

## Warrington Borough Council Proposed Submission Version Local Plan

**Green Belt Assessment** 

(Additional Sites Assessments - Main Urban Area)

May 2018

Reference	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
R18/P2/005	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all sides. Mill Lane forms a durable boundary along the sites northern boundary which would be able to prevent encroachment if the site were developed. The remaining boundaries are less durable and consist of a path to the east, a treelined field boundary to the south, and a field boundary to the west. These less durable boundaries would not be able to prevent encroachment if the site were developed. The existing land use consists of scrubland and a house. There is some patchy vegetation across the site. The site supports limited long line views to the south and the topography of the site slopes up to the south. There is a residential house to the west but this still accounts for less than 10% built form on the site. As such, the site supports a strong- moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mainly less durable boundaries and its strong- moderate degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong- moderate degree of openness and there are mainly less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/P2/008	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Widnes whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging.	Moderate contribution: The site is not directly connected to the settlement. The site is connected to the countryside along the northern, western and southern boundaries. The boundary to the north is comprised of Station Road and the boundary to the south is comprised of the River Mersey which are durable and would be able to prevent encroachment if the site were developed. The boundary to the west is an unnamed road which is less durable and would not prevent encroachment if the site were developed. The existing land use consists of a caravan park and a dwelling. There are low levels of vegetation on the site. The site supports no long line views due to the existing use of the site as a caravan park and the topography of the site is generally flat. There is less than 10% built form on the site. As such, the site supports a strong-moderate degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its mainly durable boundaries with the countryside and its strong-moderate degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology the site has been judged to make a weak contribution to the Green Belt. The site makes a moderate contribution to assisting in urban regeneration. The site makes a moderate contribution to safeguarding from encroachment as it has a strong- moderate degree of openness and mainly durable boundaries with the countryside.	Weak contribution

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R18/P2/012	Weak contribution: The boundary between the site and the built up area consists of the Bridgewater Canal which represents a durable boundary which could prevent sprawl. The site is connected to the built up area along its western boundary. Development of the site would not round off the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is connected to the settlement along its western boundary which is durable consisting of the Bridgewater Canal which could prevent encroachment. The site is connected to the countryside along its northern, eastern and southern boundaries. The northern boundary is comprised of a field boundary and the eastern boundary is comprised of the edge of residential development which are less durable and would not prevent encroachment if the site were developed. The boundary to the south is comprised of Stockton Lane which is durable and would be able to prevent encroachment if the site were developed. The existing land use consists of open countryside. There are low levels of vegetation on the site. The site supports long line views to the north and the topography of the site slopes up gradually to the east. There is less than 10% built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mix of durable and less durable boundaries with the countryside and its strong degree of	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution to the Green Belt. Whilst the site supports a strong degree of openness and there are some less durable boundaries with the countryside, the site has a durable western boundary with the built-up area consisting of the Bridgewater Canal. This would prevent development from encroaching into the parcel and threatening the openness and permanence of the Green Belt.	Moderate contribution
R18/P2/015	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all of its boundaries. The northern boundary is comprised of Hatton Lane which is durable and the rear of residential development which is less durable, the southern boundary is comprised of the M56 which is durable, the eastern boundary is comprised of the edge of development and field boundaries which are less durable and part of Fir Tree Close which is durable, and the western boundary is comprised of field boundaries which are less durable. As such, the site is comprised of a mix of durable and less durable boundaries with the durable boundaries being able to prevent encroachment and the less durable boundaries being unable to prevent encroachment if the site were developed. The existing land use consists of open countryside in agricultural use. There are low levels of vegetation on the site. The site supports long line views to the north and the west. The topography of the site is flat. There is less than 10% built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mix of durable and less durable boundaries with the countryside and its strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution to the Green Belt. Whilst the site supports a strong degree of openness and is completely connected to the countryside, the site has some durable boundaries including Hatton Lane, the M56, and part of Fir Tree Close. Furthermore, the surrounding area to the east and west consists of durable road boundaries which would contain development and prevent it from encroaching into the wider Green Belt.	Moderate contribution

