable boundary. The eastern and southern boundaries are not defined by any features and do not represent durable boundaries which could prevent encroachment beyond the site if the site was developed. The existing land use consists of an overgrown piece of open countryside. The site has no built form, there is overgrown vegetation however it is fairly low lying and whilst the land slopes slightly upwards from north to south there are fairly long line views. Thus the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and predominantly non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, and no contribution to three. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and it has predominantly non-durable boundaries, the wider area of Green Belt to the east and south is well contained by Barleycastle Lane and the M56 and therefore any development within the site would not threaten the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and no contribution to preventing towns from merging or checking unrestricted sprawl.	Moderate contribution
R18/147	SAME AS AT10 - therefore not assessed						
R18/061	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is adjacent to Appleton Thorn along its western boundary consisting of Barleycastle Lane which is durable and could prevent encroachment into the site and Bradley Brook which is not durable. The site is connected to open countryside along two of its boundaries consisting of a field boundary to the east which is only lined by shrubs and which does not represent a durable boundary. To the north is Bradley Brook which is lined by a fence and trees albeit some of these are intermittent and therefore this does not represent a durable boundary which could prevent encroachment beyond the site if the site was developed. The existing land use consists of open countryside in agricultural use. Booth's Farm is excluded from the site. The site is flat with no built form, and low levels of vegetation apart from the copse to the east of the site. Thus the site has open long line views and supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong openness and predominantly non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and it has non-durable boundaries with the countryside. The site therefore has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns form merging.	Strong contribution

R18/106	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is adjacent to Appleton Thorn along its western boundary consisting of the limits of the Barleycastle Trading Estate which includes tree lining but does not represent a durable boundary and would not be able to prevent encroachment into the site. The site is connected to the countryside along its remaining boundaries. These are of mixed durability. The northern boundary with the countryside consists of the B5356 Grappenhall Lane which represents a durable boundary. The eastern boundary consists of the M6 which represents a durable boundary. These boundaries could prevent encroachment beyond the site if the site was developed. The southern boundary consists of Bradley Brook which is lined by a fence and trees albeit some of these are intermittent and therefore this does not represent a durable boundary which could prevent encroachment beyond the site if the site was developed. The existing land use consists of open countryside in agricultural use. Bradley Hall Farm and Cottages is located in the middle of the site. The site has less than 10% built form, it is fairly flat with low levels of vegetation overall, with the exception of Bradley Gorse to the south east corner of the site. Thus there are open long line views and the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable western and southern boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and has some non-durable boundaries, the eastern and northern boundaries are particularly durable motorway and road boundaries and could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging.	Moderate contribution
R18/142	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is adjacent to Appleton Thorn along its eastern boundary consisting of Barleycastle Lane which represents a durable boundary which could prevent encroachment into the site. The site is well connected to the open countryside however these boundaries are predominantly not durable. To the north, west, and south west are hedge and tree lined field boundaries which are not durable and would not be able to prevent encroachment beyond the site if the site was developed. To the south is the B5356 which is a durable boundary which could prevent encroachment. The existing land use consists of open countryside in agricultural use. The topography is fairly flat with some undulations and there is no built form and low levels of vegetation thus there are very open long line views and the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and non-durable boundaries with the countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and there are non-durable boundaries between the site and the countryside, the boundaries between the site and the settlement are durable enough to prevent development from encroaching into the site and therefore not threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging.	Moderate contribution

R18/139 - A	Weak contribution: The site is connected to the built up area along its northern boundary consisting of the Bridgewater Canal and Chester Road which represents a durable boundary which could prevent sprawl into the site. Overall the site makes a weak contribution to checking unrestricted sprawl.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The northern boundary between the site and the built up area is durable consisting of the Bridgewater Canal and Chester Road which could prevent encroachment into the site. The site adjoins open countryside to the south and Grappenhall Village Sports Club to the west. The southern boundary with the countryside consists of Stockton Lane which although is a durable boundary, may not be permanently durable in the long term to prevent encroachment beyond the site if the site was developed. The western boundary which consists of the boundary of the Sports Club is formed by a concrete post fence and trees however there are gaps in the trees and this therefore does not represent a durable boundary which could prevent encroachment. The existing land use consists of a small triangular area of open countryside with a few trees on it and which forms part of the embankment to the Canal. The site has no built form, sparse trees and it is flat with open long line views thus it supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and not permanently durable boundaries.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the southern and western boundaries with the open countryside may not be permanently durable enough to prevent encroachment, the boundary with the settlement consists of the Bridgewater Canal and Chester Road. This therefore represents a durable boundary which could prevent development from encroaching into the site and from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to checking unrestricted sprawl.	Moderate contribution
R18/139 - B	Weak contribution: The site only has a limited connection to the built up area along part of the northern boundary. The boundaries between the site and the built up area consists of the Bridgewater Canal lined by Stockton Lane which represents a durable boundary which could prevent sprawl into the site. Overall the site makes a weak contribution to checking unrestricted sprawl.	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is connected to the Warrington urban area to the north and Grappenhall Heys to the south. The boundaries between the site and the settlements to the north and south are durable consisting of the Bridgewater Canal and Stockton Lane to the north and a very dense wooded area to the south. These boundaries could prevent encroachment into the site. The boundaries between the site and the countryside are mostly durable with the exception of the eastern boundary which consists of a low hedge and the boundary around Grappenhall Cricket Club. The remaining durable boundaries consist of Lumb Brook Road to the west, dense wooded area and tree lining to the south west, and a made metalled footpath with hedge lining to the south east. This south eastern boundary may not be permanently durable in the long term however the remaining boundaries could prevent encroachment beyond the site if the site was developed. The site is connected to the open countryside along a number of boundaries however given that it adjoins both the Warrington urban area and Grappenhall Heys it is fairly contained by the settlement. The site consists of undeveloped open countryside in agricultural use. The site is flat with limited vegetation consisting of low lying hedges, field lines, and vegetation along the southern boundaries. It has long line views, thus it supports a strong degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its durable boundaries with the settlements and being contained by both the Warrington urban area and Grappenhall Heys.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports a strong degree of openness however it is contained by the Warrington urban area and Grappenhall Heys and there are durable boundaries between the site and both settlements. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to checking unrestricted sprawl. The site does not contribute to preventing towns from merging or preserving the setting and character of historic towns.	Weak contribution

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

R18/146	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is connected to the settlement along its northern boundary. Half of this is durable consisting of a very dense wooded area which could prevent encroachment whilst the other half consists of a tree lined field boundary which is not durable and would not be able to prevent encroachment into the site. The site is well connected to the open countryside along three boundaries. These boundaries are predominantly not durable. They consist of tree and hedge lined field boundaries to the east and south which do not represent durable boundaries which could prevent encroachment beyond the site if the site was developed. The western boundary consists of a dense wooded area which is a durable boundary which could prevent encroachment. The existing land use consists of open countryside in agricultural use. There is no built form and the site slopes up from the northern boundary to the southern boundary. Apart from the western section of woodland, there is limited vegetation within the site. Thus the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong openness and predominantly non-durable boundaries with the countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, and no contribution to three. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and the boundaries between the site and the countryside are predominantly not durable, the site's boundaries with the settlement are partly durable and could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
2177	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Weak contribution: The site is not connected to the settlement and is fully surrounded by open countryside and the wider Green Belt however there is existing residential development within the Green Belt to the north and west. The existing use of the site consists of the former Grappenhall School with associated car parking area and playground area. The school is no longer in use. The site's boundaries therefore consist of the limits of development and car parking and do not represent durable boundaries which could prevent encroachment beyond the site if the site was developed. The site is completely developed and therefore has more than 50% built form. There is vegetation around the boundaries of the site and there are no long line views thus the site supports no degree of openness. Overall the site makes a weak contribution to safeguarding from encroachment as whilst it lacks openness it is well connected to open countryside, with non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to safeguarding from encroachment as it is well connected to the countryside with non-durable boundaries however it lacks openness. The site makes a moderate contribution to assisting in urban regeneration. It makes no contribution to checking unrestricted sprawl, preventing towns from merging or preserving the setting and character of historic towns.	Weak contribution

