



WARRINGTON
Borough Council

Warrington Borough Council

Proposed Submission Version Local Plan

Site Assessment Proformas

**Employment Site
Assessment Proformas**

Subject Employment Proformas (North) – Site Selection

Site Ref: R18/046

Site Name	(R18/046) Land south of Townfield Lane, Winwick					
Site Address	Land south of Townfield Lane, Winwick					
Ward	Burtonwood & Winwick					
Existing Use	An area of hardstanding and a temporary weekend car boot sale site.					
Gross Site Area (Ha)	2					
Net: Developable Site Area (Ha)	1.5 (Ha)					
Site Potential (capacity)	1.5 (Ha) of B1, B2 or B8 employment land.					
Green Belt Assessment Overall Contribution	Moderate contribution General Area Assessment Parcel Reference: 21 General Area Assessment Parcel Result: Moderate Green Belt Parcel Reference: R18/046 Green Belt Parcel Result: Weak					
Suitability			Availability		Achievability	
Criteria	Traffic Light Assessment 		Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land? 	Employment development proposed.					
Distance to Principal Road Network by vehicle. 	Adjacent to the main A49.					
Is there a physical point of highway access into the site? 	There is an existing access into the site off Townfield Lane.		1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of	Moderate Viability.

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				high, moderate or low viability?	
How close is the site to key employment sites? ■	281m from Winwick Quay.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Partly-Enquires received.
Is the area supported by community facilities? (Village halls, places of worship, community centres)	N/A	3. Is the site in active use?	Partly (Temporary use)	3. Is there known demand for the form of provision approved/proposed?	Yes
		4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes – small section of potentially contaminated land. Potential for off-site highways works.
How accessible is the site to the nearest primary school on foot?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is developer interest and/or demand and some potential abnormal development costs. EDNA site Grade 'B'.	
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service? ■	Approx. 6m from Bus Stop with a regular frequency service.				
How accessible is the site to the nearest train station? ■	Under 1200m away.				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality? ■	Development 75m from AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination? ■	Yes				
Would allocation of the site result in the loss of High Quality Agricultural Land? ■	Yes, small amount of Grade 2.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency? ■	Not within any zones.				
Is the site (or part of) within an identified flood zone? ■	Site is within Floodzone 1				
Is there potential for safeguarded or identified mineral reserves to be sterilised? ■	Not within an identified area.				
What is the proximity of the site to	439m from nearest asset (Milestone Grade II Listed).				

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designated heritage assets? ■			
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment? ■	No likely affects.		
Capacity of the landscape to accommodate development, while respecting its character. ■	The site falls within Character Type 1C - Undulating Enclosed Farmland – Winwick, Culcheth, Glazebrook and Rixton. These areas typify undulating enclosed farmland with a medium to large-scale field pattern. The site is adjacent to Jtn 9 of the M62 Motorway. It is currently a vacant previously developed site that contains the remains of a hardstanding. The landscape could potentially accommodate development in this location, as the site is adjacent to the northern edge of the main urban area and the parcel is well contained by existing development to the east and west. In addition it is fairly well screened on its northern boundary by a hedgerow. Mitigation ought to be possible to screen the site and protect wider landscape character. Development of the site would result in a minimal change to landscape character.		
Could allocation of the site have a potential impact on a European Site SPA or SAC? ■	No likely affects.		
Could allocation of the site have a potential impact on a SSSI? ■	No likely affects.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)? ■	No likely affects.		
What is the potential impact on TPOs? ■	No TPOs on site		
Would allocation of the site result in the use of previously developed land? ■	Site is predominantly Brownfield.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Majority Green - Unlikely to have a major impact upon trends, subject to appropriate mitigation measures.</p> <p>Site visit: The site is accessed down Townsfield Lane, a narrow Lane off the main A49. It is located within the Green Belt, an Air Quality Management Area (AQMA) and is currently an area of flat hardstanding accessed through an existing double gate entrance off Townfield Lane. The site is currently used at weekends for temporary car boot sales.</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability The EDNA site assessment concluded that site was a Grade B site, meaning subject to other considerations, site represents a strong candidate for inclusion in the local plan to meet local needs.</p> <p>This site is considered to be suitable, is unlikely to have a major impact on trends, although it is in close proximity to an AQMA, would represent the loss of an area of Grade 2 Best and Most Versatile Agricultural Land and has a small area of potentially contaminated land. There are also highway capacity issues that would need to be addressed.</p> <p>The site is available, as it is not in active use (other than as a temporary car boot sales at weekend) and is being promoted by the owner through the Local Plan process.</p>	

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<p>The northern boundary of the site is formed by Townsfield Lane with open agricultural fields beyond, the eastern boundary is shared with Arbury Court Care Home facility, the southern boundary is formed by the M62 Motorway and the western boundary is formed by the A49.</p> <p>There is also some semi mature tree cover to the boundaries of the site and it is in close proximity to the Strategic Road Network.</p> <p><u>Highways:</u> Townfield Lane is an unadopted road and a Public Right of Way and operates as a left in/left out at the A49 Winwick Road junction. Any future development may need to consider alterations to the access arrangements to provide an all-movement access; this would raise capacity concerns along the A49 network and operation of the M62 J9.</p> <p><u>Economic Development Needs Assessment Conclusions:</u> The Council's 2019 EDNA site assessment concluded that the site was a Grade B site, meaning subject to other considerations, the site represents a strong candidate to meet local needs for B1/B2/B8 employment needs. The site therefore does not perform as strongly in terms of its contribution to meeting Warrington's employment land needs as other assessed sites.</p> <p><u>Local Plan Objectives:</u> The site would make a positive contribution providing employment land to meet Warrington's future needs in accordance with Objective W1. This contribution could be strengthened when considered with the adjacent site to the north (R18/140). However, even considering both sites together, they are unlikely to contribute to wider infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with the wider aims of Objective W1 and Objective W4. The sites could form part of a wider urban extension to the north of Warrington, but this does not perform as well relative to other spatial options and is not being taken forward in the draft Local Plan.</p>	<p>The site may be achievable as it is in an area of moderate viability and the land has been subject to developer enquiries. There is developer interest and known demand, with some potential known abnormal development costs in relation to an area of contaminated land.</p> <p>The site would make a positive contribution to Local Plan Objective W1 in terms of providing employment land but is unlikely to contribute to infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with the wider aims of Objective W1 and Objective W4.</p> <p><u>SITE CONCLUSION:</u></p> <p>Taking into account and balancing a range of factors, the site is <i>not selected</i> as a suitable site to meet the Council's economic development needs.</p>
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Subject Employment Proformas (North) – Site Selection

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Site Ref: R18/127B and R18/140

Site Name	(R18/140) Land north of Arbury Court, Winwick					
Site Address	Land north of Arbury Court, Winwick					
Ward	Burtonwood & Winwick					
Existing Use	Agricultural					
Gross Site Area (Ha)	7.6 (Ha)					
Net: Developable Site Area (Ha)	5.7 (Ha)					
Site Potential (capacity)	5.7 hectares of B1 Office Use					
Green Belt Assessment Overall Contribution	General Area Assessment Parcel Reference: 21 General Area Assessment Parcel Result: Moderate Green Belt Parcel Reference: R18/140 Green Belt Parcel Result: Moderate Moderate contribution					
Suitability			Availability		Achievability	
Criteria	Traffic Light Assessment 		Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land? 	Employment development proposed.					
Distance to Principal Road Network by vehicle. 	Adjacent to the main A49.					
Is there a physical point of highway access into the site? 	There is an existing access into the site off Townfield Lane.		1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
How close is the site to key employment sites? 	Approx.414m from Winwick Quay employment site.		2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes

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Is the area supported by community facilities? (Village halls, places of worship, community centres)	N/A	3. Is the site in active use?	Yes-Agricultural	3. Is there known demand for the form of provision approved/proposed?	Yes
		4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes - Potential for off-site highways works.
How accessible is the site to the nearest primary school on foot?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is developer interest and/or demand. EDNA site Grade 'B'.	
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service?	Approx. 68m from Bus Stop.				
How accessible is the site to the nearest train station?	Approx. 3.4km from Newton Le Willows Station.				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality?	Approx. 354m away from an AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination?	No contamination present.				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Majority of site is Grade 2 Agricultural Land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Not within any zones.				
Is the site (or part of) within an identified flood zone?	Site is within Flood Zone 1.				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	South east tip of the site is within a Sand & Gravel MSA Buffer.				
What is the proximity of the site to designated heritage assets?	336m from nearest Asset.				

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<p>What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment? ■</p>	<p>No affects likely.</p>		
<p>Capacity of the landscape to accommodate development, while respecting its character. ■</p>	<p>The site falls within Character Type 1C - Undulating Enclosed Farmland – Winwick, Culcheth, Glazebrook and Rixton. These areas typify undulating enclosed farmland with a medium to large-scale field pattern. The site is adjacent to Jtn 9 of the M62 Motorway. The majority of the site is currently in agricultural use, however, a portion adjacent to the southern boundary is developed and in use for commercial purposes. The landscape could potentially accommodate development in this location, as the site is close to the northern edge of the main urban area and the parcel is fairly well contained by existing development to the north, west and south. Whilst, the eastern boundary is open to views from the east, mitigation ought to be possible to screen the site and protect wider landscape character. Development of the site would result in a moderate change to landscape character.</p>		
<p>Could allocation of the site have a potential impact on a European Site SPA or SAC? ■</p>	<p>Unlikely, site is over 5km from nearest site (Manchester Mosses SAC).</p>		
<p>Could allocation of the site have a potential impact on a SSSI? ■</p>	<p>No impact.</p>		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)? ■</p>	<p>Unlikely, site is over 2km from nearest site (Highfield Moss)</p>		
<p>What is the potential impact on TPOs? ■</p>	<p>No impact.</p>		
<p>Would allocation of the site result in the use of previously developed land? ■</p>	<p>Site is a Greenfield site.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability – Majority Green - Unlikely to have a major impact upon trends, subject to appropriate mitigation measures.</p> <p>Site visit: The site is accessed down Townfield Lane, a narrow Lane off the main A49 Newton Road. It is located within the Green Belt and has an Air Quality Management Area (AQMA) in close proximity to it.</p> <p>It is currently predominantly flat agricultural land with some semi mature tree/hedge coverage to the boundaries, with an</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The EDNA site assessment concluded that site was a Grade B site, meaning subject to other considerations, site represents a strong candidate for inclusion in the local plan to meet local needs.</p> <p>This site is considered to be suitable, is unlikely to have a major impact on trends, although it would represent the loss of an area of Grade 2 Best and Most Versatile Agricultural Land. There are also highway capacity issues that would need to be addressed.</p> <p>The site is available and is being promoted by the owner through the Local Plan process.</p> <p>The site may be achievable as it is in an area of moderate viability and the land has been subject to developer enquiries. There is developer interest and known demand.</p>	

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area of hard standing and buildings housing a Country Club and Motorbike Training Centre to the southern end of the site.

The northern boundary of the site is formed by a field hedge, agricultural land and the A49 Winwick Link Road beyond, the eastern boundary is also formed by a field hedge and open Agricultural land beyond, the southern boundary is Townfield Lane and a Care Home, with the western boundary being the A49 Newton Road.

The site is also in close proximity to the Strategic Road Network.

Highways:
Townfield Lane is an unadopted road and a Public Right of Way and operates as a left in/left out at the A49 Winwick Road junction. Any future development may need to consider alterations to the access arrangements to provide an all-movement access; this would raise capacity concerns along the A49 network and operation of the M62 J9.

An appropriate access point is likely to be achieved within the red line boundary but improvements along the length of Townfield Lane would be required to improve pedestrian/cycle accessibility; this would require third party land.

Economic Development Needs Assessment Conclusions:
The Council's 2019 EDNA site assessment concluded that site R18/140 was a Grade B site, meaning subject to other considerations, site represents a strong candidate for inclusion in the local plan to meet local needs for B1/B2/B8 uses and a viable development would likely include surrounding plots in a common scheme. The site therefore does not perform as strongly in terms of its contribution to meeting Warrington's employment land needs as other assessed sites.

Local Plan Objectives:
The site would make a positive contribution providing employment land to meet Warrington's future needs in accordance with Objective W1. This contribution could be strengthened when considered with the adjacent site to the south (R18/046). However, even considering both sites together, they are unlikely to contribute to wider infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with the wider aims of Objective W1 and Objective W4. The sites could form part of a wider urban extension to the north of Warrington, but this does not perform as well relative to other spatial options and is not being taken forward in the draft Local Plan.

The site would make a positive contribution to Local Plan Objective W1 in terms of providing employment land but is unlikely to contribute to infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with the wider aims of Objective W1 and Objective W4.

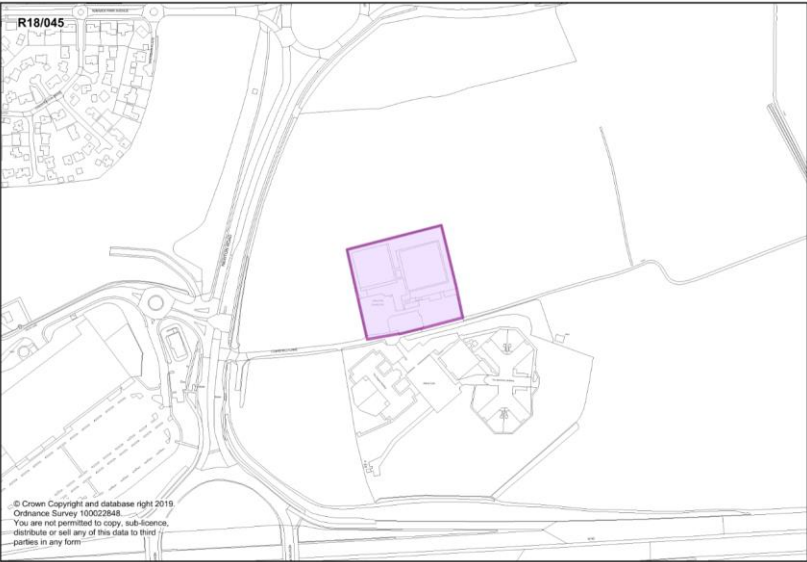
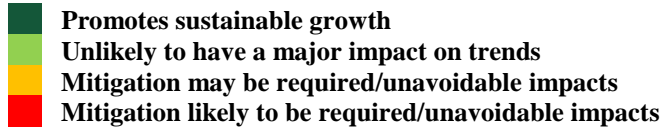
SITE CONCLUSION:

Taking into account and balancing a range of factors, the site is *not selected* as a suitable site to meet the Council's economic development needs.