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	R18/P2/031	Moderate contribution:	Weak contribution: The site forms a	Strong contribution: The site is connected to the settlement	No contribution: The site is	Moderate	The site makes a strong contribution to	Moderate
R	R18/P2/115	The site is connected to	less essential gap between the	along its northern and eastern boundaries. The northern	not adjacent to a historic town.	contribution: The	one purpose, a moderate contribution to	contribution
		the built up area along its	Warrington urban area and Runcorn	boundary is comprised of the Manchester Ship Canal which is	The site does not cross an	Mid Mersey Housing	two purposes, a weak contribution to one	
		northern boundary and	whereby development of the site would	durable and would prevent encroachment and the eastern	important viewpoint of the	Market Area has	purpose and no contribution to one	
		its eastern boundary. Its	slightly reduce the actual gap but not	boundary is comprised of a hedge and tree lined garden	Parish Church.	2.08% brownfield	purpose. In line with the methodology,	
		northern boundary is	the perceived gap between the towns	boundary which is less durable and would not prevent		urban capacity for	professional judgement has been applied	
		comprised of the	and it would not result in them	encroachment. The site is connected to the countryside on its		potential	to evaluate the overall contribution. The	
		Manchester Ship Canal	merging. Overall, the site makes a	southern and western boundaries. The southern boundary is		development,	site had been judged to make a moderate	
		which is durable and	weak contribution to preventing towns	comprised of Chester Road (A56) and Mill Lane which are		therefore the site	overall contribution to the Green Belt.	
		would be able to prevent	from merging.	both durable boundaries which would prevent encroachment if		makes a moderate	Whilst the site supports a strong-	
		sprawl. The eastern		the site were developed. the western boundary is comprised of		contribution to this	moderate degree of openness and has	
		boundary is comprised of		a tree lied field boundary which is less durable and would not		purpose.	some less durable boundaries, its	
		a hedge and tree lined		be able to prevent encroachment if the site were developed.			northern and southern boundaries are	
		garden boundary which		The existing land use consists of open in agricultural use. The			durable and could contain development	
		is less durable and may		site does not support long line views and the topography of			preventing it from threatening the overall	
		not be able to prevent		the site slopes down gradually to the south. There are low			openness and permanence of the Green	
		sprawl. Development of		levels of vegetation on the site. There is no built form on the			Belt.	
		the site would not round		site. As such, the site supports a strong- moderate degree of				
		off the settlement		openness. Overall the site makes a strong contribution to				
		pattern. Overall the site		safeguarding from encroachment due to some of the				
		makes a moderate		boundaries being less durable and its strong- moderate degree				
		contribution to checking		of openness.				
		unrestricted sprawl due						
		to its mix of durable and						
		less durable boundaries						
	R18/P2/036	No contribution: The site	Weak contribution: The site forms a	Strong contribution: The site is not directly connected to the	Weak contribution: The site is	Moderate	The site makes a strong contribution to	Strong
	R18/P2/059	is not adjacent to the	less essential gap between the	settlement. The site is well connected to the countryside on all	not adjacent to a historic town.	contribution: The	one purpose, a moderate contribution to	1
R								contribution
	R18/P2/119	Warrington urban area	Warrington urban area and Lymm	of its boundaries. The northern boundary is comprised of field	However, the site does cross	Mid Mersey Housing	one, a weak contribution to one and no	contribution
	R18/P2/119	and therefore does not	Warrington urban area and Lymm whereby development of the site would	of its boundaries. The northern boundary is comprised of field boundaries and the edge of a dwelling, the eastern boundary is	However, the site does cross an important viewpoint of the	Mid Mersey Housing Market Area has	one, a weak contribution to one and no contribution to two. In line with the	contribution
	R18/P2/119		Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap but not	of its boundaries. The northern boundary is comprised of field boundaries and the edge of a dwelling, the eastern boundary is comprised of a tree lined walking track and the southern	However, the site does cross an important viewpoint of the Parish Church. As such, the	Mid Mersey Housing Market Area has 2.08% brownfield	one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement	contribution
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	R18/P2/119	and therefore does not	Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. In addition, the gap is already narrower	of its boundaries. The northern boundary is comprised of field boundaries and the edge of a dwelling, the eastern boundary is comprised of a tree lined walking track and the southern boundary is comprised of tree lined field boundaries and part of a wooded area which is durable. These are all less durable	However, the site does cross an important viewpoint of the Parish Church. As such, the parcel makes a weak contribution to preserving the	Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential	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	contribution
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	R18/P2/119	and therefore does not	Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. In addition, the gap is already narrower in other places. Overall the site makes a weak contribution to preventing towns	of its boundaries. The northern boundary is comprised of field boundaries and the edge of a dwelling, the eastern boundary is comprised of a tree lined walking track and the southern boundary is comprised of tree lined field boundaries and part of a wooded area which is durable. These are all less durable and would not prevent encroachment if the site were developed. The western boundary is mainly comprised of tree lined field boundaries which is less durable apart from a small section which is adjacent to Broad Lane which is durable and the edge of a farm house which is less durable. As such, the western boundary is comprised of mainly less durable boundaries which would not be able to prevent encroachment if the site were developed, and a small section of durable boundary which would be able to prevent encroachment if the site were developed. The existing land use consists of open countryside in agricultural use. The site supports some long	However, the site does cross an important viewpoint of the Parish Church. As such, the parcel makes a weak contribution to preserving the setting and special character	Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this	one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong degree of openness and there are mainly less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in	contribution
	R18/P2/119	and therefore does not	Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. In addition, the gap is already narrower in other places. Overall the site makes a weak contribution to preventing towns	of its boundaries. The northern boundary is comprised of field boundaries and the edge of a dwelling, the eastern boundary is comprised of a tree lined walking track and the southern boundary is comprised of tree lined field boundaries and part of a wooded area which is durable. These are all less durable and would not prevent encroachment if the site were developed. The western boundary is mainly comprised of tree lined field boundaries which is less durable apart from a small section which is adjacent to Broad Lane which is durable and the edge of a farm house which is less durable. As such, the western boundary is comprised of mainly less durable boundaries which would not be able to prevent encroachment if the site were developed, and a small section of durable boundary which would be able to prevent encroachment if the site were developed. The existing land use consists of open countryside in agricultural use. The site supports some long line views to the north but this is limited by boundary	However, the site does cross an important viewpoint of the Parish Church. As such, the parcel makes a weak contribution to preserving the setting and special character	Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this	one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong degree of openness and there are mainly less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green	contribution
	R18/P2/119	and therefore does not	Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. In addition, the gap is already narrower in other places. Overall the site makes a weak contribution to preventing towns	of its boundaries. The northern boundary is comprised of field boundaries and the edge of a dwelling, the eastern boundary is comprised of a tree lined walking track and the southern boundary is comprised of tree lined field boundaries and part of a wooded area which is durable. These are all less durable and would not prevent encroachment if the site were developed. The western boundary is mainly comprised of tree lined field boundaries which is less durable apart from a small section which is adjacent to Broad Lane which is durable and the edge of a farm house which is less durable. As such, the western boundary is comprised of mainly less durable boundaries which would not be able to prevent encroachment if the site were developed, and a small section of durable boundary which would be able to prevent encroachment if the site were developed. The existing land use consists of open countryside in agricultural use. The site supports some long line views to the north but this is limited by boundary vegetation. The topography of the site slopes up gradually to	However, the site does cross an important viewpoint of the Parish Church. As such, the parcel makes a weak contribution to preserving the setting and special character	Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this	one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong degree of openness and there are mainly less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in	contribution
	R18/P2/119	and therefore does not	Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. In addition, the gap is already narrower in other places. Overall the site makes a weak contribution to preventing towns	of its boundaries. The northern boundary is comprised of field boundaries and the edge of a dwelling, the eastern boundary is comprised of a tree lined walking track and the southern boundary is comprised of tree lined field boundaries and part of a wooded area which is durable. These are all less durable and would not prevent encroachment if the site were developed. The western boundary is mainly comprised of tree lined field boundaries which is less durable apart from a small section which is adjacent to Broad Lane which is durable and the edge of a farm house which is less durable. As such, the western boundary is comprised of mainly less durable boundaries which would not be able to prevent encroachment if the site were developed, and a small section of durable boundary which would be able to prevent encroachment if the site were developed. The existing land use consists of open countryside in agricultural use. The site supports some long line views to the north but this is limited by boundary vegetation. The topography of the site slopes up gradually to the east. There is no built form on the site. As such, the site	However, the site does cross an important viewpoint of the Parish Church. As such, the parcel makes a weak contribution to preserving the setting and special character	Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this	one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong degree of openness and there are mainly less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green	contribution
	R18/P2/119	and therefore does not	Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. In addition, the gap is already narrower in other places. Overall the site makes a weak contribution to preventing towns	of its boundaries. The northern boundary is comprised of field boundaries and the edge of a dwelling, the eastern boundary is comprised of a tree lined walking track and the southern boundary is comprised of tree lined field boundaries and part of a wooded area which is durable. These are all less durable and would not prevent encroachment if the site were developed. The western boundary is mainly comprised of tree lined field boundaries which is less durable apart from a small section which is adjacent to Broad Lane which is durable and the edge of a farm house which is less durable. As such, the western boundary is comprised of mainly less durable boundaries which would not be able to prevent encroachment if the site were developed, and a small section of durable boundary which would be able to prevent encroachment if the site were developed. The existing land use consists of open countryside in agricultural use. The site supports some long line views to the north but this is limited by boundary vegetation. The topography of the site slopes up gradually to the east. There is no built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a	However, the site does cross an important viewpoint of the Parish Church. As such, the parcel makes a weak contribution to preserving the setting and special character	Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this	one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong degree of openness and there are mainly less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green	Contribution
	R18/P2/119	and therefore does not	Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. In addition, the gap is already narrower in other places. Overall the site makes a weak contribution to preventing towns	of its boundaries. The northern boundary is comprised of field boundaries and the edge of a dwelling, the eastern boundary is comprised of a tree lined walking track and the southern boundary is comprised of tree lined field boundaries and part of a wooded area which is durable. These are all less durable and would not prevent encroachment if the site were developed. The western boundary is mainly comprised of tree lined field boundaries which is less durable apart from a small section which is adjacent to Broad Lane which is durable and the edge of a farm house which is less durable. As such, the western boundary is comprised of mainly less durable boundaries which would not be able to prevent encroachment if the site were developed, and a small section of durable boundary which would be able to prevent encroachment if the site were developed. The existing land use consists of open countryside in agricultural use. The site supports some long line views to the north but this is limited by boundary vegetation. The topography of the site slopes up gradually to the east. There is no built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to	However, the site does cross an important viewpoint of the Parish Church. As such, the parcel makes a weak contribution to preserving the setting and special character	Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this	one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong degree of openness and there are mainly less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green	Contribution
	R18/P2/119	and therefore does not	Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns. In addition, the gap is already narrower in other places. Overall the site makes a weak contribution to preventing towns	of its boundaries. The northern boundary is comprised of field boundaries and the edge of a dwelling, the eastern boundary is comprised of a tree lined walking track and the southern boundary is comprised of tree lined field boundaries and part of a wooded area which is durable. These are all less durable and would not prevent encroachment if the site were developed. The western boundary is mainly comprised of tree lined field boundaries which is less durable apart from a small section which is adjacent to Broad Lane which is durable and the edge of a farm house which is less durable. As such, the western boundary is comprised of mainly less durable boundaries which would not be able to prevent encroachment if the site were developed, and a small section of durable boundary which would be able to prevent encroachment if the site were developed. The existing land use consists of open countryside in agricultural use. The site supports some long line views to the north but this is limited by boundary vegetation. The topography of the site slopes up gradually to the east. There is no built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a	However, the site does cross an important viewpoint of the Parish Church. As such, the parcel makes a weak contribution to preserving the setting and special character	Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this	one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong degree of openness and there are mainly less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green	Contribution