2470	<p>Weak contribution: The site is connected to the built up area along its eastern boundary. This boundary consists of the Bridgewater Canal which represents a durable boundary which could prevent sprawl. Given the shape of the built up area, development of the site alongside the adjacent areas of land to the west and north could be seen as rounding off the settlement pattern. Given that the site is completely developed representing existing sprawl within the Green Belt, it has a limited role in preventing further sprawl. Overall the site makes a weak contribution to checking unrestricted sprawl.</p>	<p>No contribution: The site does not play a role in preventing towns from merging.</p>	<p>Weak contribution: The site is connected to the built up area along its eastern boundary consisting of the Bridgewater Canal. This is a durable boundary which could prevent encroachment into the site. The site is connected to the countryside along its remaining boundary however it is surrounded by existing development within the Green Belt. The existing land use of the site consists of The Old Rectory pub restaurant and associated car park and garden. The northern boundary consists of the limits of the pub garden which is lined by trees, whilst the western boundary consists of the wall of the adjacent churchyard. These are not durable boundaries which could prevent encroachment, however given that the church is located to the west of the site there is limited potential for further encroachment. The southern boundary consists of Church Lane which represents a durable boundary which could prevent encroachment beyond the site if the site was developed. The site has more than 30% built form. There is some vegetation within the pub gardens and due to the built form within and surrounding the site there are no long line views thus the site supports no degree of openness. Overall the site makes a weak contribution to safeguarding from encroachment as it lacks openness, has a durable southern boundary and is surrounded by existing development to the west.</p>	<p>No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.</p>	<p>Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.</p>	<p>The site makes a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to safeguarding from encroachment as it lacks openness, has a durable southern boundary and is surrounded by existing development to the west. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to checking unrestricted sprawl. It makes no contribution to preventing towns from merging or preserving the setting and character of historic towns.</p>	<p>Weak contribution</p>
R18/047 (North)	<p>No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.</p>	<p>No contribution: The site does not play a role in preventing towns from merging.</p>	<p>Strong contribution: The site is not adjacent to the settlement and is fully surrounded by countryside and the wider Green Belt although Grappenhall School and existing residential development within the Green Belt are located to the north of the site. The site's boundaries are of mixed durability. The site's northern boundary consists of a tree and hedge lined field boundary and the limits of Grappenhall School which do not represent durable boundaries which could prevent encroachment. However given the existing development within the Green Belt to the north, there is limited potential for further encroachment. The site's eastern boundary consists of a thick row of vegetation which may not be permanently durable in the long term to prevent encroachment. The site's southern and western boundary consists of Broad Lane which is durable and could prevent encroachment beyond the site if the site was developed. The site consists of open countryside which is being used to grow Christmas trees. The site is fairly flat although slopes down to the north. Apart from the Christmas trees it has fairly low levels of vegetation. There are some long line views and thus the site supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong-moderate openness and non-durable eastern boundary with the countryside.</p>	<p>No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.</p>	<p>Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.</p>	<p>The site makes a strong contribution to one purpose, a moderate contribution to one, and no contribution to three. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong-moderate degree of openness and the eastern boundary is not permanently durable, the site's remaining boundaries are durable and could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.</p>	<p>Moderate contribution</p>

R18/047 (South)	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is well connected to the open countryside along nearly all of its boundaries. The site is only connected to the settlement at its western corner which consists of a dense wooded area which is durable and could prevent encroachment into the site. The site's northern boundary consists of Hall Lane and Broad Lane which is durable and could prevent encroachment beyond the site if the site was developed. The site north western boundary consists of intermittent hedges which are not durable and parts of a wooded area which is not permanently durable. The site's southern boundary consists of hedge lining which does not represent a durable boundary which could prevent encroachment beyond the site if the site was developed. The site consists of open countryside in agricultural use. The site is flat and there is no built form within the site however there is a wooded area within the site which hinders long line views. Due to the vegetation to the west of the site there are no long line views from the settlement outwards. Therefore the site supports a moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its moderate openness, strong connection to the countryside and mostly non-durable boundaries with the countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, and no contribution to three. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and there are some non-durable boundaries between the site and the countryside, the site's connection with the settlement along its western corner has a durable boundary which could prevent development from encroaching into the site. Therefore the overall openness and permanence of the Green Belt would not be threatened. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
--------------------	---	--	--	--	--	---	-----------------------

Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
R18/139 – C	Weak contribution: The boundary between the site and the built up area consists of the tree lined Lumb Brook. Due to the thickness of the vegetation, this forms a durable boundary and could prevent sprawl into the site. The site is only connected to the built up area along this section of the western boundary. Overall the site makes a weak contribution to checking unrestricted sprawl.	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The boundary between the site and the settlement is durable, consisting of the tree lined Lumb Brook to the west of the site which due to the thickness of the vegetation is a durable boundary that could prevent encroachment into the site. The boundaries between the site and the countryside consist of Witherwin Avenue to the south, Lumb Brook Road to the east and the Lumb Brook Millenium Green to the north, which has dense tree lining and a footpath. These are durable boundaries that could prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is in agricultural use. The site is well connected to the countryside along three boundaries. The site has no built form and low levels of vegetation except on the boundaries however the topography of the site is sloping down from the east to the west towards Dingle Brook. As a result, the long line views are limited and the site supports a moderate degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment, due to its openness and durable boundaries with the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding from encroachment as whilst it supports a strong degree of openness it has durable boundaries which could prevent encroachment and contain development. The site makes a moderate contribution to assisting in urban regeneration. The site does not contribute to preventing towns from merging or preserving the setting and special character of historic towns.	Weak contribution
R18/139 – D	Site is the same as site GH8 – the only difference is a the southern boundary is a made access road and Witherwin Avenue, as opposed to the site where the southern boundary is Witherwin Avenue.						
R18/139 – F	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is connected to Grappenhall Heys along a short section of its eastern boundary which consists of Lumb Brook Road which forms a durable boundary between the site and the settlement. The site is well connected to the countryside. Witherwin Avenue to the north, Lumb Brook Road to the east and a metalled track to the south and west form durable boundaries between the site and the countryside that could prevent further encroachment beyond the site if the site were developed. The existing land use consists of open countryside and the site is well connected to the countryside along the majority of its boundaries. Within the site there is no built form, low levels of vegetation and the site is flat, thus it supports long line views and overall supports a strong degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its openness and durable boundaries.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding from encroachment as whilst it has a strong degree of openness all of its boundaries are durable and could prevent encroachment. The site makes a moderate contribution to assisting in urban regeneration. The site does not contribute to preventing towns from merging, checking unrestricted sprawl, or preserving the setting and special character of historic towns.	Weak contribution
R18/139 – H	Not Green Belt						
R18/139 – G	Weak contribution: The boundary between the site and the built up area is Dingle Wood. Due to the thickness of the vegetation, this forms a durable boundary and could prevent sprawl into the site. The permanence of the boundary means that the site is poorly connected to the built up area along one side. Overall the site makes a weak contribution to checking unrestricted sprawl.	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is connected to the Warrington urban area along its western boundary and to Grappenhall Heys along a short section of its eastern boundary. Both Dingle Wood to the west and Lumb Brook Road to the east form durable boundaries between the site and the settlement. The site is well connected to the countryside. Witherwin Avenue to the north, Lumb Brook Road to the east and Dingle Lane to the south all form durable boundaries which would be able to prevent further encroachment beyond the site if the site was developed. The existing land use mainly consists of open countryside that is predominately in agricultural use. There is no built form and low levels of vegetation. The site slopes slightly down to the west towards Dingle Brook within Dingle Wood however the site still supports long line views and overall supports a strong degree of openness. Overall, the site makes a moderate contribution to safeguarding from encroachment due to its openness and durable boundaries.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding from encroachment as whilst it supports a strong degree of openness all of its boundaries are durable and could prevent encroachment. The site makes a moderate contribution to assisting in urban regeneration, and a weak contribution to checking unrestricted sprawl.	Weak contribution