Subject Employment Proformas (North) – Site Selection

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Site Ref: R18/045

Site Name	Land north of Townfield Lane, Winwick				
Site Address	Land north of Townfield Lane, Winwick				
Ward	Burtonwood & Winwick				
Existing Use	Country Club and Motorcycle training centre.				
Gross Site Area (Ha)	1.2				
Net: Developable Site Area (Ha)	0.9				
Site Potential (capacity)	B1, B2, B8 Use.				
Green Belt Assessment Overall Contribution	General Area Assessment Parcel Reference: 21 General Area Assessment Parcel Result: Moderate Green Belt Parcel Reference: R18/045 Green Belt Parcel Result: Weak				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment 	Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land?	Employment development proposed.				
Distance to Principal Road Network by vehicle.	Adjacent to main A49.				
Is there a physical point of highway access into the site?	There is an existing access into the site off Townfield Lane.	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
How close is the site to key employment sites?	Approx.414m from Winwick Quay employment site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)?	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes
		4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to	N/A	5. Is the site free of ownership and	Yes	5. Are there known abnormal development	Yes - Potential for off-

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formal play space?		tenancy issues?		costs?	site highways works.
How accessible is the site to the nearest primary school on foot?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner with no known ownership issues.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is developer interest and/or demand. EDNA site Grade 'B'.		
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service? ■	Approx. 68m from Bus Stop.				
How accessible is the site to the nearest train station? ■	Approx. 3.4km from Newton Le Willows Station.				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality? ■	Approx. 354m away from an AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination? ■	No contamination present.				
Would allocation of the site result in the loss of High Quality Agricultural Land? ■	Majority of site is Grade 2 Agricultural Land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency? ■	Not within any zones.				
Is the site (or part of) within an identified flood zone? ■	Site is within Flood Zone 1.				
Is there potential for safeguarded or identified mineral reserves to be sterilised? ■	South east tip of the site is within a Sand & Gravel MSA Buffer.				
What is the proximity of the site to designated heritage assets? ■	336m from nearest Asset.				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment? ■	No affects likely.				
Capacity of the landscape to accommodate development, while respecting its character. ■	The site falls within Character Type 1C - Undulating Enclosed Farmland – Winwick, Culcheth, Glazebrook and Rixton. This area is typified by undulating enclosed farmland with a medium to large-scale field pattern. The site is adjacent to Jtn 9 of the M62 Motorway. The site is currently developed and in use for commercial purposes. The landscape could potentially accommodate development in this location, as the site is close to the northern edge of the main urban area; adjacent to existing development to the				

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	south and the parcel is fairly well contained by existing boundary landscaping. Minimal mitigation would be required to screen the site and protect wider landscape character. Development of the site would result in a minimal change to landscape character.		
<p>Could allocation of the site have a potential impact on a European Site SPA or SAC? </p>	Green-Unlikely, site is over 5km from nearest site (Manchester Mosses SAC)		
<p>Could allocation of the site have a potential impact on a SSSI? </p>	No impact.		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)? </p>	No impact.		
<p>What is the potential impact on TPOs? </p>	No impact.		
<p>Would allocation of the site result in the use of previously developed land? </p>	Site is a Greenfield site.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability – Majority Green - Unlikely to have a major impact upon trends, subject to appropriate mitigation measures.</p> <p>Site visit: The site is accessed down Townfield Lane, a narrow Lane off the main A49 Newton Road. It is located within the Green Belt and has an Air Quality Management Area (AQMA) in close proximity to it.</p> <p>It is currently an area of hard standing and buildings housing a Country Club and Motorbike Training Centre, and is part of the wider R18/140 site.</p> <p>The site is also in close proximity to the Strategic Road Network.</p> <p>Highways: Townfield Lane is an unadopted road but also a Public Right of Way. It operates as a left-in/left-out at A49 Winwick Road and any further development may need to consider alterations to the access arrangements to provide an all-movement access; this would raise capacity concerns along the A49 network and operation of M62 J9.</p> <p>An appropriate access point is likely to be achieved within the red line boundary but improvements along the length of Townfield Lane would be required to improve pedestrian/cycle accessibility; this would require third party land.</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability The EDNA site assessment concluded that site was a Grade B site, meaning subject to other considerations, site represents a strong candidate for inclusion in the local plan to meet local needs.</p> <p>This site is considered to be suitable, is unlikely to have a major impact on trends, although it would represent the loss of an area of Grade 2 Best and Most Versatile Agricultural Land. There are also highway capacity issues that would need to be addressed.</p> <p>The site is available and is being promoted by the owner through the Local Plan process.</p> <p>The site may be achievable as it is in an area of moderate viability and the land has been subject to developer enquiries. There is developer interest and known demand.</p> <p>The site would make a positive contribution to Local Plan Objective W1 in terms of providing employment land but is unlikely to contribute to infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with the wider aims of Objective W1 and Objective W4.</p> <p>SITE CONCLUSION:</p> <p>Taking into account and balancing a range of factors, the site is <i>not selected</i> as a suitable site to meet the Council’s economic development needs.</p>	

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Economic Development Needs Assessment Conclusions:

The Council's 2019 EDNA site assessment concluded that site R18/045 was a Grade B site, meaning subject to other considerations, site represents a strong candidate for inclusion in the local plan to meet local needs for B1/B2/B8 uses. The site therefore does not perform as strongly in terms of its contribution to meeting Warrington's employment land needs as other assessed sites.

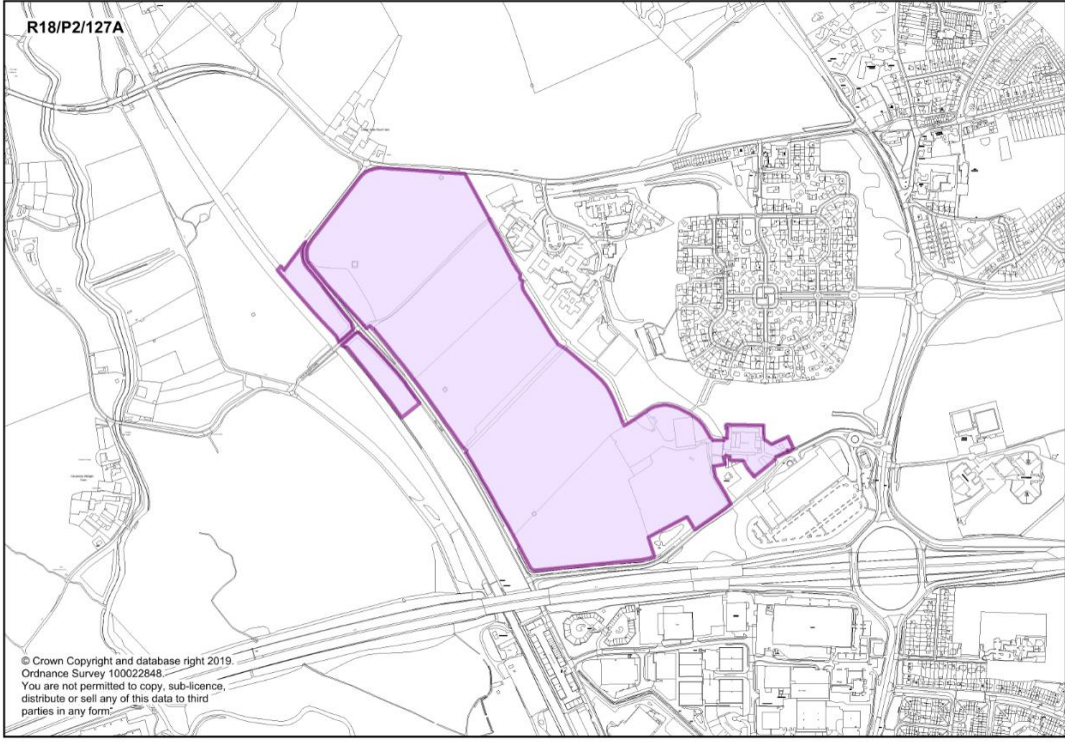
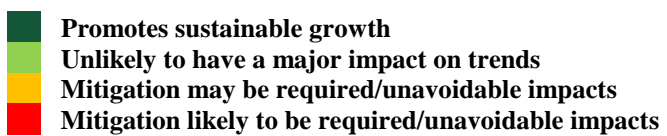



Local Plan Objectives:

The site would make a positive contribution providing employment land to meet Warrington's future needs in accordance with Objective W1. This contribution could be strengthened when considered as part of the wider site (R18/140) and the site to the south (R18/046). However, even considering these sites together, they are unlikely to contribute to wider infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with the wider aims of Objective W1 and Objective W4. The sites could form part of a wider urban extension to the north of Warrington, but this does not perform as well relative to other spatial options and is not being taken forward in the draft Local Plan.

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R18/P2/127A

Site Name	R18/217A - Land west of Delph Lane/Hollins Park Hospital, Winwick		 <p>© Crown Copyright and database right 2019. Ordnance Survey 100022848. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.</p>			
Site Address	Land west of Delph Lane/Hollins Park Hospital, Winwick					
Ward	Burtonwood & Winwick					
Existing Use	Agricultural and Livery					
Gross Site Area (Ha)	36.16					
Net: Developable Site Area (Ha)						
Site Potential (capacity)	B1/B2/B8 use					
Green Belt Assessment Overall Contribution	General Area Assessment Parcel Reference: 19 General Area Assessment Parcel Result: Moderate Green Belt Parcel Reference: R18/P2/127A Green Belt Parcel Result: Weak					
Suitability			Availability		Achievability	
Criteria	Traffic Light Assessment 		Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land? 	Employment developmnet proposed.					
Distance to Principal Road Network by vehicle. 	Under 1 mile.					
Is there a physical point of highway access into the site? 	Access from Delph Lane (S) and Mill Lane (W)					
			1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability

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How close is the site to key employment sites? 	Approx. 1.6km from Winwick Quay and Gemini Business Park.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)?	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes
		4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes, potentially contaminated land. Potential for off-site highways works.
How accessible is the site to the nearest primary school on foot?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is developer interest and/or demand and some potential abnormal development costs. EDNA site Grade 'C-D'.	
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service? 	Approx. 0.2km from bus stops on A49 Winwick Road – Bus no. 19, 22, 22A, 49, 329, 360, P6, which provides links between Leigh, St Helens, Wigan Vulcan Village, Newton le Willows and Warrington Interchange.				
How accessible is the site to the nearest train station? 	Approx. 4.8km from Warrington Station and Approx. 4.8km from Padgate Station.				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality? 	Site is within 75m of AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination? 	The site is identified as being potentially contaminated land.				
Would allocation of the site result in the loss of High Quality Agricultural Land? 	The site is Grade 2 agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency? 	Site falls within Groundwater Source protection zone 3.				
Is the site (or part of) within an identified flood zone? 	Site is within flood zone 1.				
Is there potential for safeguarded or identified mineral reserves to be sterilised? 	There is a sand and gravel MSA located within the application site, however most of the MSA has already been built upon with housing located within the MSA. As such, the mineral resource beneath the site is already sterilised.				
What is the proximity of the site to designated heritage assets? 	Church of St Oswald, Golborne Road, Grade I, 0.8km away, RC Church Winwick Psychiatric Hospital, Hollins Lane, Grade II, 1.2km away, Church House Farmhouse, Golborne Road, Grade II 1km away, The Mannor House, 5 Golborne Road, Grade II, 0.8km away, Milestone, Golborne Road, (west side) Grade II, 1km away, Mounting Block, Swan				

Subject

Employment Proformas (North) – Site Selection

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	Green, Grade II, 0.7km away, Register of Battlefields, Battle of Winwick, 0.7m away (using existing roads).		
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment? ■	Unlikely impact.		
Capacity of the landscape to accommodate development while respecting its character. ■	The site falls within Character Type 1C – Undulating Enclosed Farmland – Winwick, Culcheth, Glazebrook and Rixton. This area is typified by undulating enclosed farmland with a medium to large-scale field pattern. The site is close to Jtn 9 of the M62 Motorway. The majority of the site is currently in use as managed grassland, however, the south eastern portion is developed and in use as a large farm yard complex. The landscape could potentially accommodate development in this location, as the site is close to the northern edge of the main urban area of Warrington and the eastern edge of the residential development at Winwick Park. However, the parcel is extensive and open to views when approaching the settlement of Winwick from the west. Mitigation would be required to protect wider landscape character. Development of the site would result in fairly significant change to landscape character.		
Could allocation of the site have a potential impact on a European Site SPA or SAC? ■	No impacts.		
Could allocation of the site have a potential impact on a SSSI? ■	No impacts. Nearest site 3.1km from Woolston Eyes SSSI – no impact and approx. 3.8km from Rixton Risley Moss SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)? ■	Approx. 5.2km from Grappenhall Heys Long Woodland and 4.3km from the Dingle (using existing roads).		
What is the potential impact on TPOs? ■	Groups of trees that are the subject of a TPO are present on the eastern boundary of the site, with a central belt running through the site, east to west. Potential development could accommodate the trees.		
Would allocation of the site result in the use of previously developed land? ■	No, site is greenfield.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability – Majority Green - Unlikely to have a major impact upon trends, subject to appropriate mitigation measures.</p>	<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The Council’s 2019 EDNA site assessment concluded that the site was a Grade C-D site and therefore does not perform as strongly in terms of its contribution to meeting Warrington’s strategic employment land needs as other assessed sites.</p> <p>This site is considered to be suitable, is unlikely to have a major impact on trends, although it would represent the loss of a large area of Grade 2 Best and Most Versatile Agricultural Land. There are also highway capacity issues that would need to be addressed. There are also trees the subject of TPO’s that will need consideration.</p>		