R18/P2/039	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the 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 directly connected to the settlement. The site is well connected to the countryside on all of its boundaries. The northern and eastern boundaries are comprised of Bradley Brook, the southern boundary is comprised of the edge of development, and the western boundary is not defined by a boundary. As such, these boundary represent less durable features which would not prevent encroachment if the site were developed. The existing land use consists of open in agricultural use. There are low levels of vegetation on the site. The site supports significant long line views to the north. The topography of the site is flat. There is no built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its completely less durable boundaries with the countryside and its strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong degree of openness and there are mainly less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/P2/051	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is not directly connected to the settlement. The site is well connected to the countryside on all of its boundaries. The eastern, southern and western boundaries are comprised of field boundaries which are less durable and would not prevent encroachment if the site were developed. The northern boundary is comprised of Arley Road which is durable and would be able to prevent encroachment if the site were developed. The existing land use consists of a farm house and abandoned farm buildings. There are low levels of vegetation on the site. The site does not support long line views due to existing development on the site. The topography of the site is flat. The farm houses are considered appropriate uses in the Green Belt and as such there is no built form on the site. As such, the site supports a strong- moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mainly less durable boundaries with the countryside and its strong- moderate degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong- moderate degree of openness and there are mainly less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/P2/052 R18/P2/140	Weak contribution: The boundary between the site and the built up area consists of Stockport Road which represents a durable boundary which could prevent sprawl. The site is connected to the built up area along its northern boundary. Given the pattern of the built up area, development of the site (alongside the adjacent areas of land to the east and west which are already mostly developed) could be seen as rounding off the settlement pattern. Overall the site makes a weak contribution to checking unrestricted sprawl.	No contribution: The site does not play a role in preventing towns from merging.	Weak contribution: The site is connected to the settlement along the northern boundary which is comprised of Stockport Road (A56) which is durable and would prevent encroachment into the site. The site is connected to the countryside on its eastern, western and southern boundaries. The eastern boundary is comprised of an unnamed track road which is less durable, the southern boundary is comprised of a heavily tree lined footpath which is a disused railway which is durable, the western boundary is comprised of the edge of residential development. The less durable boundaries would not prevent encroachment if the site were developed however there is limited potential for further encroachment given the surrounding existing development. The existing land use consists of existing residential development. There is some vegetation across the site consisting of mainly boundary hedging between houses. The topography of the site is generally flat and there is approximately 20% built form and no long line views thus the site supports a weak degree of openness. Overall the site makes a weak contribution to safeguarding from encroachment due to its mainly less durable boundaries with the countryside and a weak degree of openness.	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one purpose, and no contribution to two purposes. In line with the methodology, the site has been judged to make a weak contribution. The site makes a weak contribution to safeguarding from encroachment as it has a weak degree of openness and has mainly less durable boundaries with the countryside. There are durable boundaries between the site and the built up area and development of the site alongside other adjacent areas of land could be seen as rounding off the settlement pattern thus it makes a weak contribution to checking unrestricted sprawl. The site makes a moderate contribution to assisting in urban regeneration.	Weak contribution