R18/035	Weak contribution: The boundary between the site and the built up area consists of Dingle Wood. Due to the thickness of the vegetation, this forms a durable boundary and could prevent sprawl into the site. The site is connected to the built up area along this western boundary. Overall the site makes a weak contribution to checking unrestricted sprawl.	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is connected to the Warrington urban area along its western and southern boundary of Dingle Wood which represents a durable boundary which could prevent encroachment. The boundaries between the site and the countryside consist of Dingle Lane to the north which is durable and could prevent encroachment beyond the site if the site were developed, and a field boundary to the east which is not a durable boundary that could prevent further encroachment. The existing land use is open countryside that is predominately in agricultural use. Dingle Farm is located within the site, which is a working farm that also provides retail and café facilities. There is low vegetation with the site, the site is flat and there is less than 10% built form within the site with long line views and therefore the site supports a strong degree of openness. Overall, the site makes a moderate contribution to safeguarding from encroachment due to its openness and predominately durable boundaries.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports a strong degree of openness however there are durable boundaries between the site and the built up area which could prevent encroachment thus it makes a moderate contribution to safeguarding from encroachment. The site makes a weak contribution to checking unrestricted sprawl. The site does not contribute to preventing towns from merging or preserving the setting of historic towns.	Weak contribution
R18/139 – J	Weak contribution: The boundary between the site and the built up area consists of Dingle Wood. Due to the thickness of the vegetation, this forms a durable boundary and could prevent sprawl into the site. The site is connected to the built up area along this southern boundary. Overall the site makes a weak contribution to checking unrestricted sprawl.	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is connected to the Warrington urban area along its southern boundary of Dingle Wood which represents a durable boundary which could prevent encroachment. The boundaries between the site and the countryside consist of Dingle Lane and Lumb Brook Road to the north and Dood’s Lane to the east which represent durable boundaries which could prevent encroachment beyond the site. The western boundary is defined by a field boundary which is not a durable boundary able to prevent encroachment beyond the site if it were developed however the proximity of the Warrington urban area to the west limits the potential for encroachment to the west of the site. There is no built form and no vegetation thus there are long line views within the site thus it supports a strong degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its openness and predominantly durable boundaries.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports a strong degree of openness however there are durable boundaries between the site and the built up area and mostly durable boundaries between the site and the countryside which could prevent encroachment thus it makes a moderate contribution to safeguarding from encroachment. The site makes a weak contribution to checking unrestricted sprawl. The site does not contribute to preventing towns from merging or preserving the setting of historic towns.	Weak contribution
R18/139 - K	Moderate contribution: Green Lane consists of a tree lined footpath and forms a durable boundary between the site and the built up area. Whilst this is a durable boundary it may not be permanently durable enough to prevent sprawl in the long term. The site is only connected to the urban area along part of its southern boundary. There is existing ribbon development along Lumb Brook Road to the north of the site and the site has a role in preventing further ribbon development. Overall the site makes a moderate contribution to checking unrestricted sprawl.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the built up area consists of the durable boundary of Green Lane which may not be permanently durable enough to prevent encroachment. The boundary between the site and Appleton Thorn consists of the durable boundary of Lumb Brook Road to the east. This represents a durable boundary which could prevent encroachment into the site. The boundary between the site and the countryside consists of Lumb Brook Road to the north and north east, a field boundary to the south east, Green Lane to the south, and Dood’s Lane to the west. With the exception of the field boundary, these represent durable boundaries which could prevent encroachment beyond the site if the site were developed. Beyond the field boundary to the south east is Lumb Brook Road and Green Lane which would limit any encroachment. The existing land use consists of open countryside in agricultural use. The site has no built form with low levels of vegetation and open long line views thus it supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and not permanently durable boundary with the settlement.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to one. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although the site supports a strong degree of openness and the boundary with the settlement may not be permanently durable, the boundaries with the countryside are predominately durable and could prevent encroachment. Thus these boundaries could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to checking unrestricted sprawl and a weak contribution to preventing towns from merging.	Moderate contribution

1536	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not connected directly to any settlements and is fully surrounded by the open countryside and wider Green Belt. The site is well connected to the countryside along all of its boundaries, which are of mixed durability. The northern boundary is New Lane which is durable, however the other boundaries are defined by field boundaries and dense tree line which are not considered to be durable and would not prevent encroachment beyond the site if the site were developed. The existing land use is open countryside. There is no built form within the site but there is dense vegetation within and around the site, which restricts open long line views and therefore the site supports a moderate degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment, due to its moderate openness and predominantly non-durable boundaries with the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site makes a strong contribution to safeguarding from encroachment due to its moderate degree of openness and predominantly non-durable boundaries with the countryside, Lumb Brook Road and New Lane are located close by and enclose the site. These represent durable boundaries which could contain development. This would prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
R18/139-N	Not Green Belt						
R18/139-L	Similar to AT16. Northern western corner in site is not included within the site.						
R18/091	Not Green Belt						
R18/114	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is connected to the settlement along two boundaries. The boundaries between the site and the settlement consist of the rear gardens of residential properties and the grounds of a school to the north which does not represent a durable boundary which could prevent encroachment. To the east, the boundary with the settlement is durable consisting of Arley Road which could prevent further encroachment. The boundary with the countryside to the south consists of the M56 which is a durable boundary which could prevent encroachment beyond the site if the site were developed. The western boundary with the countryside consists of a field boundary which is not durable. The existing land use consists of open countryside in agricultural use. Nook Farm to the north is excluded from the site boundary.. The site has no built form and low levels of vegetation. There are open long line views and the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness and the non-durable western boundary with the countryside.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the western boundary with the countryside is not durable, the M56 represents a very durable southern boundary with the countryside which could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution

R18/048	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The boundary between the site and the settlement consists of the M56 to the north which represents a durable boundary which could prevent encroachment. The boundary between the site and the countryside to the west consists of Arley Road which represents a durable boundary. The remaining boundaries consist of the runways of the disused airfield to the east, and the limits of existing development to the south which do not represent durable boundaries which could prevent encroachment. The existing development within the Green Belt to the south consisting of Burley Heyes Mill which includes warehouse buildings does limit further encroachment south. The site is well connected to open countryside to the east and west. The existing land use is open countryside that is predominately in agricultural use. The site is flat, has less than 10% built form. There is a strong degree of openness due to low levels of vegetation and open long line views. Overall, the site makes a strong contribution to protecting the countryside from encroachment due to the non-durable boundaries with the countryside and its openness.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness and there are non-durable boundaries between the site and the countryside, the boundary between the site and the settlement consists of the M56 which represents a very durable boundary which could prevent encroachment into the site. This boundary would contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site does not contribute to preventing towns from merging, checking unrestricted sprawl, or preserving the setting and special character of historic towns.	Moderate contribution
R18/038-north	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Moderate contribution: The site is not connected directly to any settlements however Appleton Thorn is located approximately 100m to the east and the Warrington urban area is located just over 200m to the north west. The boundaries between the site and the countryside are of mixed durability. The northern boundary is the B5356 and Pepper Street to the south and west which are durable boundaries that are able to prevent encroachment beyond the site if the site were developed. The eastern boundary is a tree lined field boundary which is not a durable boundary that could prevent encroachment beyond the site if it were developed however the settlement is located approximately 100m east which limits the potential for any encroachment east. The existing land use consists of open countryside with a farm located in the middle with some residential properties adjacent to it. The site is flat, there is less than 20% built form and low levels of vegetation thus the views are restricted, therefore the site supports a moderate degree of openness. Overall, the site makes a moderate contribution to protecting the countryside from encroachment due to its moderate openness and the predominantly durable boundaries with the countryside which would contain development.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding from encroachment with predominately durable boundaries between the site and the countryside and a moderate degree of openness. The site makes a moderate contribution to assisting in urban regeneration. The site does not contribute to preventing towns from merging, checking unrestricted sprawl, or preserving the setting and special character of historic towns.	Weak contribution
R18/038-south	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not contribute to preventing towns from merging.	Strong contribution: The site is not connected directly to any settlements however Appleton Thorn is located approximately 175m to the east. The site is well connected to open countryside. The boundaries between the site and the countryside consist of Pepper Street to the north which is durable. The remaining boundaries are not durable consisting of field boundaries with intermittent trees and hedges. These boundaries would not be able to prevent encroachment beyond the site if the site was developed. The existing land use consists of open countryside in agricultural use. The site is flat, with no built form and low levels of vegetation so there are open long line views and thus it supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to the non-durable boundaries with the countryside and its openness.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and there are non-durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution