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Employment Proformas (North) – Site Selection

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<p><u>Site visit:</u> The site is predominately accessed down Delph Lane, a narrow Lane off the main A49 Newton Road. Delph Lane can also be accessed off Mill Lane. It is located within the Green Belt and has a Pylon within the boundary and overhead power lines crossing the site along its western edge.</p> <p>There is an existing access into the site off Delph Lane, adjacent to Delph Farm. On the day of the site visit, there was heavy standing water across parts of the site, and parts of the site have been identified as areas of intermediate and high risk of surface water flooding by the Environment Agency.</p> <p>It is currently predominantly flat agricultural land with some mature tree/hedge coverage to the boundaries, a couple of small ponds, as well as a field hedge running across the site east to west. There is also an area of hard standing (along with lighting columns) that has been created and used as a Ménage to the north east of the site boundary.</p> <p>The northern boundary of the site is formed by a Group TPO with the Hollins Green Medical facility beyond; the eastern boundary is with Delph Farm and its associated agricultural/Livery buildings with a B&Q Superstore beyond. The southern boundary is with an established and mature pond and Delph Lane, with the M62 Motorway beyond and the western boundary is by way of a mature stone wall and Mill Lane.</p> <p>The land is also identified as being potentially contaminated land and this would therefore require further investigation.</p> <p><u>Highways:</u> Delph Lane is subject to the National Speed Limit and there are doubts as to whether an access can be provided to it that would achieve required visibility standards. The route itself is unsuitable for HGV movement beyond the B&Q access (it is also subject to a 7.5tonne weight restriction) and substantial improvements would be required to improve its alignment/width and to provide footway/cycle facilities; it is unlikely that these could be achieved without third party land. Any access provision to Delph Lane would require the substantial loss of trees.</p> <p>Mill lane is also subject to the National Speed Limit and it is likely that an access meeting required visibility standards can be provided although it would result in the loss of trees and a length of sandstone wall. Given the 7.5tonne access restrictions via Delph Lane and Hollins Lane careful consideration needs to be given for an overall access strategy for deliveries/servicing.</p> <p>Accessibility for pedestrians, cyclists and bus services would need to be improved.</p> <p><u>Economic Development Needs Assessment Conclusions:</u> The Council's 2019 EDNA site assessment concluded that the site was a Grade C-D site, this means consider for allocation to meet local need, and therefore does not perform as strongly in terms of its contribution to meeting Warrington's strategic employment land needs as other assessed sites.</p> <p><u>Local Plan Objectives:</u> The relatively low EDNA Grade limits the positive contribution the site can make to providing employment land to meet Warrington's future needs in accordance with Objective W1. The site is unlikely to contribute to wider infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with the wider aims of Objective W1 and Objective W4. The site could form part of a wider urban extension to the north of Warrington, but this does not perform as well relative to other spatial options and is not being taken forward in the draft Local Plan.</p>	<p>The site is available and is being promoted by the owner through the Local Plan process.</p> <p>The site may be achievable as it is in an area of moderate viability and the land has been subject to developer enquiries. There is developer interest and known demand.</p> <p>The relatively low EDNA Grade limits the positive contribution the site can make to providing employment land to meet Warrington's future needs in accordance with Objective W1. The site is unlikely to contribute to wider infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with the wider aims of Objective W1 and Objective W4.</p> <p>SITE CONCLUSION: Taking into account and balancing a range of factors, the site is <i>not selected</i> as a suitable site to meet the Council's economic development needs.</p>
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Subject Employment Proformas (North) – Site Selection

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R18/141

Site Name	R18/141 - Land west of Delph Lane/Hollins Park Hospital, Winwick					
Site Address	Land west of Delph Lane/Hollins Park Hospital, Winwick					
Ward	Burtonwood & Winwick					
Existing Use	Agricultural and Livery					
Gross Site Area (Ha)	13.3					
Net: Developable Site Area (Ha)						
Site Potential (capacity)	B1 use					
Green Belt Assessment Overall Contribution	General Area Assessment Parcel Reference: 19 General Area Assessment Parcel Result: Moderate Green Belt Parcel Reference: R18/141 Green Belt Parcel Result: Moderate					
Suitability			Availability		Achievability	
Criteria	Traffic Light Assessment 		Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land? 	Employment proposed.					
Distance to Principal Road Network by vehicle. 	Under 1 mile.					
Is there a physical point of highway access into the site?	Access from Delph Lane (S) and Mill Lane (W)					

Subject

Employment Proformas (North) – Site Selection

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				high, moderate or low viability?	
How close is the site to key employment sites?	Approx. 1.6km from Winwick Quay and Gemini Business Park.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)?	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes
		4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes, potentially contaminated land. Potential for off-site highways works.
How accessible is the site to the nearest primary school on foot?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is developer interest and/or demand and some potential abnormal development costs. EDNA site Grade 'C-D'.	
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service?	Approx. 0.2km from bus stops on A49 Winwick Road – Bus no. 19, 22, 22A, 49, 329, 360, P6, which provides links between Leigh, St Helens, Wigan Vulcan Village, Newton le Willows and Warrington Interchange.				
How accessible is the site to the nearest train station?	Approx. 4.8km from Warrington Station and Approx. 4.8km from Padgate Station.				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality?	Site is within 75m of an AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination?	The site is identified as being potentially contaminated land.				
Would allocation of the site result in the loss of High Quality Agricultural Land?	The site is Grade 2 agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Site falls within a Groundwater Source protection zone 3.				
Is the site (or part of) within an identified flood zone?	Site is within flood zone 1.				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	There is a sand and gravel MSA located within the application site, however most of the MSA has already been built upon with housing located within the MSA. As such, the mineral resource beneath the site is already sterilised.				
What is the proximity of the site to designated heritage assets?	Church of St Oswald, Golborne Road, Grade I, 0.8km away, RC Church Winwick Psychiatric Hospital, Hollins Lane, Grade II, 1.2km away, Church House Farmhouse, Golborne Road, Grade II 1km away, The Mannor House, 5 Golborne Road, Grade II, 0.8km				

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	away, Milestone, Golborne Road, (west side) Grade II, 1km away, Mounting Block, Swan Green, Grade II, 0.7km away, Register of Battlefields, Battle of Winwick, 0.7m away (using existing roads).		
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment? ■	Unlikely impact.		
Capacity of the landscape to accommodate development while respecting its character. ■	The site falls within Character Type 1C – Undulating Enclosed Farmland – Winwick, Culcheth, Glazebrook and Rixton. This area is typified by undulating enclosed farmland with a medium to large-scale field pattern. The site is close to Jtn 9 of the M62 Motorway. The majority of the site is currently in use as managed grassland, however, the south eastern portion is developed and in use as a large farm yard complex. The landscape could potentially accommodate development in this location, as the site is close to the northern edge of the main urban area of Warrington and the eastern edge of the residential development at Winwick Park. However, the parcel is extensive and open to views when approaching the settlement of Winwick from the west. Mitigation would be required to protect wider landscape character. Development of the site would result in fairly significant change to landscape character.		
Could allocation of the site have a potential impact on a European Site SPA or SAC? ■	Nearest site 3.1km from Woolston Eyes SSSI – no impact and approx. 3.8km from Rixton Risley Moss SSSI - no impact (distance as crows flies).		
Could allocation of the site have a potential impact on a SSSI? ■	No impacts.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)? ■	Approx. 5.2km from Grappenhall Heys Long Woodland and 4.3km from the Dingle (using existing roads).		
What is the potential impact on TPOs? ■	Groups of trees that are the subject of a TPO are present on the northern and eastern boundary of the site. Potential development could accommodate the trees.		
Would allocation of the site result in the use of previously developed land? ■	No, site is greenfield.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability – Majority Green - Unlikely to have a major impact upon trends, subject to appropriate mitigation measures.</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The Council’s 2019 EDNA site assessment concluded that the site was a Grade C-D site and therefore does not perform as strongly in terms of its contribution to meeting Warrington’s strategic employment land needs as other assessed sites.</p> <p>The site is considered to be dependent on real impact of site constraints and likely to have an impact upon trends. It would represent the loss of an area of Grade 2 Best and Most Versatile Agricultural Land. There are also highway capacity issues that would need to be addressed. There are also trees the subject of TPO’s that will need consideration.</p>	

Subject

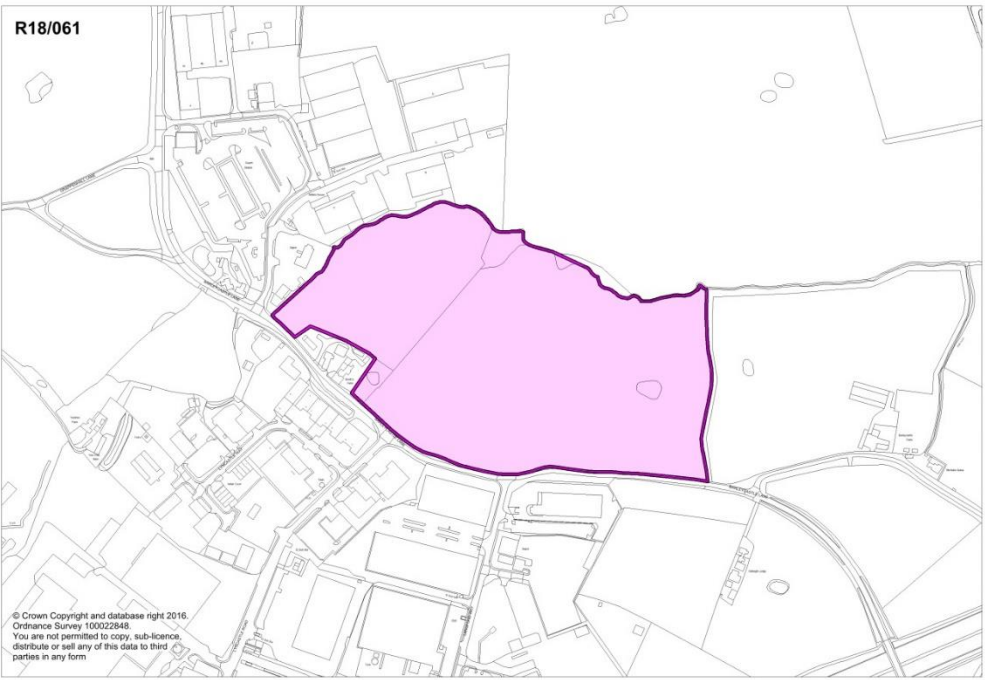




Employment Proformas (North) – Site Selection

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<p><u>Site visit:</u> The site is predominately accessed down Delph Lane, a narrow Lane off the main A49 Newton Road. Delph Lane can also be accessed off Mill Lane. It is located within the Green Belt and has a Pylon within the boundary and overhead power lines crossing the site along its western edge.</p> <p>There is an existing access into the site off Delph Lane, adjacent to Delph Farm. On the day of the site visit, there was heavy standing water across parts of the site, and parts of the site have been identified as areas of intermediate and high risk of surface water flooding by the Environment Agency.</p> <p>It is currently predominantly flat agricultural land with some mature tree/hedge coverage to the boundaries, a couple of small ponds, as well as a field hedge running across the site east to west. There is also an area of hard standing (along with lighting columns) that has been created and used as a Ménage to the north east of the site boundary.</p> <p>The northern boundary of the site is formed by a Group TPO with the Hollins Green Medical facility beyond; the eastern boundary is with Delph Farm and its associated agricultural/Livery buildings with a B&Q Superstore beyond. The southern boundary is with an established and mature pond and Delph Lane, with the M62 Motorway beyond and the western boundary is by way of a mature stone wall and Mill Lane.</p> <p>The land is also identified as being potentially contaminated land and this would therefore require further investigation.</p> <p><u>Highways:</u> Delph Lane is subject to the National Speed Limit and there are doubts as to whether an access can be provided to it that would achieve required visibility standards. The route itself is unsuitable for HGV movement beyond the B&Q access (it is also subject to a 7.5tonne weight restriction) and substantial improvements would be required to improve its alignment/width and to provide footway/cycle facilities; it is unlikely that these could be achieved without third party land. Any access provision to Delph Lane would require the substantial loss of trees.</p> <p>Mill lane is also subject to the National Speed Limit and it is likely that an access meeting required visibility standards can be provided although it would result in the loss of trees and a length of sandstone wall. Given the 7.5tonne access restrictions via Delph Lane and Hollins Lane careful consideration needs to be given for an overall access strategy for deliveries/servicing.</p> <p>Accessibility for pedestrians, cyclists and bus services would need to be improved.</p> <p><u>Economic Development Needs Assessment Conclusions:</u> The Council's 2018 EDNA site assessment concluded that the site was a Grade C-D site, this means consider for allocation to meet local needs. The site therefore does not perform as strongly in terms of its contribution to meeting Warrington's employment land needs as other assessed sites.</p> <p><u>Local Plan Objectives:</u> The relatively low EDNA Grade limits the positive contribution the site can make to providing employment land to meet Warrington's future needs in accordance with Objective W1. The site is unlikely to contribute to wider infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with the wider aims of Objective W1 and Objective W4. The site could form part of a wider urban extension to the north of Warrington, but this does not perform as well relative to other spatial options and is not being taken forward in the draft Local Plan.</p>	<p>The site may be achievable as it is in an area of moderate viability and the land has been subject to developer enquiries. There is developer interest and known demand.</p> <p>The relatively low EDNA Grade limits the positive contribution the site can make to providing employment land to meet Warrington's future needs in accordance with Objective W1. The site is unlikely to contribute to wider infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with the wider aims of Objective W1 and Objective W4.</p> <p>SITE CONCLUSION: Taking into account and balancing a range of factors, the site is <i>not selected</i> as a suitable site to meet the Council's economic development needs.</p>
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Subject Employment Proformas – Site Selection