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R18/P2/076	No contribution: The site	Weak contribution: The site forms a	Strong contribution: The site is not directly connected to the	No contribution: The site is	Moderate	The site makes a strong contribution to	Strong
	is not adjacent to the	less essential gap between the	settlement. The site is well connected to the countryside on all	not adjacent to a historic town.	contribution: The	one purpose, a moderate contribution to	contribution
	Warrington urban area	Warrington urban area and Runcorn	of its boundaries. The eastern and southern boundaries are	The site does not cross an	Mid Mersey Housing	one, a weak contribution to one and no	
	and therefore does not	whereby development of the site would	comprised of field boundaries and the western boundary is	important viewpoint of the	Market Area has	contribution to two. In line with the	
	contribute to this purpose	slightly reduce the actual gap but not	comprised of dense vegetation which are all less durable	Parish Church.	2.08% brownfield	methodology, professional judgement	
		the perceived gap between the towns	boundaries. A very short section of the northern boundary is		urban capacity for	has been applied to evaluate the overall	
		and it would not result in them	comprised of Hobb Lane which is durable and the remainder		potential	contribution. The site has been judged to	
		merging. Overall, the site makes a	of the northern boundary is comprised of the edge of		development,	make a strong overall contribution as it is	
		weak contribution to preventing towns	residential development and field boundaries which are both		therefore the site	completely connected to the countryside,	
		from merging.	less durable. As such, the majority of the boundaries are less		makes a moderate	it supports a strong degree of openness	
			durable and would not be able to prevent encroachment if the		contribution to this	and there are mainly less durable	
			site were developed, and a short section of the northern		purpose.	boundaries between the site and the	
			boundary is durable and would be able to prevent			countryside therefore the site has a strong	
			encroachment if developed. The existing land use consists of			role in preventing encroachment into the	
			open countryside in agricultural use. There are low levels of			open countryside. The site therefore	
			vegetation on the site. The site supports long line views to the			makes a strong contribution to fulfilling	
			south. The topography of the site is slightly undulating. There			the fundamental aim of the Green Belt	
			is no built form on the site. As such, the site supports a strong			under paragraph 79 of the NPPF in	
			degree of openness. Overall the site makes a strong			protecting the openness of the Green	
			contribution to safeguarding from encroachment due to its			Belt.	
			mainly less durable boundaries with the countryside and its				
			strong degree of openness.				
R18/P2/077	No contribution: The site	No contribution: The site does not play	Strong contribution: The site is not directly connected to the	Weak contribution: The site is	Moderate	The site makes a strong contribution to	Strong
	is not adjacent to the	a role in preventing towns from	settlement. The site is well connected to the countryside on all	not adjacent to a historic town.	contribution: The	one purpose, a moderate contribution to	contribution
	Warrington urban area	merging.	of its boundaries. The western and northern boundaries are	However, the site does cross	Mid Mersey Housing	one, a weak contribution to one and no	
	and therefore does not		comprised of tree lined field boundaries and the eastern	an important viewpoint of the	Market Area has	contribution to two. In line with the	
	contribute to this purpose		boundary is comprised of the edge of development, which are	Parish Church. As such, the	2.08% brownfield	methodology, professional judgement	
	Total and the property of		all less durable and would not be able to prevent	parcel makes a weak	urban capacity for	has been applied to evaluate the overall	
			encroachment if they were developed. The southern boundary	contribution to preserving the	potential	contribution. The site has been judged to	
			is comprised of a tree lined buffer and Knutsford Road (A50)	setting and special character	development,	make a strong overall contribution as it is	
			which is durable and would be able to prevent encroachment	of historic towns	therefore the site	completely connected to the countryside,	
			if the site were developed. The existing land use consists of	of installe towns	makes a moderate	it supports a strong- moderate degree of	
			open countryside in agricultural use. There are low levels of		contribution to this	openness and there are mainly less	
			vegetation on the site. The topography of the site rises up in		purpose.	durable boundaries between the site and	
			the centre from the road which limits long line views across		purpose.	the countryside therefore the site has a	
			the site. There is no built form on the site. As such, the site			strong role in preventing encroachment	
			supports a strong- moderate degree of openness. Overall the			into the open countryside. The site	
			site makes a strong contribution to safeguarding from			therefore makes a strong contribution to	
			encroachment due to its mainly less durable boundaries with			fulfilling the fundamental aim of the	
			the countryside and its strong-moderate degree of openness.			Green Belt under paragraph 79 of the	
						NPPF in protecting the openness of the	
1						Green Belt.	1