R18/139 – M	Site is the same as WR44						
R18/139 – O	Site is the same as WR45 – a small section of the site goes beyond the Green Belt boundary, and therefore the site and site are identical as both are defined using the inner boundary of the Green Belt.						
R18/088 West	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The site is not directly connected to any settlements although the Warrington urban area is located less than 50m to the north of the site. The site has some connections to the open countryside however there is existing development within the Green Belt to the east, south east and west. The M56 is also located to the south. The boundaries between the site and the countryside are durable, with the B5356 to the north, A49 to the west, Spark Hall Close to the east and the A49 roundabout and a road leading to a public house to the south. These are durable boundaries that are able to prevent encroachment beyond the site if the site were developed. The existing land use consists of open countryside that is in agricultural use. The site is flat, with no built form and low levels of vegetation except low-lying vegetation marking field boundaries and therefore the site supports open, long line views and a strong degree of openness. Overall, the site makes a moderate contribution to safeguarding from encroachment due to its strong openness but completely durable boundaries.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding from encroachment as although it supports a strong degree of openness all of its boundaries are durable. The site makes a moderate contribution to assisting in urban regeneration. The site does not contribute to preventing towns from merging, checking unrestricted sprawl, or preserving the setting and special character of historic towns.	Weak contribution
R18/088 East	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not directly connected to any settlements although the Warrington urban area is located approximately 25m to the north across the B5356. The site is well connected to open countryside to the east and south albeit the M56 is located to the south. To the west and north west there is existing development within the Green Belt. The boundaries between the site and the countryside are of mixed durability. The northern boundary consists of a short section of the B5356 which is durable, with the remainder of it consisting of the limits of existing development within the Green Belt. Whilst this is not durable there is limited potential for further encroachment north. The eastern boundary consists of field boundaries, some of these are marked by tree line however these are not durable and not able to prevent encroachment beyond the site if the site were developed. The western boundary is Spark Hall Close, with part of the boundary formed by the limits of the public house and the southern boundary is the M56 which are durable boundaries able to prevent encroachment beyond the site if it were developed. The existing land use consists of open countryside that is in agricultural use. The site is flat with just slight undulations, there is no built form and low vegetation with just the low-lying vegetation marking some field boundaries, and the site therefore has long line views and supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding from encroachment due to the openness and non-durable eastern boundaries with the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as whilst it supports a strong degree of openness and the eastern boundary with the countryside is non-durable, the remaining boundaries are predominately durable and the southern boundary of the M56 is very durable and could contain development. This would prevent development from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution

2844	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not play a role in preventing towns from merging.	Weak contribution: The site is not connected directly to any settlements although the Warrington urban area is located approximately 5m to the north of the site across an area of vegetation. The site is connected to open countryside to the south. The site is located between existing residential developments along the B5356. The boundaries between the site and the countryside are of mixed durability. The southern boundary is the B5356 which is durable and the remaining boundaries are field boundaries which are not considered to be durable however there is limited potential for encroachment to the north, east or west given the existing development to the east and west and the proximity of the settlement to the north. The existing land use is open countryside. The site is flat, with no built form however there is dense vegetation which restricts long line views and therefore the site supports a moderate degree of openness. Overall, the site makes a weak contribution to protecting the countryside from encroachment as whilst it has a moderate degree of openness, the southern boundary with the open countryside is durable and there is limited potential for encroachment along the remaining boundaries due to existing development and the proximity of the settlement.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to assisting in urban regeneration. It makes a weak contribution to safeguarding from encroachment due to its limited connection to the open countryside and durable southern boundary with the open countryside. The site makes a moderate contribution to assisting in urban regeneration. The site does not contribute to preventing towns from merging, checking unrestricted sprawl, or preserving the setting and special character of historic towns.	Weak contribution
2620	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not play a role in preventing towns from merging.	Weak contribution: The site is not connected directly to any settlements and is fully surrounded by Green Belt however it is completely enclosed by existing residential development within the Green Belt The boundaries between the site and the countryside are of mixed durability. The northern boundary is the B5356 which is durable and the remaining boundaries are the limits of the surrounding residential development These are not durable boundaries however the existing surrounding development means there is limited potential for further encroachment beyond the site. The existing land use is open countryside. The site is flat, with no built form however there is dense vegetation which restricts long line views and therefore the site supports a moderate degree of openness. Overall, the site makes a weak contribution to protecting the countryside from encroachment as whilst it has a moderate degree of openness it is not connected to open countryside as it is completely enclosed by existing residential development within the Green Belt.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to assisting in urban regeneration. It makes a weak contribution to safeguarding from encroachment as although it has a moderate degree of openness it is not connected to the open countryside as it is completely enclosed by existing residential development within the Green Belt. The site does not contribute to preventing towns from merging, checking unrestricted sprawl, or preserving the setting and special character of historic towns.	Weak contribution
R18/075	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not play a role in preventing towns from merging.	Weak contribution: The site is not connected directly to any settlements and is fully surrounded by the countryside and wider Green Belt however there are a number of existing developments within the Green Belt close to the site. The boundaries between the site and the countryside are of mixed durability. The eastern boundary is the A559 and the southern boundary is Hall Lane which are durable boundaries between the site and the countryside. The western boundary is defined by dense tree line and the northern boundary is a field boundary which are not durable boundaries able to prevent encroachment beyond the site. However the A49 is located close to this northern boundary which represents a durable boundary. The existing use is dwellings and another business, and therefore there has already been significant encroachment into the site. The site is flat, however there is dense vegetation along all boundaries and a significant amount of built form and no long line views and therefore the site supports no degree of openness. Overall, the site makes a weak contribution to safeguarding the countryside from encroachment due its lack of openness, presence of durable boundaries and existing encroachment.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a weak contribution to safeguarding from encroachment with existing encroachment within the site and no degree of openness. The site makes a moderate contribution to assisting in urban regeneration. The site does not contribute to preventing towns from merging, checking unrestricted sprawl, or preserving the setting and special character of historic towns.	Weak contribution

Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
R18/003	Weak contribution: Bridgewater Canal forms a durable boundary between the site and the built-up area which could prevent sprawl. The site is connected to the built-up area along this northern boundary. Given the shape of the built-up area, development of the site could be seen as rounding off the settlement pattern. . Overall the site makes a weak contribution to checking unrestricted sprawl.	No contribution: The site does not play a role in preventing towns from merging.	Weak contribution: The boundary between the site and the built-up area is durable, consisting of the Bridgewater Canal and could prevent encroachment into the site. The boundaries between the site and the countryside consist of field boundaries to the west, a driveway to the south and Red Lane to the east, which are of mixed durability and may not be able to prevent encroachment beyond the site in the long term if the site were developed. The existing land uses consist of open countryside. The site is not well connected to the countryside as it is well contained by the urban area and built form with residential properties located to the south. The site is flat, has no built form, low levels of vegetation however there are no long line views and therefore it supports a strong-moderate degree of openness. Overall the site makes a weak contribution to safeguarding the countryside from encroachment due to its limited connection with the countryside and given that it is enclosed by residential development to the north and south.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to two purposes and no contribution to one purpose. In line with the methodology, the site has been judged to make a weak overall contribution. Whilst the site supports a strong-moderate degree of openness, it has a limited connection with the countryside as it is enclosed by residential development to the north and south thus it makes a weak contribution to safeguarding from encroachment.. The site makes a weak contribution to checking unrestricted sprawl given that there are durable boundaries between the site and the built-up area. The site makes a moderate contribution to assisting in urban regeneration.	Weak contribution
R18/105	Weak Contribution: Bridgewater Canal forms a durable northern boundary between the site and the built-up area, however the eastern boundary is formed by the rear of residential development along Red Lane which is not permanently durable enough to prevent sprawl into the site in the long term. . The site is fairly well connected to the built-up area along these two boundaries. Given the shape of the built-up area, development of the site, alongside other areas of land surrounding the site could be seen as rounding off the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.	No contribution: The site does not play a role in preventing towns from merging.	Moderate contribution: The boundary between the site and the built-up area is a mix of durable and non-durable boundaries, with the Bridgewater Canal to the north which is durable and rear of residential development to the east which would not be able to fully prevent encroachment into the site. The boundaries between the site and the countryside consist of field boundaries to the west and the south is tree line marking the golf course boundary which are not durable and may not be able to prevent encroachment beyond the site. There is a boundary to the south east which consists of a heavy tree lined cemetery boundary which is durable. The existing land use consist of open countryside in agricultural use. There is no built form and limited vegetation. The topography slopes downwards from south to north thus long line views from the settlement are hindered. The site supports a moderate degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its openness and mostly durable boundaries.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two. In line with the methodology In line with the methodology, the site has been judged to make a moderate overall contribution. The site supports a moderate degree of openness and the boundaries between the site and the settlement and the site and the countryside are of mixed durability thus the site has a moderate role in safeguarding from encroachment. The site makes a weak contribution to checking unrestricted sprawl given that development of the site alongside adjacent areas of land could be seen as rounding off the settlement pattern. The site makes a moderate contribution to assisting in urban regeneration.	Weak contribution