Site Ref: R18/061, R18/P2/100

Site Name	(R18/061, R18/P2/100) Land N of Barleycastle Lane, Appleton					
Site Address	Land N of Barleycastle Lane, Appleton					
Ward	Grappenhall					
Existing Use	Agricultural					
Gross Site Area (Ha)	15.30					
Net: Developable Site Area (Ha)						
Site Potential (capacity)	Site for B2/B8 employment development.					
Green Belt Assessment	General Area Assessment Parcel Reference: 10 General Area Assessment Parcel Result: Weak Green Belt Parcel Reference: R18/061 Green Belt Parcel Result: Strong					
Suitability			Availability		Achievability	
Criteria	Traffic Light Assessment  Promotes sustainable growth  Unlikely to have a major impact on trends  Mitigation may be required/unavoidable impacts  Mitigation likely to be required/unavoidable impacts		Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land?	Employment land proposed.					
Distance to Principal Road Network by vehicle?	Approx. 2.4km to the A50 Knutsford Road merging with the M6 (J20) and M56 (9).					
Is there a physical point of highway access into the site?	No existing access.		1. Was the site promoted by the owner?	Yes c/o agent.	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High viability
How close is the site to key employment sites?	Site is adjacent to Barleycastle Trading Estate.		2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes (prospective purchaser)

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Employment Proformas – Site Selection








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Is the area supported by community facilities? (Village halls, places of worship, community centres)	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes
		4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes, part of land is potentially contaminated and 2 offsite highways infrastructure
How accessible is the site to the nearest primary school on foot?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of high viability. There is developer interest and/or demand and some potential abnormal development costs. EDNA site Grade 'A'.	
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service?	Approx. 0.3km from bus stops on Lyncastle Road off Barleycastle Lane – Bus no. CAT 8A which provides links between Appleton, Grappenhall and Warrington Interchange (low frequency service) (using existing roads).				
How accessible is the site to the nearest train station?	Approx. 7.8km from Warrington Bank Quay Train Station (using existing roads).				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality?	Site is not in an AQMA or 1km from AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination?	Approx. 20% of the site overlaps with land that is potentially contaminated. As it is a relatively large proportion it could be difficult to remediate therefore further information required.				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Land classes as grade 2 agricultural land (Approximately 8.7 Ha) and grade 3 agricultural land (approximately 6.7 ha).				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Site does not fall within a Groundwater Source Protection Zone.				
Is the site (or part of) within an identified flood zone?	Site is within flood zone 1.				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects.				
What is the proximity of the site to designated heritage assets?	Shippon & Booth's Farm Farmhouse Grade II buildings located adjacent to SW border of site. Tanyard Farm Building Grade II approx. 0.9km away, Barleycastle Farmhouse Grade II approx. 0.7km away, Beehive Farmhouse Grade II all along Barleycastle Lane which is approx. 0.06km away, Yew Tree Farmhouse Grade II 2km away. Bradley Hall moated site –				

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	Scheduled Monument, north of the site 2.2km away (using existing roads).		
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment? 	Development could be managed so as to not impact upon the setting of heritage assets.		
Capacity of the landscape to accommodate development while respecting its character. 	The site falls within Character Type 1B – Undulating Enclosed Farmland – Appleton Thorn. The farmland in this area is generally undulating and slopes down to reasonably level area of mossland known as Appleton and Stretton Moss. Agriculture is mainly arable and is characteristically composed of very large fields with a sparsity of hedgerows. Strong visible and audible effect of M56 motorway. Appleton Thorn Church tower is a prominent ridgeline feature. There is a significant existing employment area to the west which already has an impact on the landscape in this area. Whilst development of the site would further contribute to this, the landscape here as already been significantly altered and mitigation ought to be possible to ensure that further impacts are not significant and the impact on the wider landscape is protected.		
Could allocation of the site have a potential impact on a European Site, SPA or SAC? 	Site is over 6km from the nearest SAC (Rixton Clay Pits)		
Could allocation of the site have a potential impact on a SSSI? 	Site is over 3km from the nearest SSSI (Woolston Eyes)		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)? 	1.33% of the site overlaps with BAP Woodland and Orchard Habitat, further investigation required. Approx. 3.6km from Grappenhall Heys Long Woodland and approx. 2.9km from the Dingle (using existing roads).		
What is the potential impact on TPOs? 	None.		
Would allocation of the site result in the use of previously developed land? 	Site is predominantly greenfield.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Mixed Assessment - Mitigation measures may be required with some unavoidable impacts.</p> <p>Site visit:</p> <p>The site is flat agricultural land adjacent to Barleycastle Lane with some limited tree and hedge coverage. There is a field pond within the site and also an existing field access into the site off Barleycastle Lane. Although not within the site, the Grade II Listed Booth's Farmhouse and associated Shippon are adjacent to the site.</p> <p>The northern boundary of the site is with open agricultural land, the eastern boundary is with open agricultural land, the southern</p>		<p><u>Overall Site Conclusions based on Suitability, Availability, Achievability</u></p> <p>The site is graded 'A' in the context of the EDNA and therefore performs strongly in terms of its contribution to meeting Warrington's strategic employment land needs. The site benefits from its location in proximity to the junction of the M6 and M56 and provides the potential to meet a large proportion of the Borough's identified B8 requirement. These benefits are increased when considered as a larger allocation with adjacent sites.</p> <p>There are a number of issues which would need to be mitigated to ensure that the site could be considered 'Suitable'. In particular the development of the site could not be supported by current highways access arrangements. Development is therefore dependent on infrastructure improvements to the local and strategic road networks.</p>	

Subject

Employment Proformas – Site Selection

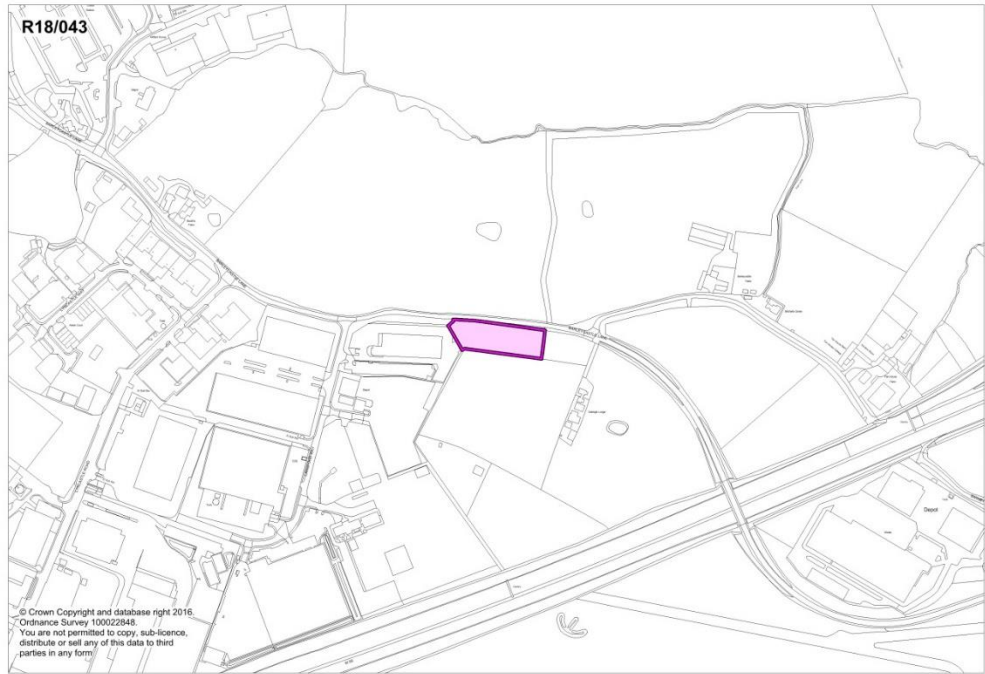
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<p>boundary is with Barleycastle Lane and Barley Castle Trading Estate beyond and the western boundary is with Appleton Thorn Trading Estate.</p> <p>The land is also identified as being potentially contaminated land and this would therefore require further investigation.</p> <p><u>Highways:</u> Development of the site could not be supported by current highways access arrangements. Development is therefore dependent on infrastructure improvements to the local and strategic road networks.</p> <p><u>Economic Development Needs Assessment Conclusions:</u></p> <p>The Council's 2018 EDNA site assessment concluded the site R18/061, R18/P2/100 was a Grade A, this means subject to other considerations, site represents a strong candidate for inclusion in the Local Plan to meet strategic needs for B/B2/B8 uses, and attract inward investment.</p> <p><u>Local Plan Objectives:</u> The site performs strongly against Local Plan Objectives and the proposed Local Plan Spatial Strategy. The site would make a positive contribution providing employment land to meet Warrington's future needs in accordance with Objective W1. This contribution would be strengthened when considered together with adjacent sites. It provides the potential to form part of the wider Garden Suburb allocation, benefiting from proximity to the Garden Suburb's neighbourhood centre, residential population and providing the opportunity to ensure a comprehensive approach to the required improvements to road infrastructure and public transport improvements.</p>	<p>Development will result in the loss of Grade 2 and 3 Agricultural Land and strongly performing Green Belt parcels.</p> <p>The site is available and is being actively promoted by site owners through the Local Plan process.</p> <p>Development of the site is considered achievable given the EDNA 'A' category and the Local Plan viability assessment. Development can only come forward however with infrastructure improvements to the local and strategic highways networks.</p> <p>The site performs strongly against Local Plan Objectives and the proposed Local Plan Spatial Strategy. It provides the potential to form part of the wider Garden Suburb allocation, benefiting from proximity to the Garden Suburb's neighbourhood centre, residential population and providing the opportunity to ensure a comprehensive approach to the required improvements to road infrastructure and public transport improvements.</p> <p>SITE CONCLUSION: SELECTED SITE (part of wider allocation totalling 116ha comprising R18/061, R18/P2/100; 18/043; R18/106, R18/P2/145; R18/147, (Part R18/143); R18/148, (Part R18/P2/099); R18/150, (Part R18/P2/098); R18/151, (Part R18/P2/097)) – subject to ensuring appropriate infrastructure improvements to the local and strategic road networks.</p>
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Subject Employment Proformas – Site Selection

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Site Ref: 18/043

Site Name	(R18/043) Land at Barleycastle Lane, Appleton	
Site Address	Land at Barleycastle Lane, Appleton	
Ward	Grappenhall	
Existing Use	Vacant (previous use unknown)	
Gross Site Area (Ha)	0.52	
Net: Developable Site Area (Ha)		
Site Potential (capacity)	B1, B2 & B8 employment use.	
Green Belt Assessment	General Area Assessment Parcel Reference: 10 General Area Assessment Parcel Result: Weak Green Belt Parcel Reference: R18/043 Green Belt Parcel Result: Moderate	

Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment	Key Questions	Assessment	Key Questions	Assessment
	<div style="display: flex; flex-direction: column; gap: 5px;"> <div style="display: flex; align-items: center;"> Promotes sustainable growth</div> <div style="display: flex; align-items: center;"> Unlikely to have a major impact on trends</div> <div style="display: flex; align-items: center;"> Mitigation may be required/unavoidable impacts</div> <div style="display: flex; align-items: center;"> Mitigation likely to be required/unavoidable impacts</div> </div>				
Would site development lead to the loss of employment land? 	Employment land proposed.				
Distance to Principal Road Network by vehicle? 	Approx. 2.1km to the A50 Knutsford Road merging with the M6 (J20) and M56 (9).				
Is there a physical point of highway access into the site? 	No existing access.	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High viability
How close is the site to key employment sites? 	Site is adjacent to Barleycastle Trading Estate.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	N/A	3. Is the site in active use?	Vacant	3. Is there known demand for the form of provision approved/proposed?	Yes

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		4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes, part of land is potentially contaminated. Off-site highways infrastructure required.
How accessible is the site to the nearest primary school on foot?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of high viability. There is developer interest and/or demand and some potential abnormal development costs. EDNA site Grade ‘A’.	
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service?	Approx. 0.1km from bus stops on Lyncastle Road off Barleycastle Lane – Bus no. CAT 8A which provides links between Appleton, Grappenhall and Warrington Interchange, low frequency service (using existing roads).				
How accessible is the site to the nearest train station?	Approx. 7.6km from Warrington Bank Quay Station (using existing roads).				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality?	Site is not in an AQMA or 1km from AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination?	The land is identified as being potentially contaminated land and this would therefore require further investigation.				
Would allocation of the site result in the loss of High Quality Agricultural Land?	The site is classed at Grade 2 agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Site does not fall within a Groundwater Source Protection Zone				
Is the site (or part of) within an identified flood zone?	Site is within flood zone 1.				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects.				
What is the proximity of the site to designated heritage assets?	Shippon & Booth’s Farm Farmhouse Grade II. Tanyard Farm Building Grade II approx.0.5km away, Barleycastle Farmhouse Grade II approx.0.3km away, Beehive Farmhouse Grade II all along Barleycastle Lane which is approx. 0.6km away, Yew Tree Farmhouse Grade II 1.6km away. Bradley Hall moated site – Scheduled Monument, north of the site 3km away (using existing roads).				