R18/P2/094	No contribution: The site	Weak contribution: The site forms a	Strong contribution: The site is not directly connected to the	No contribution: The site is	Moderate	The site makes a strong contribution to	Strong
	is not adjacent to the	less essential gap between the	settlement. The site is well connected to the countryside on all	not adjacent to a historic town.	contribution: The	one purpose, a moderate contribution to	contribution
	Warrington urban area	Warrington urban area and Lymm	of its boundaries. The northern boundary is comprised of field	The site does not cross an	Mid Mersey Housing	one and no contribution to three	
	and therefore does not	whereby development of the site	boundaries and the edge of residential development which is	important viewpoint of the	Market Area has	purposes. In line with the methodology,	
	contribute to this purpose	would slightly reduce the actual gap	less durable and Weaste Lane which is durable. The eastern	Parish Church.	2.08% brownfield	professional judgement has been applied	
		between the towns but not the	boundary is comprised of a tree lined drainage ditch, the edge		urban capacity for	to evaluate the overall contribution. The	
		perceived gap. It would not result in	of development, field boundaries and short sections of private		potential	site has been judged to make a strong	
		the towns merging. In addition, the	road including Cinder Lane which is private, and therefore all		development,	overall contribution as it is completely	
		gap between the towns is already	the eastern boundaries are less durable. The southern		therefore the site	connected to the countryside, it supports	
		narrower in other places.	boundaries are comprised of field boundaries and the edge of		makes a moderate	a strong degree of openness and there are	
		Overall the site makes a weak	residential development which are less durable and Weaste		contribution to this	mainly less durable boundaries between	
		contribution to preventing towns	Lane which is durable. The western boundary is comprised of		purpose.	the site and the countryside therefore the	
		from merging.	a public right of way, field boundary and the edge of			site has a strong role in preventing	
			residential development which are all less durable boundaries.			encroachment into the open countryside.	
			As such, there is a mix of durable and less durable boundaries			The site therefore makes a strong	
			across the site, of which the durable boundaries would be able			contribution to fulfilling the fundamental	
			to prevent encroachment and the less durable boundaries			aim of the Green Belt under paragraph	
			would not be able to prevent encroachment. The existing land			79 of the NPPF in protecting the	
			use consists of open countryside in agricultural use and some			openness of the Green Belt.	
			scrubland. There are generally low levels of vegetation on the				
			site. The topography of the site appears generally flat. There				
			are long line views around the site. There is no built form on				
			the site. As such, the site supports a strong degree of				
			openness. Overall the site makes a strong contribution to				
			safeguarding from encroachment due to its mainly less				
			durable boundaries with the countryside and its strong degree				
			of openness.				
R18/P2/095	No contribution: The site	Weak contribution: The site forms a	Strong contribution: The site is not directly connected to the	No contribution: The site is	Moderate	The site makes a strong contribution to	Strong
	is not adjacent to the	less essential gap between the	settlement. The site is well connected to the countryside on all	not adjacent to a historic town.	contribution: The	one purpose, a moderate contribution to	contribution
	Warrington urban area	Warrington urban area and Runcorn	of its boundaries. The northern boundary is comprised of a	The site does not cross an	Mid Mersey Housing	one, a weak contribution to one and no	
	and therefore does not	whereby development of the site would	railway track and the Manchester Ship Canal which are both	important viewpoint of the	Market Area has	contribution to two. In line with the	
	contribute to this purpose	slightly reduce the actual gap but not	durable and would be able to prevent encroachment if the site	Parish Church.	2.08% brownfield	methodology, professional judgement	
		the perceived gap between the towns	were developed. The western boundary is comprised of the		urban capacity for	has been applied to evaluate the overall	
		and it would not result in them	railway line and Moore Lane which are durable and would		potential	contribution. The site has been judged to	
		merging. Overall, the site makes a	prevent encroachment. The eastern boundary is comprised of		development,	make a strong overall contribution as it is	
		weak contribution to preventing towns	Bellhouse Lane which is durable and would prevent		therefore the site	completely connected to the countryside,	
		from merging.	encroachment and the dismantled railway line and field		makes a moderate	it supports a strong degree of openness	
			boundary which are both less durable and would not prevent		contribution to this	and there are some less durable	
			encroachment. The southern boundary is comprised of the		purpose.	boundaries between the site and the	
			Bridgewater Canal and Runcorn Road which are both durable			countryside therefore the site has a strong	
			and would prevent encroachment. The existing land use			role in preventing encroachment into the	
			consists of open countryside in agricultural use, a dismantled			open countryside. The site therefore	
			railway in agricultural use and a car garage. There is some			makes a strong contribution to fulfilling	
			spare vegetation across the site. The topography of the site			the fundamental aim of the Green Belt	
			slopes down to the north and north west. There is less than			under paragraph 79 of the NPPF in	
			10% built form on the site. As such, the site supports a strong			protecting the openness of the Green	
			degree of openness. Overall the site makes a strong			Belt.	
			contribution to safeguarding from encroachment due to its				
			mix of durable and less durable boundaries with the				
			countryside and its strong degree of openness.		1		