R18/012	Weak Contribution: Old Hall Close and dense tree line form a durable boundary between the site and the built-up area which could prevent sprawl. The site is connected to the built-up area along this northern boundary. Given the shape of the built-up area, development of the site would not round of the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn in the neighbouring authority of Halton whereby a reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the built-up area is durable, consisting of dense tree line and Old Hall Close which could prevent encroachment into the site. The boundaries between the site and the countryside consist of Walton Lea Road and dense tree line to the east which could prevent encroachment beyond the site if it were developed, however the southern and western boundaries are field boundaries which are not durable and could not prevent encroachment beyond the site if it were developed. The existing use is tennis courts and therefore the site supports a beneficial use of the Green Belt in encouraging opportunities for sport and recreation. The site is flat, has less than 10% built form, low levels of vegetation and long line views and therefore supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and its boundary with the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two, and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness, the boundaries between the site and the built-up area are durable thus it prevents encroachment and would therefore not threaten the overall openness and permanence of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	Moderate contribution
R18/102	Weak contribution: The site only has a very limited connection with the built-up area at its north eastern corner with the Bridgewater Canal. This represents a durable boundary which could prevent sprawl. Given the shape of the built-up area, development of the site would not round of the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn in the neighbouring authority of Halton whereby a reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is very well connected to the open countryside along all its boundaries. The boundaries between the site and the countryside consist of Hough's Lane to the west which is a durable boundary, the Bridgewater Canal to the north which is a durable boundary, and dense wooded areas to the east and south which are durable. These boundaries could prevent encroachment beyond the site if the site were developed. The existing land use consists of Beechtree Farm and open countryside. The site is flat with limited vegetation within it and long line views thus it supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two, and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness, the boundaries between the site and the countryside are durable thus any development would be contained and would therefore not threaten the overall openness and permanence of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	Moderate contribution
R18/059	Moderate Contribution: The rear of residential development combined with dense tree line and field boundaries form a mixed-durability eastern boundary between the site and the built-up area, which may not be able to prevent sprawl in the long term. The site is connected to the built-up area along this eastern boundary. Given the shape of the built-up area, development of the site would not round of the settlement pattern. Overall the site makes a moderate contribution to checking unrestricted sprawl.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn in the neighbouring authority of Halton whereby a reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundaries between the site and the built-up area are not all durable and may not be able to prevent encroachment in the long term. The boundaries between the site and the countryside consist of Chester Road to the north, a field boundary to the south and a dense wooded area to the west, these boundaries are mostly durable and may be able to prevent encroachment beyond the site if it were developed. The existing land uses consist of open countryside. The site is flat, has no built form, low levels of vegetation and there are long line views within the site and therefore it supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and the less durable boundaries with the settlement.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to two, a weak contribution to one and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as although it supports a strong degree of openness, the boundaries between the site and the countryside are mostly durable thus any development would be contained and would not therefore not threaten the overall openness and permanence of the Green Belt. The site makes a moderate contribution to checking unrestricted sprawl and assisting in urban regeneration.	Moderate contribution

R18/078	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn in the neighbouring authority of Halton whereby a reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Strong Contribution: The site is not adjacent to any settlements. The boundaries between the site and the countryside are mixed, with the northern boundary consisting of Hatton Lane and the southern and western boundaries formed by Pilmoss Lane which are durable in the long term and able to prevent encroachment beyond the site if the site were developed. However the eastern boundary consists of a field boundary which is not considered to be durable. The existing land use consists of open countryside that is predominantly within agricultural use. The site is flat, with no built form, low levels of vegetation and long line views and thus supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and strong connection to the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one, and no contribution to two purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness, it is completely connected to the countryside along all boundaries, and the eastern boundary with the countryside is non-durable and therefore the site plays a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
2208	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn in the neighbouring authority of Halton whereby a reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Moderate Contribution: The site is not adjacent to any settlements. The boundaries between the site and the countryside are mixed, with the northern boundary consisting of Hatton Lane which is durable and the other boundaries formed by field boundaries and the edge of existing development. These are not all considered to be durable and may not prevent encroachment beyond the site if the site were developed. The existing land use consists of an existing dwelling and land which surrounds that. The site is flat, with part of a dwelling located within the site, there are low levels of vegetation and views are restricted due to the built form and thus the site supports a -moderate degree of openness. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment due to its openness and the mixed durability of its boundaries.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports a moderate degree of openness and has boundaries of mixed durability thus it makes a moderate contribution to safeguarding from encroachment. It makes a moderate contribution to encouraging urban regeneration.. The site makes a weak contribution to preventing towns from merging. The site does not contribute to checking unrestricted sprawl or preserving the setting of historic towns.	Weak contribution
2668	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn in the neighbouring authority of Halton whereby a reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Strong Contribution: The site is not adjacent to any settlements. The boundaries between the site and the countryside to the north, east and west are primarily field boundaries with some hedge and tree line which are not considered to be durable and could not prevent encroachment beyond the site if the site were developed. The southern boundary however is formed by Hatton Lane which is a durable boundary that is able to prevent encroachment. The existing land use is open countryside that is predominately in agricultural use, and the site is completely connected to the countryside along all of its boundaries. The site has no built form and there are pockets of vegetation, with the site having slight undulations with its topography and therefore there are some long line views so the site supports a strong-moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and its non-durable north, east and western boundaries.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong-moderate degree of openness and there are non-durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution

R18/002	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Moderate Contribution: The site is not adjacent to any settlements. The boundaries between the site and the countryside consist of the M56 motorway to the south and half of the eastern boundary is formed by Fir Tree Close. These are durable boundaries that are able to prevent encroachment beyond the site if the site were developed. However the northern and western boundaries are formed by field boundaries and the remainder of the eastern boundary is the back of the residential development along Fir Tree Close, these make up the majority of the boundaries and they are not durable or able to prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is predominately in agricultural use although there is one large dwelling and associated outbuildings within the site. The site is completely connected to the countryside along all of its boundaries. The site has less than 20% built form and low levels of vegetation with restricted long line views and therefore the site supports a moderate degree of openness. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports a moderate degree of openness and makes a moderate contribution to safeguarding from encroachment. The site makes a moderate contribution to assisting in urban regeneration. The site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving the setting and special character of historic towns.	Weak contribution
1563	Moderate contribution: The site is connected to the built up area along two boundaries. The River Mersey forms a durable boundary to the east which could prevent sprawl and a tree lined footpath forms a less durable boundary to the north which may not be able to prevent sprawl. Given the shape of the built-up area, development of the site alongside other areas of land surrounding the site could be seen as rounding of the settlement pattern. Overall the site makes a moderate contribution to checking unrestricted sprawl.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn in the neighbouring authority of Halton whereby a reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the built-up area is partially durable, consisting of a tree lined footpath and the River Mersey. The boundaries between the site and the countryside consist of a path which runs adjacent to the Latchford Canal to the south which is a durable boundary and a field boundary to the west. These are of mixed durability and may not be able to prevent encroachment beyond the site if it were developed. The existing use is open countryside and the site is fairly well connected to the countryside along two of the four boundaries. The site is flat and has less than 10% built form however there is dense vegetation along the boundaries which restricts long line views and therefore the site supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to the durability of the boundaries.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to one. In line with the methodology, the site has been judged to make a moderate overall contribution. The site supports a strong-moderate degree of openness and although not all of its boundaries are durable, development of the site could be seen as rounding off the settlement pattern. It would therefore not threaten the overall openness and permanence of the Green Belt. The site performs moderately in terms of preventing sprawl and encouraging urban regeneration. It makes a weak contribution to preventing towns from merging.	Moderate contribution
R18/121	Weak contribution: The northern most section of the site includes non-Green Belt land. The site is only connected to the built up area along the northern boundary which consists of a tree lined footpath which is less durable and may not be able to prevent sprawl. There is also a short extent of the River Mersey which is a durable boundary between the site and built-up area. Given the shape of the built-up area, development of the site alongside other areas of land surrounding the site could be seen as rounding off the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn in the neighbouring authority of Halton whereby a reduction in the gap would slightly reduce the distance between the towns but would not result in them merging. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the built-up area is mostly not durable, consisting of a tree lined footpath and short extent of the River Mersey. The boundaries between the site and the countryside consist of a path adjacent to the Runcorn and Latchford Canal to the south, a track to the west and a field boundary to the east. These are predominately durable with the exception of the field boundary and may not be able to prevent encroachment beyond the site in the long term if it were developed. The existing use is open countryside with part of the site in use as the tip. The site is well connected to the countryside along three boundaries. The site is flat with minimal built form, however there is dense vegetation and thus no long line views and therefore the site supports a moderate degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to the durability of the boundaries.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two, and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as it supports a moderate degree of openness and although not all of its boundaries are durable, development of the site could be seen as rounding off the settlement pattern. It would therefore not and threaten the overall openness and permanence of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	Moderate contribution