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<p>What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?</p>	<p>Development could be managed so as to not impact upon the setting of heritage assets.</p>		
<p>Capacity of the landscape to accommodate development while respecting its character.</p>	<p>The site falls within Character Type 1B – Undulating Enclosed Farmland – Appleton Thorn. The farmland in this area is generally undulating and slopes down to reasonably level area of mossland known as Appleton and Stretton Moss. Agriculture is mainly arable and is characteristically composed of very large fields with a sparsity of hedgerows. Strong visible and audible effect of M56 motorway. Appleton Thorn Church tower is a prominent ridgeline feature. There is a significant existing employment area to the west which already has an impact on the landscape in this area. Whilst development of the site would further contribute to this, the landscape here as already been significantly altered and mitigation ought to be possible to ensure that further impacts are not significant and the impact on the wider landscape is protected.</p>		
<p>Could allocation of the site have a potential impact on a European Site, SPA or SAC?</p>	<p>Site is over 6km from the nearest SAC (Rixton Clay Pits)</p>		
<p>Could allocation of the site have a potential impact on a SSSI?</p>	<p>Site is over 3km from the nearest SSI (Woolston Eyes)</p>		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?</p>	<p>Site Approx.0.3km from BAP woodland orchard, approx. 3.4km from Grappenhall Heys Long Woodland and approx. 2.7km from the Dingle (using existing roads).</p>		
<p>What is the potential impact on TPOs?</p>	<p>None.</p>		
<p>Would allocation of the site result in the use of previously developed land?</p>	<p>Site is predominantly brownfield.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Mixed Assessment - Mitigation measures may be required with some unavoidable impacts.</p> <p>Site visit: The site is a piece of scrub land left over to nature with some semi mature tree and hedge covering, it is adjacent to Barleycastle Lane and next to the established Stretton Green Distribution Park.</p> <p>The northern boundary of the site is with Barleycastle Lane, the eastern boundary is with open agricultural land, the southern boundary is with open agricultural land and the western boundary is with Stretton Green Distribution Park.</p>		<p><u>Overall Site Conclusions based on Suitability, Availability, Achievability</u></p> <p>The site is graded ‘A’ in the context of the EDNA and therefore performs strongly in terms of its contribution to meeting Warrington’s strategic employment land needs. The site benefits from its location in proximity to the junction of the M6 and M56 and provides the potential to meet a proportion of the Borough’s identified B8 requirement. These benefits are increased when considered as a larger allocation with adjacent sites.</p> <p>There are a number of issues which would need to be mitigated to ensure that the site could be considered ‘Suitable’. In particular the development of the site could not be supported by current highways access arrangements. Development is therefore dependent on infrastructure improvements to the local and strategic road networks.</p>	

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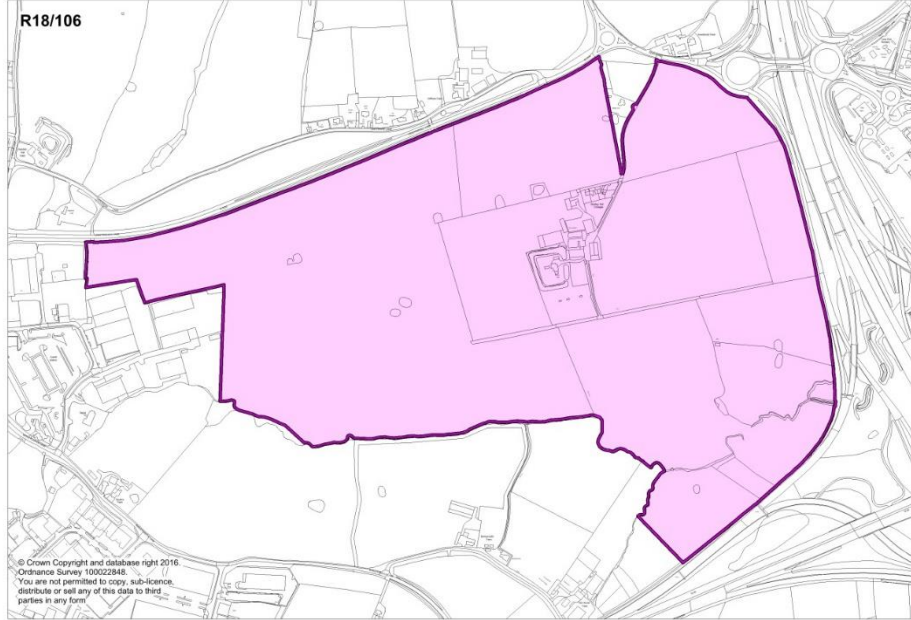
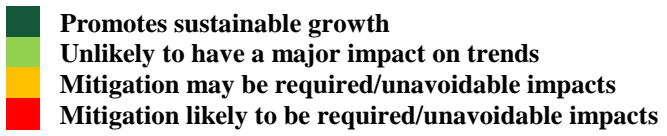
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<p>The land is also identified as being potentially contaminated land and this would therefore require further investigation. The assessment of the site in Green Belt terms concluded that the parcel of land makes a weak contribution.</p> <p>Access to the site can be taken directly off Barleycastle Lane.</p> <p><u>Highways:</u> Development of the site could not be supported by current highways access arrangements. Development is therefore dependent on infrastructure improvements to the local and strategic road networks.</p> <p><u>Economic Development Needs Assessment Conclusions:</u> The Council's 2018 EDNA site assessment concluded the site R18/043, was a Grade A, this means subject to other considerations, site represents a strong candidate for inclusion in the Local Plan to meet strategic needs for B/B2/B8 uses, and attract inward investment.</p> <p><u>Local Plan Objectives:</u> The site performs strongly against Local Plan Objectives and the proposed Local Plan Spatial Strategy. The site would make a positive contribution providing employment land to meet Warrington's future needs in accordance with Objective W1. This contribution would be strengthened when considered together with adjacent sites. It provides the potential to form part of the wider Garden Suburb allocation, benefiting from proximity to the Garden Suburb's neighbourhood centre, residential population and providing the opportunity to ensure a comprehensive approach to the required improvements to road infrastructure and public transport improvements.</p>	<p>Development will result in the loss of Grade 2 Agricultural Land.</p> <p>The site is available and is being actively promoted by site owners through the Local Plan process.</p> <p>Development of the site is considered achievable given the EDNA 'A' category and the Local Plan viability assessment. Development can only come forward however with infrastructure improvements to the local and strategic highways networks.</p> <p>The site performs strongly against Local Plan Objectives and the proposed Local Plan Spatial Strategy. It provides the potential to form part of the wider Garden Suburb allocation, benefiting from proximity to the Garden Suburb's neighbourhood centre, residential population and providing the opportunity to ensure a comprehensive approach to the required improvements to road infrastructure and public transport improvements.</p> <p>SITE CONCLUSION: SELECTED SITE (part of wider allocation totalling 116ha comprising R18/061, R18/P2/100; 18/043; R18/106, R18/P2/145; R18/147, (Part R18/143); R18/148, (Part R18/P2/099); R18/150, (Part R18/P2/098); R18/151, (Part R18/P2/097)) – subject to ensuring appropriate infrastructure improvements to the local and strategic road networks.</p>
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Site Ref: R18/106, R18/P2/145

Site Name	(R/18/106, R18/P2/145) Land at Bradley Hall Farm, Cliff Road					
Site Address	Land at Bradley Hall Farm, Cliff Road					
Ward	Grappenhall					
Existing Use	Agricultural					
Gross Site Area (Ha)	92.29					
Net: Developable Site Area (Ha)						
Site Potential (capacity)	B2, B8 Employment use					
Green Belt Assessment	General Area Assessment Parcel Reference: 10 General Area Assessment Parcel Result: Weak Green Belt Parcel Reference: R18/106 Green Belt Parcel Result: Moderate					
Suitability			Availability		Achievability	
Criteria	Traffic Light Assessment 		Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land?	Employment land proposed.					
Distance to Principal Road Network by vehicle?	Site directly adjacent to the A50 Knutsford Road merging with the M6 (J20) and M56 (9).					
Is there a physical point of highway access into the site?	Existing access from Grappenhall Lane.		1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High viability
How close is the site to key employment sites?	Directly adjacent from Appleton Thorn Trading Estate (west of site).		2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	N/A		3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes

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		4. Could the site be developed now?	Site available immediately and deliverable.	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes, part of land is potentially contaminated. Off-site highways infrastructure required.
How accessible is the site to the nearest primary school on foot?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of high viability. There is developer interest and/or demand and some potential abnormal development costs. EDNA site Grade 'A'.	
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service? 	Approx. 1.1km from bus stops on Lyncastle Road off Barleycastle Lane – Bus no. CAT 8A which provides links between Appleton, Grappenhall and Warrington Interchange, low frequency service (using existing roads).				
How accessible is the site to the nearest train station? 	Approx. 8.6km from Warrington Bank Quay Station (using existing roads).				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality? 	Site within 1km of AQMA (M6 corridor).				
Could development of the site lead to the remediation of land potentially affected by contamination? 	Approx. 0.7% of the site overlaps with land that is potentially contaminated. As it is a relatively small proportion of the site it is likely that this could be remediated.				
Would allocation of the site result in the loss of High Quality Agricultural Land? 	The land is mostly grade 3 agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency? 	Site does not fall within a Groundwater Source Protection Zone.				
Is the site (or part of) within an identified flood zone? 	Site is within flood zone 1.				
Is there potential for safeguarded or identified mineral reserves to be sterilised? 	Just the western tip of the site is within the sand and gravel MSA buffer. Given the separation distances involved it is unlikely that proximal sterilisation will be an issue. This would not have an impact on development on the site.				
What is the proximity of the site to designated heritage assets?	Bradley Hall Moated Site – Scheduled Monument is within the site. Barleycastle Farmhouse Grade II, Tanyard Farm Building Grade II, 0.5km away, Beehive Farmhouse Grade II,				

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	<p>approx. 1.1km away and Shippon & Booth's Farm Farmhouse 1km away. Yew Tree Farmhouse Grade II, 2km away, all along Barleycastle Lane (using existing roads).</p>		
<p>What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?</p> 	<p>Development could be managed so as to not impact upon the rural setting of heritage assets. Though Bradley Hall Moated site falls within the site, it would not necessarily be lost through development, however its setting may be altered. Visual impact from Grappenhall Village Conservation Area would have very limited impact.</p>		
<p>Capacity of the landscape to accommodate development while respecting its character.</p> 	<p>The site falls within Character Type 1B – Undulating Enclosed Farmland – Appleton Thorn. The farmland in this area is generally undulating and slopes down to reasonably level area of mossland known as Appleton and Stretton Moss. Agriculture is mainly arable and is characteristically composed of very large fields with a sparsity of hedgerows. Strong visible and audible effect of M56 motorway. Appleton Thorn Church tower is a prominent ridgeline feature. There is a significant existing employment area to the west which already has an impact on the landscape in this area. Whilst development of the site would further contribute to this, the landscape here as already been significantly altered and mitigation ought to be possible to ensure that further impacts are not significant and the impact on the wider landscape is protected.</p>		
<p>Could allocation of the site have a potential impact on a European Site, SPA or SAC?</p> 	<p>Approx. 7km from Rixton Claypits SAC. No impact.</p>		
<p>Could allocation of the site have a potential impact on a SSSI?</p> 	<p>Site is 5km from Woolston Eyes SSSI</p>		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?</p> 	<p>Potentially, approx.3% of the site overlaps with BAP Woodland and Orchard Habitats. This may be suitable for biodiversity off setting. Approx. 4.4km from Grappenhall Heys Long Woodland and approx. 3.7km from the Dingle (using existing roads).</p>		
<p>What is the potential impact on TPOs?</p> 	<p>No TPO's on site.</p>		
<p>Would allocation of the site result in the use of previously developed land?</p> 	<p>Site is predominantly greenfield.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Mixed Assessment - Mitigation measures may be required with some unavoidable impacts.</p> <p>Site visit:</p> <p>The site is relatively flat in nature with some mature boundary hedging and sporadic mature tree coverage, there is a small pond to the centre of the site and it is currently in agricultural use. Two Public Rights of Way run through the site and a small part of the south east of the site is within the administrative boundary of Cheshire East Council. A small part of the eastern boundary is within</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is graded 'A' in the context of the EDNA and therefore performs strongly in terms of its contribution to meeting Warrington's strategic employment land needs. The site benefits from its location at the junction of the M6 and M56 and provides the potential to meet a large proportion of the Borough's identified B8 requirement.</p> <p>There are a number of issues which would need to be mitigated to ensure that the overall site could be considered 'Suitable', in particular:</p> <ul style="list-style-type: none"> The development of the overall site could not be supported by current highways access arrangements. Development is therefore dependent on infrastructure improvements to the local and strategic road networks. 	