				1	1	1	1
R18/P2/102	No contribution: The site is not 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 directly connected to the settlement. The site is well connected to the countryside on all sides, comprising of a mix of durable and less durable boundaries. The eastern boundary is comprised of mainly the rear of residential development which is less durable and would not prevent encroachment if the site were development, and a short section of Deans Wharf which is durable and would prevent encroachment if the site were developed. The western boundary is comprised of a tree lined boundary which is less durable and would not prevent encroachment if the site were developed. The northern boundary is comprised of a railway line and the southern boundary is comprised of the Bridgewater Canal which are both durable and would prevent encroachment if the site were developed. The existing land use consists open countryside. There is low levels of vegetation on the site and the topography of the site is generally flat. There is no built form in the site. The site supports no long line views and overall supports a strongmoderate degree of openness. Overall the site makes a moderate contribution to safeguarding from encroachment due to its strong- moderate degree of openness and mix of durable and less durable boundaries	No contribution: Warrington is a historic town however the site is not within 250m of the Warrington Town Centre Conservation Areas. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a moderate contribution to two purposes, a weak contribution to one purpose and no contribution to two purposes. In line with the methodology, the site has been judged to make a weak contribution. The site makes a weak contribution to preventing towns from merging. In addition, the site has a mix of durable and less durable boundaries and a strong- moderate degree of openness	Weak contribution
R18/P2/103	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging	Strong contribution: The site is not directly connected to the settlement. The site is connected to the countryside on all of its boundaries. The eastern and western boundaries are comprised of the edge of residential development in the Green Belt and the northern boundary is comprised of a field boundary which are all less durable and would not prevent encroachment if the site were developed. The southern boundary is comprised of Runcorn Road which is durable and would prevent encroachment if the site were developed. The existing land use consists of overgrown scrubland. There are long line views to the north. There are low levels of vegetation across the site. The topography of the site slopes down to the north. There is no built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mainly less durable boundaries with the countryside and its strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong degree of openness and there are mainly less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution

R18/P2/116	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is connected to the settlement along its northern boundary. Half of this is durable consisting of a very dense wooded area which could prevent encroachment whilst the other half consists of a tree lined field boundary which is less durable and would not be able to prevent encroachment into the site. The north eastern boundary is comprised of Broad Lane which is durable and would be able to prevent encroachment if the site were developed. The eastern and southern boundaries are comprised of field boundaries and a walking track which are less durable and would not prevent encroachment if the site were development. The western boundary consists of a dense wooded area which is a durable boundary which could prevent encroachment. The existing land use consists of open countryside in agricultural use. There are significant long line views to the east and west. There are low levels of vegetation across the site apart from a section of dense vegetation in the south. The topography of the site slopes up slightly to the west. There is no built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mix of durable and less durable boundaries with the	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, and no contribution to three purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and the boundaries between the site and the countryside are of mixed durability, the site's boundary with the Settlement is partly durable and could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
R18/P2/117	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Runcorn whereby development of the site would slightly reduce the actual gap but not the perceived gap between the towns and it would not result in them merging. Overall, the site makes a weak contribution to preventing towns from merging	countryside and strong degree of openness.  Strong contribution: The site is not directly connected to the settlement. The site is connected to the countryside on all of its boundaries. The northern and part of the eastern boundaries are comprised of Park Lane which is durable and would not be able to prevent encroachment if the site were developed. The remaining eastern boundary and the western boundary are comprised of the edge of development and the southern boundary is comprised of a field boundary which are all less durable and would not prevent encroachment if the site were development. The existing land use consists of open countryside. The topography of the site rises steeply up to the south which limits long line views. There are low levels of vegetation across the site. There is no built form on the site. As such, the site supports a strong- moderate degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mainly less durable boundaries with the countryside and strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a strong overall contribution as it is completely connected to the countryside, it supports a strong degree of openness and there are less durable boundaries between the site and the countryside therefore the site has a strong role in preventing encroachment into the open countryside. The site therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
R18/P2/125A	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The site forms a less essential gap between the Warrington urban area and Lymm whereby development of the site would slightly reduce the actual gap between the towns but not the perceived gap. It would not result in the towns merging. In addition, the gap between the towns is already narrower in other places.  Overall the site makes a weak contribution to preventing towns from merging.	Strong contribution: The site is connected to the settlement along its eastern boundary consisting of Broad Lane/Grappenhall Lane which is a durable boundary which could prevent encroachment. The site is connected to the countryside along its remaining boundaries. The northern boundary is comprised of Broad Lane which is a durable boundary which could prevent encroachment if the site were developed. The southern and western boundaries are comprised of field boundaries which are less durable and would not prevent encroachment if the site were development. The existing land use consists of open countryside in agricultural use. The topography of the site rises significantly up to the south and the site undulates. There are significant long line views to the north. There are low levels of vegetation across the site. There is no built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mix of durable and less durable boundaries with the countryside and strong degree of openness.	No contribution: The site is not adjacent to a historic town. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two purposes. In line with the methodology, professional judgement has been applied to evaluate the overall contribution. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and the boundaries between the site and the countryside are of mixed durability, the site's boundary with the Settlement is durable and could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration.	Moderate contribution