R18/133	Weak contribution: The site is connected to the built up area along a short eastern boundary, which is formed by the embankment adjacent to the railway line, which has dense vegetation. This is a durable boundary however there is existing sprawl within the site. Overall the site makes a weak contribution to checking unrestricted sprawl.	Moderate contribution: The site forms a largely essential gap between the Warrington urban area and Runcorn whereby development of the site would reduce the actual gap but not the perceived gap between the towns. The Manchester Ship Canal ensures the separation is retained. Overall, the site makes a moderate contribution to preventing towns from merging.	Moderate contribution: The boundary between the site and the built-up area is durable as it is the railway embankment however this is a very short extent of the boundary for the site. The boundaries between the site and the countryside consist of the Manchester Ship Canal to the south and part of the northern boundary is formed by the Runcorn and Latchford Canal. The short western boundary is formed by a track and dense tree line and all of these boundaries with the countryside are considered to be durable and able to prevent encroachment beyond the site if it were developed. However, part of the northern boundary is formed by field boundaries, and although there is dense vegetation, it is not considered that these form durable boundaries that could prevent encroachment beyond the site if it were developed. The existing use of the site is split, there are water bodies and roads within the site, however it is predominately Moore Nature Reserve with some warehouse units in the south east. The site is well connected to the countryside along three of the boundaries. The site has less than 20% built form, and dense vegetation which restricts views, and therefore the site supports a weak degree of openness. Overall the site makes a moderate contribution to safeguarding the countryside from encroachment.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to three purposes, a weak contribution to one purpose, and no contribution to one. In line with the methodology, the site has been judged to make a moderate overall contribution. The site supports a weak degree of openness and has durable boundaries between the site and settlement. The site performs moderately in terms of preventing towns from merging and. encouraging urban regeneration. It makes a weak contribution to preventing sprawl.	Moderate contribution
1738	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Moderate Contribution: The site is not adjacent to any settlements. The boundaries between the site and the countryside consist of Warrington Road to the west and dense tree line and field boundaries to the north, south and east. These are a mix of durable and non-durable boundaries between the site and the countryside which in part would be able to prevent encroachment beyond the site if the site were developed. The existing land use is open countryside that is adjacent to a residential dwelling. The site is completely connected to the countryside along all of its boundaries. The site has no built form and is flat, however the dense vegetation and the surrounding built form hinders long line views which results in the site supporting a moderate degree of openness. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports a moderate degree of openness and most of the boundaries between the site and the countryside are durable thus the site makes a moderate contribution to safeguarding from encroachment. The site makes a moderate contribution to assisting in urban regeneration. The site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving the setting and special character of historic towns.	Weak contribution
2550	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Moderate Contribution: The site is not adjacent to any settlements. The boundaries between the site and the countryside consist of Warrington Road to the west and the edge of the existing development and field boundaries form the other boundaries. These are a mix of durable and non-durable boundaries between the site and the countryside which in part would be able to prevent encroachment beyond the site if the site were developed. The existing land use is a farm and access routes to the rear of the site. The site is well connected to the countryside along all of its boundaries. The site has less than 20% built form, minimal vegetation and some long line views and therefore the site supports a strong-moderate degree of openness. Overall, the site makes a moderate contribution to safeguarding the countryside from encroachment.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. The site supports a strong-moderate degree of openness and the boundaries between the site and the countryside are predominantly durable thus the site makes a moderate contribution to safeguarding from encroachment. The site makes a moderate contribution to assisting in urban regeneration. The site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving the setting and special character of historic towns.	Weak contribution

2639 East	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Strong Contribution: The site is not adjacent to any settlements. The boundaries between the site and the countryside are predominately field boundaries, with some sections of the site contiguous with the existing built form. These are not durable boundaries that would be able to prevent encroachment beyond the site if the site were developed. The existing land use is open countryside which is in use by the adjacent farm. The site is well connected to the countryside along all of its boundaries. The site has no built form, low levels of vegetation and restricted views due to the surrounding land uses and therefore supports a strong-moderate degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose and no contribution to three purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong-moderate degree of openness and the boundaries between the site and the countryside are non-durable and therefore the site plays a strong role in preventing encroachment into the countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
2639 West	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Strong Contribution: The site is not adjacent to any settlements. The boundaries between the site and the countryside consist of Warrington Road to the west and the limits of the existing development and field boundaries form the northern, southern and eastern boundaries. These are not durable boundaries that would be able to prevent encroachment beyond the site if the site were developed. The site is predominately comprised of an existing dwelling associated with the adjacent farm and is therefore an appropriate use within the Green Belt. The site is well connected to the countryside along all of its boundaries. The site has less than 10% built form, low levels of vegetation and long views and therefore it supports a strong degree of openness. Overall, the site makes a strong contribution to safeguarding the countryside from encroachment.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose and no contribution to three purposes. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong-moderate degree of openness and the boundaries between the site and the countryside are non-durable and therefore the site plays a strong role in preventing encroachment into the countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
2564	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Weak Contribution: The site is not adjacent to any settlements. The boundaries between the site and the countryside consist of Firs Lane to the north which is durable and field boundaries to the south, west and east which are not durable however the southern and eastern boundaries are marked on the ground by dense tree line. These boundaries are predominately not durable and are not considered to be able to prevent encroachment beyond the site. There has already been encroachment within the site. The existing land use is a residential dwelling and gardens. The site is well connected to the countryside along all of its boundaries. The site has over 50% built form and vegetation within the gardens. There are no long line views and thus it supports no degree of openness.. Overall, the site makes a weak contribution to safeguarding the countryside from encroachment due to the existing levels of encroachment.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one purpose, and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. Due to existing levels of encroachment within the site, the site makes a weak contribution to safeguarding the countryside from encroachment. The site does not contribute to preventing towns from merging or preventing sprawl. The site makes a moderate contribution to assisting in urban regeneration.	Weak contribution

2629	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The site does not play a role in preventing towns from merging.	Weak Contribution: The site is not adjacent to any settlements. The boundaries between the site and the countryside consist of Firs Lane and dense tree line to the west, which is a durable boundary. The remaining boundaries are not durable and are field boundaries and the limits of the existing development, which is a cottage. These boundaries are predominately not durable and are not considered to be able to prevent encroachment beyond the site in the long term. There has already been encroachment within the site. The existing land use consists of a residential properties and associated gardens. The site is well connected to the countryside along all of its boundaries. The site has more than 50% built form, with some vegetation within the gardens and no long line views thus it supports no degree of openness. Overall, the site makes a weak contribution to safeguarding the countryside from encroachment	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to three purposes. In line with the methodology, the site has been judged to make a weak overall contribution. Whilst the site has some non-durable boundaries there has already been considerable encroachment within the site and thus it supports no degree of openness and makes a weak contribution to safeguarding from encroachment. The site makes a moderate contribution to assisting in urban regeneration. The site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving the setting and special character of historic towns.	Weak contribution
1866	Moderate contribution: A section of the eastern boundary links the site with the built-up area. This boundary is defined by the rear of residential dwellings along Acton Avenue. This is not a durable boundary which could prevent sprawl into the site in the long term. The site is only connected to the built-up area along this short section of boundary. Given the shape of the built-up area, development of the site would not round of the settlement pattern. There is existing ribbon development along Hatton Lane outside of the site and the site has a role in preventing further ribbon development along Hatton Lane. Overall the site makes a moderate contribution to checking unrestricted sprawl.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The boundary between the site and the built-up area is not durable, consisting of the rear of residential development which could not prevent encroachment into the site. The boundaries between the site and the countryside consist of Hatton Lane (B5356) to the south which is durable and able to prevent encroachment beyond the site if it were developed, and a series of field boundaries to the north and west which are not durable and would not be able to prevent encroachment beyond the site if the site were developed. The site is open countryside that is predominately in agricultural use, with a farm located within the central section of the site. The site is well connected to the countryside along nearly all of its boundaries. The site has less than 10% built form, low levels of vegetation and open, long line views and therefore supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to two purposes, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site supports a strong degree of openness and there are non-durable boundaries with both the countryside and the settlement and the site has a strong role in preventing encroachment into the countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to checking unrestricted sprawl.	Strong contribution