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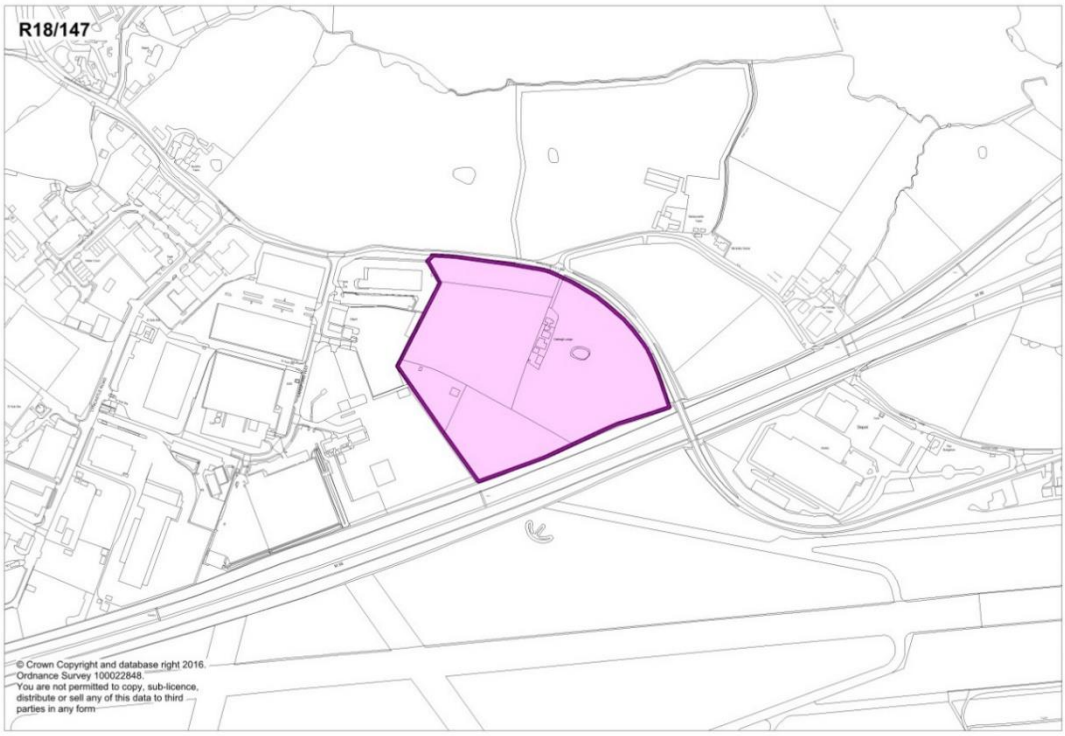








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<p>the Motorway AQMA.</p> <p>Bradley Hall and Bradley Hall Barn are within the site’s boundary and are Locally Listed Buildings. Bradley Hall Moated Site, a Scheduled Ancient Monument (list entry number 1011924) also sits within the centre of the site.</p> <p>The northern boundary of the site is formed by Grappenhall Lane, the eastern boundary is with the M6 Motorway, the southern boundary is with open agricultural land and the M56 Motorway beyond and the western boundary is with Appleton Thorn Trading Estate. The site is also in close proximity to the Strategic Road Network.</p> <p>The land is also identified as being potentially contaminated land and this would therefore require further investigation. The assessment of the site in Green Belt terms concluded that the parcel of land makes a weak contribution.</p> <p><u>Highways:</u> Development of the site could not be supported by current highways access arrangements. Development is therefore dependent on infrastructure improvements to the local and strategic road networks.</p> <p><u>Economic Development Needs Assessment Conclusions:</u> The Council’s 2018 EDNA site assessment concluded the site R18/106, R18/P2/145 was a Grade A, this means subject to other considerations, site represents a strong candidate for inclusion in the Local Plan to meet strategic needs for B/B2/B8 uses, and attract inward investment.</p> <p><u>Local Plan Objectives & Strategy:</u> The site performs strongly against Local Plan Objectives and the proposed Local Plan Spatial Strategy. The site would make a positive contribution providing employment land to meet Warrington’s future needs in accordance with Objective W1. This contribution would be strengthened when considered together with adjacent sites. It provides the potential to form part of the wider Garden Suburb allocation, benefiting from proximity to the Garden Suburb’s neighbourhood centre, residential population and providing the opportunity to ensure a comprehensive approach to the required improvements to road infrastructure and public transport improvements.</p>	<ul style="list-style-type: none">• There is a Scheduled Ancient Monument within the site. Development will need to ensure that the setting of the heritage asset is preserved and enhanced. <p>Development will result in the loss of Grade 3 Agricultural Land.</p> <p>The site is available and is being actively promoted by site owners through the Local Plan process.</p> <p>Development of the site is considered achievable given the EDNA ‘A’ category and the Local Plan viability assessment. Development can only come forward however with infrastructure improvements to the local and strategic highways networks.</p> <p>The site performs strongly against Local Plan Objectives and the proposed Local Plan Spatial Strategy. It provides the potential to form part of the wider Garden Suburb allocation, benefiting from proximity to the Garden Suburb’s neighbourhood centre, residential population and providing the opportunity to ensure a comprehensive approach to the required improvements to road infrastructure and public transport improvements.</p> <p>SITE CONCLUSION: SELECTED SITE (part of wider allocation totalling 116ha comprising R18/061, R18/P2/100; 18/043; R18/106, R18/P2/145; R18/147, (Part R18/143); R18/148, (Part R18/P2/099); R18/150, (Part R18/P2/098); R18/151, (Part R18/P2/097)) – subject to ensuring appropriate infrastructure improvements to the local and strategic road networks.</p>
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Site Ref: R18/147, (Part R18/143)

Site Name	(R18/147), (Part R18/143), Land south of Barleycastle Lane				
Site Address	Land south of Barleycastle Lane, Appleton				
Ward	Grappenhall				
Existing Use	Agricultural				
Gross Site Area (Ha)	9.5				
Net: Developable Site Area (Ha)					
Site Potential (capacity)	B1(b), B1(c), B8 Employment Use				
Green Belt Assessment	General Area Assessment Parcel Reference: 10 General Area Assessment Parcel Result: Weak Green Belt Parcel Reference: R18/147 Green Belt Parcel Result: Weak				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment  Promotes sustainable growth  Unlikely to have a major impact on trends  Mitigation may be required/unavoidable impacts  Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land? 	Employment land proposed.				
Distance to Principal Road Network by vehicle? 	Site is approx. 2km to the A50 Knutsford Road merging with to the M6 (J20) and M56 (J9).				
Is there a physical point of highway access into the site? 	Existing access from Barleycastle Lane.	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High viability
How close is the site to key employment sites? 	The site is adjacent to (and slightly overlaps) Barleycastle Trading Estate.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
Is the area supported by community facilities? (Village	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form	Yes

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halls, places of worship, community centres)				of provision approved/proposed?	
Does the site provide access to formal play space?	N/A	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
How accessible is the site to the nearest primary school on foot?	N/A	5. Is the site free of ownership and tenancy issues?	mainly yes	5. Are there known abnormal development costs?	Yes, part of land is potentially contaminated. Off-site highways infrastructure.
How accessible is the site to the nearest Secondary school?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by two of the owners.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of high viability. There is developer interest and/or demand and some potential abnormal development costs. EDNA site Grade 'A'.	
How well served is the site by a bus service?	Approx. 0.6km from bus stops on Lyncastle Road off Barleycastle Lane – Bus no. CAT 8A which provides links between Appleton, Grappenhall and Warrington Interchange, low frequency service (using existing roads).				
How accessible is the site to the nearest train station?	8.1km from Warrington Bank Quay Station (using existing roads).				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality?	Site within 1km of AQMA (M56 corridor).				
Could development of the site lead to the remediation of land potentially affected by contamination?	The land is identified as being potentially contaminated land and this would therefore require further investigation.				
Would allocation of the site result in the loss of High Quality Agricultural Land?	The majority of the site is grade 2 agricultural land (approx.9.4ha)				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Site does not fall within a Groundwater Source Protection Zone.				
Is the site (or part of) within an identified flood zone?	Site within flood zone 1.				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas.				
What is the proximity of the site to designated heritage assets?	Barleycastle Farmhouse Grade II located beyond northern boundary 0.2km away, Tanyard Farm Building Grade II located 0.4km away, Beehive Farmhouse Grade II along Barleycastle Lane which is approx. 0.7km away and Shippon & Booth's Farm Farmhouse 0.6km away and Yew Tree Farmhouse Grade II is 1.9km away (using existing roads).				
What effects would the	Development could be managed so as to not impact upon the setting of heritage assets.				

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<p>development of the site have upon the significance and setting of heritage assets / the historic environment? ■</p>			
<p>Capacity of the landscape to accommodate development while respecting its character. ■</p>	<p>The site falls within Character Type 4C – Former Stretton Airfield. The former Stretton Airfield occupies an area of level ground situated adjoining the Appleton Thorn Trading Estate. In common with Burtonwood Airfield, the site is split into two sections by motorway construction. To the north of the M56 a trading estate has developed over former runways. However, to the south no new development has taken place and the airfield remains a very large open expanse of grassland intersected by concrete runways. This site lies to the north of the motorway where the landscape in this area is dominated by significant employment development. Whilst development of the site would further contribute to this, the landscape here as already been significantly altered and mitigation ought to be possible to ensure that further impacts are not significant and the impact on the wider landscape is protected.</p>		
<p>Could allocation of the site have a potential impact on a European Site, SPA or SAC? ■</p>	<p>Approx. 6km from Rixton Claypits SAC.</p>		
<p>Could allocation of the site have a potential impact on a SSSI? ■</p>	<p>Site approx. 4km from Woolston Eyes SSSI</p>		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)? ■</p>	<p>Approx. 3.9km from Grappenhall Heys Long Woodland and approx. 3.2km from the Dingle (using existing roads).</p>		
<p>What is the potential impact on TPOs? ■</p>	<p>None.</p>		
<p>Would allocation of the site result in the use of previously developed land? ■</p>	<p>Site is predominantly greenfield.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Suitability: Mixed Assessment - Mitigation measures may be required with some unavoidable impacts. Site visit: Largely flat agricultural land with a pond in the centre of the site and a collection of farm buildings. There are hedges along the road boundary and some established tree planting. M56 borders the site along its southern boundary, with Barleycastle Lane forming the northern and eastern boundary. Barleycastle Trading estate borders the site to the west. Highways: Development of the site could not be supported by current highways access arrangements. Development is therefore dependent on</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability The site is graded ‘A’ in the context of the EDNA and therefore performs strongly in terms of its contribution to meeting Warrington’s strategic employment land needs. The site benefits from its location in proximity to the junction of the M6 and M56 and provides the potential to meet a large proportion of the Borough’s identified B8 requirement. These benefits are increased when considered as a larger allocation with adjacent sites. There are a number of issues which would need to be mitigated to ensure that the site could be considered ‘Suitable’. In particular the development of the site could not be supported by current highways access arrangements. Development is therefore dependent on infrastructure improvements to the local and strategic road networks. Development will result in the loss of Grade 2 Agricultural Land.</p>	

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<p>infrastructure improvements to the local and strategic road networks.</p> <p><u>Economic Development Needs Assessment Conclusions:</u> The Council’s 2018 EDNA site assessment concluded the site R18/147, R18/143 was a Grade A, this means subject to other considerations, site represents a strong candidate for inclusion in the Local Plan to meet strategic needs for B/B2/B8 uses, and attract inward investment.</p> <p><u>Local Plan Objectives & Strategy:</u> The site performs strongly against Local Plan Objectives and the proposed Local Plan Spatial Strategy. The site would make a positive contribution providing employment land to meet Warrington’s future needs in accordance with Objective W1. This contribution would be strengthened when considered together with adjacent sites. It provides the potential to form part of the wider Garden Suburb allocation, benefiting from proximity to the Garden Suburb’s neighbourhood centre, residential population and providing the opportunity to ensure a comprehensive approach to the required improvements to road infrastructure and public transport improvements.</p>	<p>The site is available and is being actively promoted by site owners through the Local Plan process.</p> <p>Development of the site is considered achievable given the EDNA ‘A’ category and the Local Plan viability assessment. Development can only come forward however with infrastructure improvements to the local and strategic highways networks.</p> <p>The site performs strongly against Local Plan Objectives and the proposed Local Plan Spatial Strategy. It provides the potential to form part of the wider Garden Suburb allocation, benefiting from proximity to the Garden Suburb’s neighbourhood centre, residential population and providing the opportunity to ensure a comprehensive approach to the required improvements to road infrastructure and public transport improvements.</p> <p>SITE CONCLUSION: SELECTED SITE (part of wider allocation totalling 116ha comprising R18/061, R18/P2/100; 18/043; R18/106, R18/P2/145; R18/147, (Part R18/143); R18/148, (Part R18/P2/099); R18/150, (Part R18/P2/098); R18/151, (Part R18/P2/097)) – subject to ensuring appropriate infrastructure improvements to the local and strategic road networks.</p>
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Site Ref: R18/148, (Part R18/P2/099)

Site Name	(R18/148), (Part R18/P2/099) Land south of Barleycastle Lane					
Site Address	Land south of Barleycastle Lane, Appleton (Donlan Site)					
Ward	Grappenhall					
Existing Use	Agricultural					
Gross Site Area (Ha)	8.71					
Net: Developable Site Area (Ha)						
Site Potential (capacity)	B1, B2, B8 Employment use					
Green Belt Assessment	General Area Assessment Parcel Reference: 10 General Area Assessment Parcel Result: Weak Green Belt Parcel Reference: R18/148 Green Belt Parcel Result: Strong					
Suitability			Availability		Achievability	
Criteria	Traffic Light Assessment 		Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land?	Employment land proposed.					
Distance to Principal Road Network by vehicle?	Approx. 2.7m to the A50 Knutsford Road merging with M6 (J20) and M56 (J9).					
Is there a physical point of highway access into the site?	Existing access from Barleycastle Lane.		1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High viability
How close is the site to key employment sites?	The site is approx. 0.9km from Barleycastle Trading Estate.		2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes

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Is the area supported by community facilities? (Village halls, places of worship, community centres)	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes
Does the site provide access to formal play space?	N/A	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
How accessible is the site to the nearest primary school on foot?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes, part of land is potentially contaminated. Off-site highways infrastructure,
How accessible is the site to the nearest Secondary school?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of high viability. There is developer interest and/or demand and some potential abnormal development costs. EDNA site Grade 'A'.	
How well served is the site by a bus service? 	Approx. 0.8km from bus stops on Lyncastle Road off Barleycastle Lane – Bus no. CAT 8A which provides links between Appleton, Grappenhall and Warrington Interchange, low frequency service (using existing roads).				
How accessible is the site to the nearest train station? 	Approx. 8.3km from Warrington Bank Quay Station (using existing roads).				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality? 	Site is not in an AQMA or 1km from AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination? 	Part of the site is thought to be contaminated (1.78% overlaps with contaminated land). Potential to remediate this contamination, further investigation required.				
Would allocation of the site result in the loss of High Quality Agricultural Land? 	The site is part Grade 3 and part Grade 2 agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency? 	Site does not fall within a Groundwater Source Protection Zone.				
Is the site (or part of) within an identified flood zone? 	Site within flood zone 1.				
Is there potential for safeguarded or identified mineral reserves to be sterilised? 	Not within identified areas.				
What is the proximity of the site to designated heritage assets?	Barleycastle Farmhouse Grade II, located along the southern edge of the site and Tanyard Farm Building Grade II located east 0.2km away from site. Beehive Farmhouse Grade II located along Barleycastle Lane which is approximately 0.8km away and Shippon & Booth's Farm Farmhouse 0.7km away. Yew Tree Farmhouse Grade II 2km away, Bradley Hall				