R18/P2/125B	No contribution: The site	Weak contribution: The site forms a	Strong contribution: The site is not directly connected to the	No contribution: The site is	Moderate	The site makes a strong contribution to	Strong
	is not adjacent to the	less essential gap between the	settlement. The site is connected to the countryside on all of	not adjacent to a historic town.	contribution: The	one purpose, a moderate contribution to	contribution
	Warrington urban area	Warrington urban area and Lymm	its boundaries. The southern and western boundaries are	The site does not cross an	Mid Mersey Housing	one, a weak contribution to one, and no	
	and therefore does not	whereby development of the site	comprised of Cartridge Lane and Broad Lane which are	important viewpoint of the	Market Area has	contribution to two purposes. In line with	
	contribute to this purpose	would slightly reduce the actual gap	durable boundaries which would not be able to prevent	Parish Church.	2.08% brownfield	the methodology, professional judgement	
		between the towns but not the	encroachment if the site were developed. The northern and		urban capacity for	has been applied to evaluate the overall	
		perceived gap. It would not result in	eastern boundaries are comprised of tree lined field		potential	contribution. The site has been judged to	
		the towns merging. In addition, the	boundaries and a small section of the rear of residential		development,	make a strong overall contribution as it is	
		gap between the towns is already	development which are both less durable and would not be		therefore the site	completely connected to the countryside,	
		narrower in other places.	able to prevent encroachment if the site were developed. The		makes a moderate	it supports a strong degree of openness	
		Overall the site makes a weak	existing land use consists of open countryside in agricultural		contribution to this	and there are less durable boundaries	
		contribution to preventing towns	use with a farm in the north western corner of the site which is		purpose.	between the site and the countryside	
		from merging.	considered an appropriate use in the Green Belt. The			therefore the site has a strong role in	
			topography of the site rises up significantly to the south east.			preventing encroachment into the open	
			There are significant long line views to the north. There are			countryside. The site therefore makes a	
			low levels of vegetation across the site. There is no built form			strong contribution to fulfilling the	
			on the site. As such, the site supports a strong degree of			fundamental aim of the Green Belt under	
			openness. Overall the site makes a strong contribution to			paragraph 79 of the NPPF in protecting	
			safeguarding from encroachment due to its mix of durable and			the openness of the Green Belt.	
			less durable boundaries with the countryside and strong			r	
			degree of openness.				
R18/P2/125C	No contribution: The site	Weak contribution: The site forms a	Strong contribution: The site is not directly connected to the	No contribution: The site is	Moderate		Moderate
	is not adjacent to the	less essential gap between the	settlement. The site is connected to the countryside on all of	not adjacent to a historic town.	contribution: The	The site makes a strong contribution to	contribution
	Warrington urban area	Warrington urban area and Lymm	its boundaries. The southern, western and eastern boundaries	The site does not cross an	Mid Mersey Housing	one purpose, a moderate contribution to	
	and therefore does not	whereby development of the site	are comprised of the M6 and Cliff Lane/ Knutsford Road	important viewpoint of the	Market Area has	one, a weak contribution to one and no	
	contribute to this purpose	would slightly reduce the actual gap	which are durable boundaries which would be able to prevent	Parish Church.	2.08% brownfield	contribution to two. In line with the	
		between the towns but not the	encroachment if the site were developed. The northern		urban capacity for	methodology, professional judgement	
		perceived gap. It would not result in	boundary is comprised partly of field boundaries, partly of		potential	has been applied to evaluate the overall	
		the towns merging. In addition, the	Massey Brook and partly of the private Cinder Lane. These		development,	contribution. The site has been judged to	
					therefore the site	make a moderate overall contribution.	
					makes a moderate	The site supports a strong degree of	
					contribution to this	openness and is well connected to	
					purpose.	the countryside along all of its	
		1 0					
						boundaries are durable and could contain	
						permanence of the Green Belt. The site	
						makes a moderate contribution to	
			degree of openness.			weak contribution to preventing towns	
1			1			from merging.	1
		gap between the towns is already narrower in other places. Furthermore, the M62 ensures that separation is retained. Overall the site makes a weak contribution to preventing towns from merging.	boundaries are of mixed durability and the less durable boundaries would not be able to prevent encroachment if the site were developed. The existing land use consists of open countryside in agricultural use with a farm in the south of the site which is considered an appropriate use in the Green Belt. The topography of the site slopes down to the north. There are significant long line views around the site. There are low levels of vegetation across the site. There is no built form on the site. As such, the site supports a strong degree of openness. Overall the site makes a strong contribution to safeguarding from encroachment due to its mix of durable and less durable boundaries with the countryside and strong		makes a moderate	The site supports a strong degree of openness and is well connected to the countryside along all of its boundaries however with the exception of the northern boundary, all of these boundaries are durable and could contain development and prevent it from threatening the overall openness and permanence of the Green Belt. The site makes a moderate contribution to assisting in urban regeneration and a	