R18/009	Weak contribution: The northern most corner of the site links to the built-up area. This boundary is defined by Shepcroft Lane which is a durable boundary which could prevent sprawl in the site in the long term. The site is only connected to the built-up area along this corner. Given the shape of the built-up area, development of the site would not round of the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The boundary between the site and the built-up area is durable, consisting of Shepcroft Lane which could prevent encroachment into the site. The boundaries between the site and the countryside consist of a series of field boundaries to the south, east and west which are not durable and would not be able to prevent encroachment beyond the site if the site were developed. The site is open countryside that is predominately in agricultural use. The site is well connected to the countryside. The site has less than 10% built form, low levels of vegetation and open, long line views and therefore supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and there are non-durable boundaries between the site and the countryside and it therefore has a strong role in preventing encroachment into the countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site also only has a limited connection to the built up area and makes a weak contribution to checking unrestricted sprawl. The site makes a moderate contribution to assisting with urban regeneration.	Strong contribution
R18/010	Weak contribution: The northern most corner of the site links to the built up area. This boundary is defined by Shepcroft Lane which is a durable boundary which could prevent sprawl into the site in the long term. The site is only connected to the built-up area along this corner. Given the shape of the built-up area, development of the site would not round of the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The boundary between the site and the built-up area is durable, consisting of Shepcroft Lane which could prevent encroachment into the site. The boundaries between the site and the countryside consist of a series of field boundaries to the east and west which are not durable and would not be able to prevent encroachment beyond the site if the site were developed. However the southern boundary is Hatton Lane (B5356) which is a durable boundary that is able to prevent encroachment beyond the site if it were developed. The site is open countryside that is predominately in agricultural use. The site is well connected to the countryside. The site has less than 10% built form, low levels of vegetation and open, long line views and therefore supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness and there are non-durable boundaries between the site and the countryside and it therefore has a strong role in preventing encroachment into the countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and a moderate contribution to assisting in urban regeneration.	Strong contribution
R18/005 [Site R18/005 is split into two sites, one north of Runcorn Road and one to the south. The majority of the northern site is located within Halton Borough Council and is not within the Warrington administrative area and therefore it has not been assessed.]	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn whereby development of the site would reduce the actual gap between the towns however would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is adjacent to the washed over village of Moore which is in the Green Belt and which falls within Halton Borough Council. The western boundary with Moore consists of the rear gardens of residential properties which is not a durable boundary which could prevent encroachment into the site. The boundaries between the site and the open countryside include Runcorn Road to the north, the Bridgwater Canal to the south and a field boundary to the west, which is the only non-durable boundary. These are a mix of boundaries which are predominately durable that would be able to prevent encroachment beyond the site if it were developed. The site has no built form, low levels of vegetation and open, long line views and therefore supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its non-durable boundary with the washed over village of Moore.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been applied and the site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and there is a non-durable boundary with the washed over village of Moore, it has predominantly durable boundaries the open countryside. The site makes no contribution to preventing sprawl and preserving historic towns. It makes a weak contribution to preventing towns from merging.	Moderate contribution

R18/125	Weak Contribution: The Manchester Ship Canal forms the northern boundary between the site and the built-up area which is a durable boundary that is able to prevent sprawl into the site in the long term. The short eastern boundary with the built up area is formed by hedges and a tree lined garden boundary which is not durable and may not prevent sprawl in the long term. Given the shape of the built-up area, development of the site would not round off the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.	Moderate contribution: The site forms a largely essential gap between the Warrington urban area and Runcorn whereby development of the site would reduce the actual gap between the towns however would not result in them merging, although it would reduce the perception of the gap.. Overall, the site makes a moderate contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the built-up area is predominately durable consisting of the Manchester Ship Canal, apart from the short eastern boundary which is not durable. The boundaries are predominately durable and could prevent encroachment into the site. The boundaries between the site and the countryside include the Bridgewater Canal, railway line and Chester New Road (A56) which are durable boundaries that would be able to prevent encroachment beyond the site if it were developed. The western section of the site extends into Halton Council. The boundary to the west which adjoins Moore which is a washed over village in the Green Belt and is located within Halton Council follows the rear gardens of residential properties which are not durable boundaries and Moore Lane which is a durable boundary. The existing land use is a mix with the site predominately open countryside, but also containing a number of dwellings, farms, a dismantled railway line and roads. The site is well connected to the countryside along three boundaries. The site has less than 10% built form, low levels of vegetation (although there are small, denser pockets of vegetation) and open, long line views and therefore supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to the weak eastern and western boundary with the settlements.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness, it has predominantly durable boundaries with both the site and the settlement and the site and the countryside and therefore development would not threaten the overall openness and permanence of the Green Belt. The site performs moderately in terms of preventing sprawl and encouraging urban regeneration. It makes a weak contribution to preventing towns from merging.	Moderate contribution
1630	Weak contribution: A small section of the northern boundary of the site connects the site to the built-up area. This boundary is formed by Station Road which is a durable boundary which could prevent sprawl into the site. The site only has a very limited connection to the built-up area. Overall the site makes a weak contribution to checking unrestricted sprawl.	Moderate contribution: The site forms a largely essential gap between the Warrington urban area and Widnes whereby development of the site would reduce the actual and perceived gap between the towns albeit would not result in them merging and the gap is already narrower in other locations. Overall, the site makes a moderate contribution to preventing towns from merging.	Strong contribution: The site has a limited connection to the built up area. The boundary between the site and the built-up area is durable consisting of Station Road which could prevent encroachment into the site. The boundaries between the site and the countryside include Station Road to the east, the railway line to the south and a field boundary to the west which has dense tree line for part of it. These are predominantly durable boundaries that would be able to prevent encroachment beyond the site if it were developed. The existing land use is open countryside that is predominately in agricultural use. The site is well connected to the countryside along three boundaries. The site has less than 10% built form and low levels of vegetation throughout the majority of the site however there is dense vegetation to the south of the site so there are no open views and therefore the site supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to two, a weak contribution to one, and no contribution to one. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution as it although it supports a strong-moderate degree of openness, there are mostly durable boundaries between the site and the settlement and the site and the countryside and therefore development of the site would not threaten the overall openness and permanence of the Green Belt. The site makes a weak contribution to checking unrestricted sprawl and a moderate contribution to assisting in urban regeneration.	Moderate contribution
R18/138	Strong contribution: The rear of the residential development along Stocks Lane forms the boundary with the built-up area along the eastern edge of the site, which is not durable and could not prevent sprawl into the site in the long term. Farnworth Road (A5080) forms the southern boundary between the site and built-up area which is durable and could prevent sprawl. The site only has a limited connection to the built-up area. Given the shape of the built-up area, development of the site would not round of the settlement pattern. Overall the site makes a strong contribution to checking unrestricted sprawl.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Widnes whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. The gap is already narrower in other locations. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundary between the site and the built-up area is the rear gardens of residential development along Stocks Lane to the east and Farnworth Road (A5080) to the south. The long eastern boundary means these are predominately not durable and could not prevent encroachment into the site. The boundaries between the site and the countryside include the railway line to the north and which is durable and field boundaries to the east which are not durable. The non-durable boundaries would not be able to prevent encroachment beyond the site if it were developed. The existing land use is open countryside that is predominately in agricultural use, with a number of houses located on the site to the south east. The site has less than 10% built form and dense vegetation however there are open views and therefore the site supports a strong-moderate degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to three purposes, a moderate contribution to one and no contribution to one. In line with the methodology, the site has been judged to make a strong overall contribution. It supports a strong-moderate degree of openness and there are non-durable boundaries between the site and the settlement which mean that the site has a strong role in preventing encroachment into the Green Belt. In addition, the site makes a strong contribution to checking the unrestricted sprawl of Warrington and from preventing towns from merging.	Strong contribution