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	moated site – Scheduled Monument, north of the site approx. 2km away (using existing roads).		
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment? 	The setting of Barleycastle Farmhouse would be adversely affected, though it could be possible to retain the heritage asset in use. Development could be managed so as to not impact upon the setting of heritage assets.		
Capacity of the landscape to accommodate development while respecting its character. 	The site falls within Character Type 1B – Undulating Enclosed Farmland – Appleton Thorn. The farmland in this area is generally undulating and slopes down to reasonably level area of mossland known as Appleton and Stretton Moss. Agriculture is mainly arable and is characteristically composed of very large fields with a sparsity of hedgerows. Strong visible and audible effect of M56 motorway. Appleton Thorn Church tower is a prominent ridgeline feature. There is a significant existing employment area to the west which already has an impact on the landscape in this area. Whilst development of the site would further contribute to this, and the site is currently separated from the existing employment area, the landscape here as already been significantly altered and mitigation ought to be possible to ensure that further impacts are not significant and the impact on the wider landscape is protected.		
Could allocation of the site have a potential impact on a European Site, SPA or SAC? 	Approx. 7km from Rixton Claypits SAC. No impact (distance as crows flies).		
Could allocation of the site have a potential impact on a SSSI? 	Approx. 4.7km from Woolston Eyes SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)? 	Approx. 4.1km from Grappenhall Heys Long Woodland and approx. 3.4km from the Dingle (using existing roads).		
What is the potential impact on TPOs? 	None.		
Would allocation of the site result in the use of previously developed land? 	Site is predominantly greenfield.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Mixed Assessment - Mitigation measures may be required with some unavoidable impacts.</p> <p>Site visit: Gently undulating agricultural land, slopes down towards the road. Established trees along site boundaries and some new tree planting towards western end of the site. Land includes cattery which appears to be currently in use.</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is graded ‘A’ in the context of the EDNA and therefore performs strongly in terms of its contribution to meeting Warrington’s strategic employment land needs. The site benefits from its location in proximity to the junction of the M6 and M56 and provides the potential to meet a large proportion of the Borough’s identified B8 requirement. These benefits are increased when considered as a larger allocation with adjacent sites.</p> <p>There are a number of issues which would need to be mitigated to ensure that the site could be considered ‘Suitable’. In</p>	

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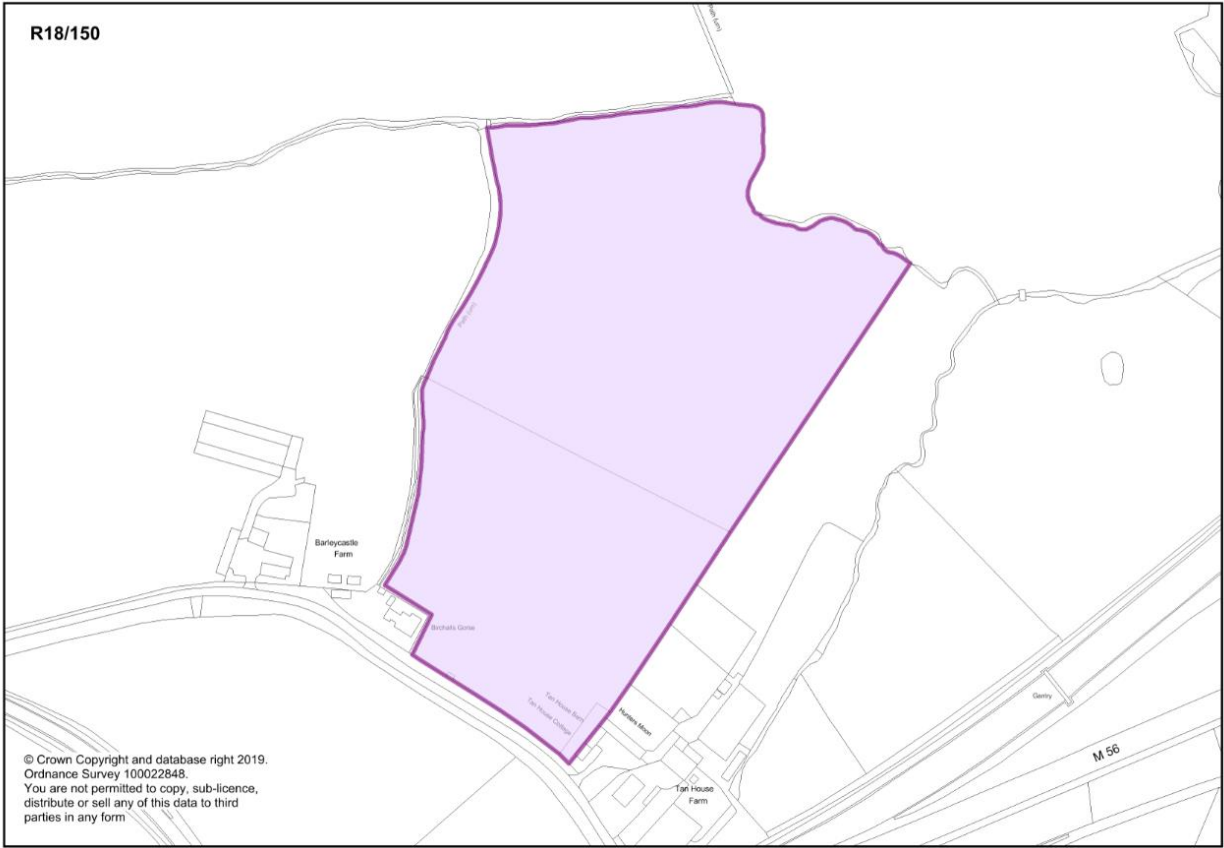
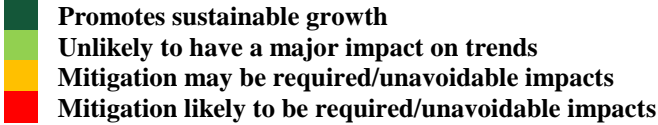



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<p><u>Highways:</u> Development of the site could not be supported by current highways access arrangements. Development is therefore dependent on infrastructure improvements to the local and strategic road networks.</p> <p><u>Economic Development Needs Assessment Conclusions:</u> The Council's 2018 EDNA site assessment concluded the site R18/148, R18/P2/099 was a Grade A, this means subject to other considerations, site represents a strong candidate for inclusion in the Local Plan to meet strategic needs for B/B2/B8 uses, and attract inward investment.</p> <p><u>Local Plan Objectives & Strategy:</u> The site performs strongly against Local Plan Objectives and the proposed Local Plan Spatial Strategy. The site would make a positive contribution providing employment land to meet Warrington's future needs in accordance with Objective W1. This contribution would be strengthened when considered together with adjacent sites. It provides the potential to form part of the wider Garden Suburb allocation, benefiting from proximity to the Garden Suburb's neighbourhood centre, residential population and providing the opportunity to ensure a comprehensive approach to the required improvements to road infrastructure and public transport improvements.</p>	<p>particular the development of the site could not be supported by current highways access arrangements. Development is therefore dependent on infrastructure improvements to the local and strategic road networks.</p> <p>Development will result in the loss of Grade 2 and 3 Agricultural Land and strongly performing Green Belt parcels.</p> <p>The site is available and is being actively promoted by site owners through the Local Plan process.</p> <p>Development of the site is considered achievable given the EDNA 'A' category and the Local Plan viability assessment. Development can only come forward however with infrastructure improvements to the local and strategic highways networks.</p> <p>The site performs strongly against Local Plan Objectives and the proposed Local Plan Spatial Strategy. It provides the potential to form part of the wider Garden Suburb allocation, benefiting from proximity to the Garden Suburb's neighbourhood centre, residential population and providing the opportunity to ensure a comprehensive approach to the required improvements to road infrastructure and public transport improvements.</p> <p>SITE CONCLUSION: SELECTED SITE (part of wider allocation totalling 116ha comprising R18/061, R18/P2/100; 18/043; R18/106, R18/P2/145; R18/147, (Part R18/143); R18/148, (Part R18/P2/099); R18/150, (Part R18/P2/098); R18/151, (Part R18/P2/097)) – subject to ensuring appropriate infrastructure improvements to the local and strategic road networks.</p>
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Site Ref: R18/150, (Part R18/P2/098)

Site Name	(R18/150), (Part R18/P2/098) Land off Barleycastle Lane					
Site Address	Land off Barleycastle Lane (Schofield/Stafford Site 1)					
Ward	Grappenhall					
Existing Use	Agricultural					
Gross Site Area (Ha)	6.4					
Net: Developable Site Area (Ha)						
Site Potential (capacity)	B1, B2, B8 Employment use					
Green Belt Assessment	General Area Assessment Parcel Reference: 10 General Area Assessment Parcel Result: Weak Green Belt Parcel Reference: R18/150 Green Belt Parcel Result: Strong					
Suitability			Availability		Achievability	
Criteria	Traffic Light Assessment 		Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land? 	Employment land proposed.					
Distance to Principal Road Network by vehicle? 	Approx. 3.1km to A50 Knutsford Road merging with M6 (J20) & M56 (J9).					
Is there a physical point of highway access into the site? 	Existing access from Barleycastle Lane.		1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High viability

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How close is the site to key employment sites? 	Approx. 1.3km from Barleycastle Trading Estate.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes
Does the site provide access to formal play space?	N/A	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
How accessible is the site to the nearest primary school on foot?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes – off-site highways infrastructure.
How accessible is the site to the nearest Secondary school?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of high viability. There is developer interest and/or demand. Potential for abnormal development costs. EDNA site Grade ‘A’.	
How well served is the site by a bus service? 	Approx. 0.7km from bus stops on Lyncastle Road off Barleycastle Lane – Bus no. CAT 8A which provides links between Appleton, Grappenhall and Warrington Interchange, low bus frequency, (using existing roads).				
How accessible is the site to the nearest train station? 	Approx. 8.6km from Warrington Bank Quay Station (using existing roads).				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality? 	Site is not in an AQMA or 1km from AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination? 	No, site not affected.				
Would allocation of the site result in the loss of High Quality Agricultural Land? 	The land is classed as Grade 3 agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency? 	Site does not fall within a Groundwater Source Protection Zone.				
Is the site (or part of) within an identified flood zone? 	Site within flood zone 1.				
Is there potential for safeguarded or identified mineral reserves to be sterilised? 	Not within identified areas.				
What is the proximity of the site to designated heritage assets?	Barleycastle Farmhouse Grade II located north of the site 0.7km away from the site. The site and Tanyard Farm Building Grade II located 1.1km away from site. Beehive Farmhouse Grade II along Barleycastle Lane which is approximately 1.2km away and Shippon &				

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	Booth's Farm Farmhouse 1.1km away. Yew Tree Farmhouse Grade II is 2.4km away (using existing roads).		
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment? 	Development could be managed so as to not impact upon the setting of heritage assets.		
Capacity of the landscape to accommodate development while respecting its character. 	The site falls within Character Type 1B – Undulating Enclosed Farmland – Appleton Thorn. The farmland in this area is generally undulating and slopes down to reasonably level area of mossland known as Appleton and Stretton Moss. Agriculture is mainly arable and is characteristically composed of very large fields with a sparsity of hedgerows. Strong visible and audible effect of M56 motorway. Appleton Thorn Church tower is a prominent ridgeline feature. There is a significant existing employment area to the west which already has an impact on the landscape in this area. Whilst development of the site would further contribute to this, and the site is currently separated from the existing employment area, the landscape here as already been significantly altered and mitigation ought to be possible to ensure that further impacts are not significant and the impact on the wider landscape is protected.		
Could allocation of the site have a potential impact on a European Site, SPA or SAC? 	Approx. 6.7km from Rixton Claypits SAC.		
Could allocation of the site have a potential impact on a SSSI? 	Approx. 4.4km from Woolston Eyes SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)? 	Approx. 4.4km from Grappenhall Heys Long Woodland and approx. 3.7km from the Dingle (using existing roads).		
What is the potential impact on TPOs? 	None.		
Would allocation of the site result in the use of previously developed land? 	Site is predominantly greenfield.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Mixed Assessment - Mitigation measures may be required with some unavoidable impacts.</p> <p>Site visit: Agricultural land. Slopes down away from Barleycastle Lane. Bradley Brook forms the site boundary to the north. Farm buildings out with the site but adjacent to it fronting onto Barleycastle Lane. Cattery to the west. The site is accessible from Barleycastle</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is graded 'A' in the context of the EDNA and therefore performs strongly in terms of its contribution to meeting Warrington's strategic employment land needs. The site benefits from its location in proximity to the junction of the M6 and M56 and provides the potential to meet a large proportion of the Borough's identified B8 requirement. These benefits are increased when considered as a larger allocation with adjacent sites.</p> <p>There are a number of issues which would need to be mitigated to ensure that the site could be considered 'Suitable'. In</p>	