R18/P2/127A	Weak contribution: The	Weak contribution: The site forms a	Moderate contribution: The boundary between the site and the	No contribution: The site is	Moderate	The site makes a moderate contribution	Weak
	M62 combined with	less essential gap between Newton-le-	settlement is the M62 and Delph Lane which is durable and	not adjacent to a historic town.	contribution: The	to two purposes, a weak contribution to	contribution
	Delph Lane forms a	Willows and the Warrington urban area	would prevent encroachment. The site is connected to the	The site does not cross an	Mid Mersey Housing	two purposes and no contribution to one	
	durable boundary	whereby development of the site would	countryside along the remaining boundaries. The eastern	important viewpoint of the	Market Area has	purpose. In line with the methodology,	
	between the site and the	slightly reduce the gap between the	boundary is comprised of the edge of a hospital development	Parish Church.	2.08% brownfield	the site has been judged to make a weak	
	built up area. This is a	towns however would not result in	and dense tree vegetation and an unnamed road, which are all		urban capacity for	contribution. The site has mostly durable	
	permanent	them merging. Overall, the site makes	less durable and would not prevent encroachment. However		potential	boundaries with the countryside and it	
	boundary that is durable	a weak contribution to preventing	there is limited potential for encroachment to the east given		development,	supports a strong- moderate degree of	
	enough to prevent sprawl	towns from merging.	the existing development within the Green Belt. The northern,		therefore the site	openness. In addition, the site makes a	
	into the site in the long		western and southern boundaries are comprised of roads and a		makes a moderate	weak contribution to preventing towns	
	term. The site is only		disused railway track including Hollins Lane and Watery		contribution to this	from merging and a weak contribution to	
	connected to the urban		Lane to the north, Mill Lane and the disused railway line		purpose.	the checking of unrestricted sprawl.	
	area along this southern		(Sankey Valley Park Trail) to the west and Delph Lane to the				
	boundary. Overall the		south. These boundaries are durable and would prevent				
	parcel makes a weak		encroachment if the site were developed. The existing land				
	contribution to checking		use consists open countryside, some of which is in agricultural				
	unrestricted sprawl.		use. There are low levels of vegetation on the site apart from				
			hedging which divides the site and the topography of the site				
			generally slopes down gently to the south. The only built form				
			on the site is Delph Farm in the south eastern corner of the				
			site. The site supports no long line views and overall supports				
			a strong- moderate degree of openness. Overall the site makes				
			a moderate contribution to safeguarding from encroachment				
			due to its strong- moderate degree of openness and durable				
			boundaries to the north, south and west.				
R18/P2/131A	Weak contribution: The	Moderate contribution: The site forms a	Strong contribution: The site is connected to the settlement	No contribution: The site is	Moderate	The site makes a strong contribution to	Strong
	site is connected to the	largely essential gap between the	along its northern and western boundaries which are	not adjacent to a historic town.	contribution: The	one purpose, a moderate contribution to	Contribution
	built up area along its	Warrington urban area and Cadishead	comprised of a railway line to the north and the M6 to the	The site does not cross an	Mid Mersey Housing	two and no contribution to two. In line	
	northern and western	within the neighbouring authority of	west which are both durable and would be able to prevent	important viewpoint of the	Market Area has	with the methodology, professional	
	boundaries. The	Salford whereby development of the	sprawl. The site is connected to the countryside on the eastern	Parish Church.	2.08% brownfield	judgement has therefore been applied to	
	boundary between the	site would reduce the actual gap and	and southern boundaries. The southern boundary is comprised		urban capacity for	evaluate the overall contribution. The	
	site and the built up area	the perceived gap between the towns	of the River Mersey which is a durable boundary and would		potential	site has been judged to make a strong	
	consists of the M6 to the	but it would not result in them merging.	be able to prevent encroachment if the site were developed.		development,	overall contribution as it supports a	
	western boundary and a	Overall, the site makes a moderate	The eastern boundary is comprised of field boundaries, an		therefore the site	strong degree of openness and the long	
	railway line to the	contribution to preventing towns from	unnamed road and Holly Bush Lane which is not an adopted		makes a moderate	eastern boundary with the countryside is less durable and therefore the site has a	
	northern boundary which are both durable	merging	road. These boundaries are all less durable boundary and		contribution to this	strong role in preventing encroachment	
	boundaries which could		would not be able to prevent encroachment if the site were developed. The existing land use consists of open countryside		purpose.		
	prevent sprawl.		which is in agricultural use, a number of farms which are			to the east. The site therefore makes a strong contribution to fulfilling the	
	Development of the		considered appropriate uses in the Green Belt, a shop and dog			fundamental aim of the Green Belt under	
	western section of the		school to the south and industrial works to the west. There are			paragraph 79 of the NPPF in protecting	
	site could be considered		significant long line views around the site. There are low			the openness of the Green Belt.	
	to round off the		levels of vegetation across the site. The topography of the site			the openiness of the Green Bett.	
	settlement pattern.		is flat. Overall there is less than 10% built form on the site. As				
	Overall the site makes a		such, the site supports a strong degree of openness. Overall				
	weak contribution to		the site makes a strong contribution to safeguarding from				
	checking unrestricted		encroachment due to its less durable long eastern boundary				
	sprawl.		and its strong degree of openness.				

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R18/P2/147	No contribution: The site	No contribution: The site does not play	Moderate contribution: The site is not directly connected to	No contribution: The site is	Moderate	The site makes a moderate contribution	Weak
	is not adjacent to the	a role in preventing towns from	the settlement. The site is connected to the countryside on all	not adjacent to a historic town.	contribution: The	to two purposes and no contribution to	contribution
	Warrington urban area	merging.	of its boundaries. The northern boundary is comprised of the	The site does not cross an	Mid Mersey Housing	three purpose. In line with the	
	and therefore does not		Bridgewater Canal and the eastern boundary is comprised of	important viewpoint of the	Market Area has	methodology, the site had been judged to	
	contribute to this purpose		Halfacre Lane which are both durable boundaries which	Parish Church.	2.08% brownfield	make a weak overall contribution. The	
			would prevent encroachment if the site were developed. The		urban capacity for	site makes no contribution to checking	
			southern boundary is comprised of a private unnamed road		potential	unrestricted sprawl. The site makes a	
			and field boundaries and the western boundary is comprised		development,	moderate contribution to safeguarding	
			of field boundaries, which are all less durable and would not		therefore the site	from encroachment due to its mix of	
			be able to prevent encroachment if the site were developed.		makes a moderate	durable and less durable boundaries and	
			The existing land use consists of residential dwellings, open		contribution to this	moderate degree of openness. In	
			countryside and a private rugby pitch. The topography of the		purpose.	addition, the site makes a moderate	
			slopes gradually down to the north. There is between 10-20%			contribution to assisting in regeneration,	
			built form on the site which limit long line views around the			no contribution to preventing towns from	
			site. There is some vegetation across the site. As such, the site			merging and no contribution to	
			supports a moderate degree of openness. Overall the site			preserving the setting and special	
			makes a moderate contribution to safeguarding from			character of historic towns.	
			encroachment due to its mix of durable and less durable				
			boundaries with the countryside, its existing built form and its				
			moderate degree of openness.				



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