R18/013	Weak contribution: The site is adjacent to the built-up area along the northern and eastern boundaries. The northern boundary is formed by Friends Lane and the eastern boundary is formed by Stocks Lane. These are durable boundaries that are able to prevent sprawl in the long term. The site is reasonably well connected to the built-up area along half of its boundaries. Given the shape of the built-up area, development of the site would not round off the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Widnes whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. Furthermore the gap is already narrower in other locations. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundaries between the site and the built-up area are Friends Lane and Stocks Lane to the north and the east which are durable boundaries that are able to prevent encroachment beyond the site if the site is developed. The boundaries between the site and the countryside includes the railway line to the south which is a durable boundary and field boundaries to the west which is not a durable boundary. The durable boundary would be able to prevent encroachment beyond the site if it were developed. The existing land use is open countryside that is predominately in agricultural use. The site has less than 10% built form and low levels of vegetation with open long line views and therefore the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable western boundary.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to one purpose. In line with the methodology, professional judgement has been applied and the site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and the western boundary with the countryside is non-durable, the boundaries between the site and the settlement are durable and therefore development would not threaten the overall openness and permanence of the Green Belt. In addition, the site makes a weak contribution to checking unrestricted sprawl and preventing towns from merging.	Moderate contribution
R18/001 North	Weak contribution: The boundary with the built-up area is Warrington Road to the north of the site which is a durable boundary able to prevent sprawl. The site is only connected to the built up area along this northern boundary. Overall the site makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Widnes whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. Furthermore the gap is already narrower in other locations. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The boundaries between the site and built-up area include Warrington Road to the north which is a durable boundary that is able to prevent encroachment into the site.. The boundaries between the site and the countryside includes field boundaries to the west and the rear of existing residential development to the east which are not durable to prevent further encroachment however Laburnum Lane forms a durable boundary to the south that could prevent encroachment beyond the site if it were developed. The existing land use is open countryside that is predominately in agricultural use. The site is well connected to the countryside along three boundaries. The site has less than 10% built form and low levels of vegetation with open long line views and therefore the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable western and eastern boundaries.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to two purposes and no contribution to one purpose. In line with the methodology, professional judgement has been applied and the site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and there are non-durable boundaries with the countryside, the boundary with the settlement is durable and would prevent encroachment into the site therefore the overall openness and permanence of the Green Belt would not threatened. In addition, the site makes a weak contribution to checking the unrestricted sprawl of Warrington and from preventing towns from merging.	Moderate contribution
R18/001 South	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Widnes whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. Furthermore the gap is already narrower in other locations. Overall, the site makes a weak contribution to preventing towns from merging	Strong contribution: The site is completely connected to the countryside along all of its boundaries. The northern boundary consists of Laburnum Lane which is durable, the southern boundary consists of the railway line which is durable and could prevent encroachment beyond the site. The eastern and western boundaries consist of field boundaries with some tree lining which are not durable boundaries and would not be able to prevent encroachment. The existing land use is open countryside that is predominately in agricultural use. The site has less than 10% built form and some areas of vegetation however there are open long line views and therefore the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness, non-durable eastern and western boundaries and the fact that it is completely connected to the countryside.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one purpose, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, professional judgement has been applied and the site has been judged to make a strong overall contribution. The site supports a strong degree of openness as it supports a strong degree of openness, it is completely connected to the countryside and its eastern and western boundaries are not durable. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. In addition, the site makes a weak contribution to preventing towns from merging.	Strong contribution

Site Name	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
R18/150	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not adjacent to the settlement and is fully surrounded by open countryside and the wider Green Belt. The site's boundaries with the countryside predominantly not durable consisting to the north of Bradley Brook which is lined by a fence and trees albeit some of these are intermittent and therefore this does not represent a durable boundary which could prevent encroachment. The western boundary consists of a field boundary with a path and intermittent trees which is not durable and would not be able to prevent encroachment. The southern boundary consists of Barleycastle Lane which does represent a durable boundary. The eastern boundary is only marked by a wooden fence and is therefore not durable however the M56 is located close by to the east and represents a durable boundary. The existing land use consists of open countryside in agricultural use. The site is flat with no built form, no vegetation and open long line views thus it supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its strong openness, complete connection with the countryside and predominantly non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it supports a strong degree of openness, it is completely connected to the countryside and it has predominantly non-durable boundaries with the countryside. The site therefore has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns form merging.	Strong contribution
R18/151	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. The M6 ensures that separation is retained. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The site is not adjacent to the settlement and is surrounded by open countryside to the north and east. To the south of the site beyond the M56 within High Peak is a large warehouse property. Stretton Green Distribution Park is located less than 250m to the west of the site. The site's boundaries with the countryside are all durable consisting of Barleycastle Lane to the north, east and west and the M56 to the south. These durable boundaries could prevent encroachment beyond the site if the site was developed. The existing land use consists of open countryside in agricultural use. The site is flat with no built form, no vegetation and open long line views thus it supports a strong degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment as although it has a strong degree of openness all of its boundaries are durable and could prevent encroachment.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding from encroachment as although it has a strong degree of openness, all of its boundaries are durable and could prevent encroachment. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging. It makes no contribution to checking unrestricted sprawl or preserving the historic town.	Weak contribution

R18/152	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. In addition, the gap between the towns is already narrower in other places. Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is completely connected to the open countryside. The site's boundaries with the countryside are of mixed durability. The eastern boundary consists of heavy tree and hedge lining which follows a drain within a ditch and also part of a footpath and therefore represents a durable boundary which could prevent encroachment beyond the site if the site was developed. The northern boundary consists partly of wooded areas which are durable however a section of it consists of field boundaries which are not durable. The western boundary consists of field boundaries which are not durable and may not be able to prevent encroachment beyond the site. The southern boundary with the countryside consists of Cartridge Lane which is durable and could prevent encroachment. The existing land use consists of open countryside in agricultural use. The site has no built form. The site has pockets of dense vegetation and a topography which is fairly flat sloping down in the middle allowing for long line views across the site. The site therefore has a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its openness, strong connection to the countryside and the presence of some non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution. The site supports a strong degree of openness and is well connected to the countryside however its long western boundary and part of the northern boundary are not durable and would not be able to prevent encroachment into the countryside. The site therefore has a strong role in preventing encroachment. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a weak contribution to preventing towns from merging.	Moderate contribution
---------	---	--	--	--	--	---	-----------------------

Site	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
R18/149	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and St. Helens whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. The parcel is located on the administrative boundary between Warrington and St Helens. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The site is not adjacent to any settlements and is fully surrounded by countryside and the wider Green Belt albeit the settlement of Derbyshire Hill in St Helens is to the north west of the site and there is existing development to the north east of the site. The boundaries between the site and the countryside are of mixed durability. The northern boundary is defined by Broad Lane which is a durable boundary able to prevent encroachment beyond the site if the site were developed. The western boundary consists of a track which is not accessible by the public, the southern boundary is defined by dense tree line and the eastern boundary is a field boundary which is only marked in part by tree line. These are not durable features and would not be able to contain encroachment. The existing land use in the north eastern part of the site is residential with some small businesses and farm buildings linked to the farm in this section. The remainder of the site is open countryside which is in part in agricultural use. The site contains less than 20% built form, and is flat, however there is dense vegetation along the eastern boundary and in the south of the site, which along with the built form in the north prevent open views. Therefore the site supports a weak degree of openness. Overall the site makes a moderate contribution to protecting the countryside from encroachment due to the existing built form and predominantly non-durable boundaries.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one, and no contribution to two. In line with the methodology, the site has been judged to make a weak overall contribution. The site makes a moderate contribution to safeguarding the countryside from encroachment as it has predominantly non-durable boundaries and there is existing built form. The site makes a weak contribution to preventing towns from merging. The site does not contribute to preserving the setting of historic towns, checking unrestricted sprawl and assisting in urban regeneration.	Weak contribution



WARRINGTON
Borough Council

Planning Policy & Programmes
Warrington Borough Council
New Town House
Buttermarket Street
Warrington
WA1 2NH

Tel: 01925 442826
Email: ldf@warrington.gov.uk