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<p>Lane.</p> <p><u>Highways:</u> Development of the site could not be supported by current highways access arrangements. Development is therefore dependent on infrastructure improvements to the local and strategic road networks.</p> <p><u>Economic Development Needs Assessment Conclusions:</u> The Council's 2018 EDNA site assessment concluded the site R18/150, R18/P2/098 was a Grade A, this means subject to other considerations, site represents a strong candidate for inclusion in the Local Plan to meet strategic needs for B/B2/B8 uses, and attract inward investment.</p> <p><u>Local Plan Objectives & Strategy:</u> The site performs strongly against Local Plan Objectives and the proposed Local Plan Spatial Strategy. The site would make a positive contribution providing employment land to meet Warrington's future needs in accordance with Objective W1. This contribution would be strengthened when considered together with adjacent sites. It provides the potential to form part of the wider Garden Suburb allocation, benefiting from proximity to the Garden Suburb's neighbourhood centre, residential population and providing the opportunity to ensure a comprehensive approach to the required improvements to road infrastructure and public transport improvements.</p>	<p>particular the development of the site could not be supported by current highways access arrangements. Development is therefore dependent on infrastructure improvements to the local and strategic road networks.</p> <p>Development will result in the loss of Grade 3 Agricultural Land and strongly performing Green Belt parcels.</p> <p>The site is available and is being actively promoted by site owners through the Local Plan process.</p> <p>Development of the site is considered achievable given the EDNA 'A' category and the Local Plan viability assessment. Development can only come forward however with infrastructure improvements to the local and strategic highways networks.</p> <p>The site performs strongly against Local Plan Objectives and the proposed Local Plan Spatial Strategy. It provides the potential to form part of the wider Garden Suburb allocation, benefiting from proximity to the Garden Suburb's neighbourhood centre, residential population and providing the opportunity to ensure a comprehensive approach to the required improvements to road infrastructure and public transport improvements.</p> <p>SITE CONCLUSION: SELECTED SITE (part of wider allocation totalling 116ha comprising R18/061, R18/P2/100; 18/043; R18/106, R18/P2/145; R18/147, (Part R18/143); R18/148, (Part R18/P2/099); R18/150, (Part R18/P2/098); R18/151, (Part R18/P2/097)) – subject to ensuring appropriate infrastructure improvements to the local and strategic road networks.</p>
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Site Ref: R18/151, (Part R18/P2/097)

Site Name	(R18/151), (Part R18/P2/097) Land off Barleycastle Lane				
Site Address	Land off Barleycastle Lane (Schofield/Stafford Site 2)				
Ward	Grappenhall				
Existing Use	Agricultural				
Gross Site Area (Ha)	6.4				
Net: Developable Site Area (Ha)					
Site Potential (capacity)	B1, B2, B8 Employment use				
Green Belt Assessment	General Area Assessment Parcel Reference: 10 General Area Assessment Parcel Result: Weak Green Belt Parcel Reference: R18/151 Green Belt Parcel Result: Weak				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment 	Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land?	Employment land proposed.				
Distance to Principal Road Network by vehicle?	Approx. 3km to A50 Knutsford Road merging with M6 (J20) & M56 (J9).				
Is there a physical point of highway access into the site?	Existing access from Barleycastle Lane.	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High viability
How close is the site to key employment sites?	Approx. 0.9km from Barleycastle Trading Estate.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
Is the area supported by community facilities? (Village)	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form	Yes

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halls, places of worship, community centres)				of provision approved/proposed?	
Does the site provide access to formal play space?	N/A	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
How accessible is the site to the nearest primary school on foot?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes – off-site highways infrastructure.
How accessible is the site to the nearest Secondary school?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of high viability. There is developer interest and/or demand. Potential abnormal costs. EDNA site Grade ‘A’.	
How well served is the site by a bus service? 	Approx. 0.7km from bus stops on Lyncastle Road off Barleycastle Lane – Bus no. CAT 8A which provides links between Appleton, Grappenhall and Warrington Interchange, low bus frequency, (using existing roads).				
How accessible is the site to the nearest train station? 	Approx. 8.2km from Warrington Bank Quay Station (using existing roads).				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality? 	Site within 1km of AQMA (M56 corridor).				
Could development of the site lead to the remediation of land potentially affected by contamination? 	No, site not affected.				
Would allocation of the site result in the loss of High Quality Agricultural Land? 	The land is classed as Grade 3 agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency? 	Site does not fall within a Groundwater Source Protection Zone.				
Is the site (or part of) within an identified flood zone? 	Site within flood zone 1.				
Is there potential for safeguarded or identified mineral reserves to be sterilised? 	Not within identified areas.				
What is the proximity of the site to designated heritage assets? 	Barleycastle Farmhouse Grade II located north of the site 0.3km away from the site. The site and Tanyard Farm Building Grade II located 0.5km away from site. Beehive Farmhouse Grade II along Barleycastle Lane which is approximately 0.8km away and Shippon & Booth’s Farm Farmhouse 0.7km away. Yew Tree Farmhouse Grade II is 2km away (using existing roads).				
What effects would the development of the site have upon the significance and setting of	Development could be managed so as to not impact upon the setting of heritage assets.				

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<p>heritage assets / the historic environment? ■</p>			
<p>Capacity of the landscape to accommodate development while respecting its character. ■</p>	<p>The site falls within Character Type 1B – Undulating Enclosed Farmland – Appleton Thorn. The farmland in this area is generally undulating and slopes down to reasonably level area of mossland known as Appleton and Stretton Moss. Agriculture is mainly arable and is characteristically composed of very large fields with a sparsity of hedgerows. Strong visible and audible effect of M56 motorway. Appleton Thorn Church tower is a prominent ridgeline feature. There is a significant existing employment area to the west which already has an impact on the landscape in this area. Whilst development of the site would further contribute to this, and the site is currently separated from the existing employment area, the landscape here as already been significantly altered and mitigation ought to be possible to ensure that further impacts are not significant and the impact on the wider landscape is protected.</p>		
<p>Could allocation of the site have a potential impact on a European Site, SPA or SAC? ■</p>	<p>Approx. 6.6km from Rixton Claypits SAC.</p>		
<p>Could allocation of the site have a potential impact on a SSSI? ■</p>	<p>Approx. 4km from Woolston Eyes SSSI.</p>		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)? ■</p>	<p>Approx. 4km from Grappenhall Heys Long Woodland and approx. 3.3km from the Dingle (using existing roads).</p>		
<p>What is the potential impact on TPOs? ■</p>	<p>None.</p>		
<p>Would allocation of the site result in the use of previously developed land? ■</p>	<p>Site is predominantly greenfield.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Mixed Assessment - Mitigation measures may be required with some unavoidable impacts.</p> <p>Site visit: Undulating farmland. Site gently slopes downward towards Barleycastle Lane. Trees along boundary with motorway. Hedges along boundary with Barleycastle Lane to the north. M56 located to the south. Tan House Farm opposite the site in south eastern corner. Access to the site can be taken directly from Barleycastle Lane.</p> <p>Highways: Development of the site could not be supported by current highways access arrangements. Development is therefore dependent on infrastructure improvements to the local and strategic road networks.</p>		<p><u>Overall Site Conclusions based on Suitability, Availability, Achievability</u></p> <p>The site is graded ‘A’ in the context of the EDNA and therefore performs strongly in terms of its contribution to meeting Warrington’s strategic employment land needs. The site benefits from its location in proximity to the junction of the M6 and M56 and provides the potential to meet a large proportion of the Borough’s identified B8 requirement. These benefits are increased when considered as a larger allocation with adjacent sites.</p> <p>There are a number of issues which would need to be mitigated to ensure that the site could be considered ‘Suitable’. In particular the development of the site could not be supported by current highways access arrangements. Development is therefore dependent on infrastructure improvements to the local and strategic road networks.</p> <p>Development will result in the loss of Grade 3 Agricultural Land.</p>	

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Economic Development Needs Assessment Conclusions:

The Council's 2018 EDNA site assessment concluded the site R18/151, R18/P2/097 was a Grade A, this means subject to other considerations, site represents a strong candidate for inclusion in the Local Plan to meet strategic needs for B/B2/B8 uses, and attract inward investment.

Local Plan Objectives & Strategy:

The site performs strongly against Local Plan Objectives and the proposed Local Plan Spatial Strategy. The site would make a positive contribution providing employment land to meet Warrington's future needs in accordance with Objective W1. This contribution would be strengthened when considered together with adjacent sites. It provides the potential to form part of the wider Garden Suburb allocation, benefiting from proximity to the Garden Suburb's neighbourhood centre, residential population and providing the opportunity to ensure a comprehensive approach to the required improvements to road infrastructure and public transport improvements.

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

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

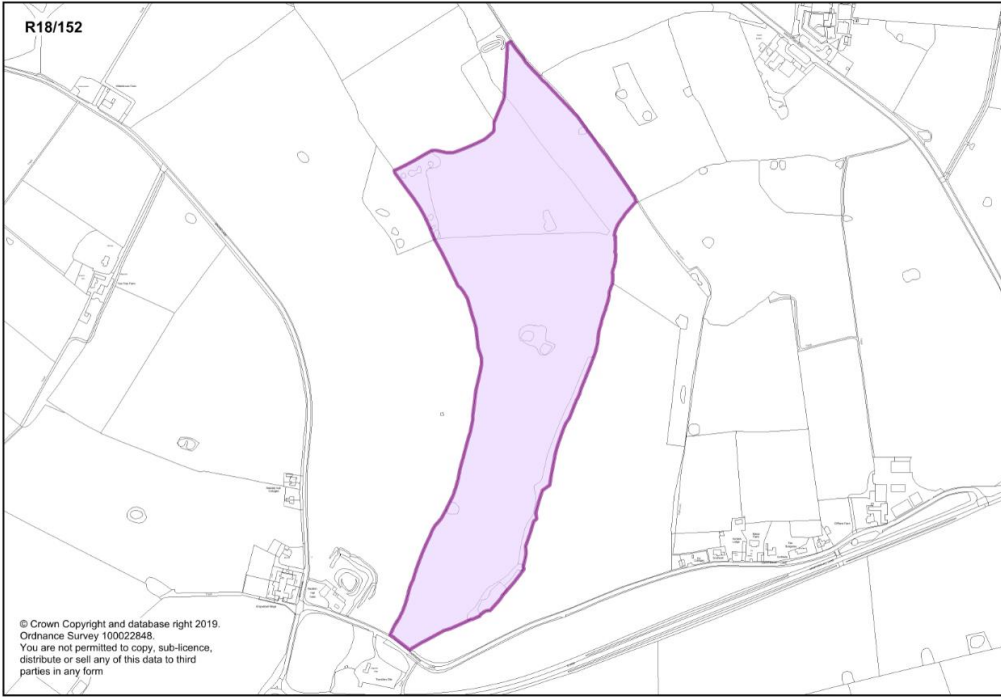








The site performs strongly against Local Plan Objectives and the proposed Local Plan Spatial Strategy. It provides the potential to form part of the wider Garden Suburb allocation, benefiting from proximity to the Garden Suburb's neighbourhood centre, residential population and providing the opportunity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

SITE CONCLUSION: SELECTED SITE (part of wider allocation totalling 116ha comprising R18/061, R18/P2/100; 18/043; R18/106, R18/P2/145; R18/147, (Part R18/143); R18/148, (Part R18/P2/099); R18/150, (Part R18/P2/098); R18/151, (Part R18/P2/097)) – subject to ensuring appropriate infrastructure improvements to the local and strategic road networks.

Subject Employment Proformas – Site Selection

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Site Ref: R18/152

Site Name	(R18/152) North side of Cartridge Lane				
Site Address	North side of Cartridge Lane				
Ward	Grappenhall				
Existing Use	Agricultural				
Gross Site Area (Ha)	18.63				
Net: Developable Site Area (Ha)					
Site Potential (capacity)	Mixed Use				
Green Belt Assessment	General Area Assessment Parcel Reference: 10 General Area Assessment Parcel Result: Weak Green Belt Parcel Reference: R18/152 Green Belt Parcel Result: Moderate				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment  Promotes sustainable growth  Unlikely to have a major impact on trends  Mitigation may be required/unavoidable impacts  Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land? 	Employment land proposed.				
Distance to Principal Road Network by vehicle? 	Approx. 1.7km from A50 Knutsford Road merging with M6 (J20) & M56 (J9).				
Is there a physical point of highway access into the site? 	No existing access.	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High viability
How close is the site to key employment sites? 	Approx. 1.4km from Barleycastle Trading Estate.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	No

Subject

Employment Proformas – Site Selection







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Does the site provide access to formal play space?	N/A	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
How accessible is the site to the nearest primary school on foot?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	No
How accessible is the site to the nearest Secondary school?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of high viability. There is no developer interest/partners identified to drive the site forward for employment use. Potential requirement for off-site highways works. EDNA site Grade 'C'.	
How well served is the site by a bus service?	Approx. 2.6km from bus stops on Chester Road (A56) – Bus no.6 which provides links between Grappenhall and Warrington Interchange (using existing roads).				
How accessible is the site to the nearest train station?	Approx. 4.5km from Warrington Bank Quay Station (using existing roads).				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality?	Site is not in an AQMA or 1km from AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination?	No, site not affected.				
Would allocation of the site result in the loss of High Quality Agricultural Land?	The land is classed as Grade 2 agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Site does not fall within a Groundwater Source Protection Zone.				
Is the site (or part of) within an identified flood zone?	Site within flood zone 1.				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	The sand and gravel MSA buffer zone is located within south of the site, however most of the MSA has already been built upon with housing located within the MSA. As such, the mineral resource beneath the site is already sterilised.				
What is the proximity of the site to designated heritage assets?	Beehive Farmhouse Grade II along Barleycastle Lane which is approximately 0.9km away and Shippon & Booth's Farm Farmhouse 1km away. Yew Tree Farmhouse Grade II 1.4km away (using existing roads).				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	Given the distance from locally listed and statutory heritage assets development of the site would have very limited impact. Visual impact from Grappenhall Village Conservation Area would have very limited impact.				

Subject

Employment Proformas – Site Selection

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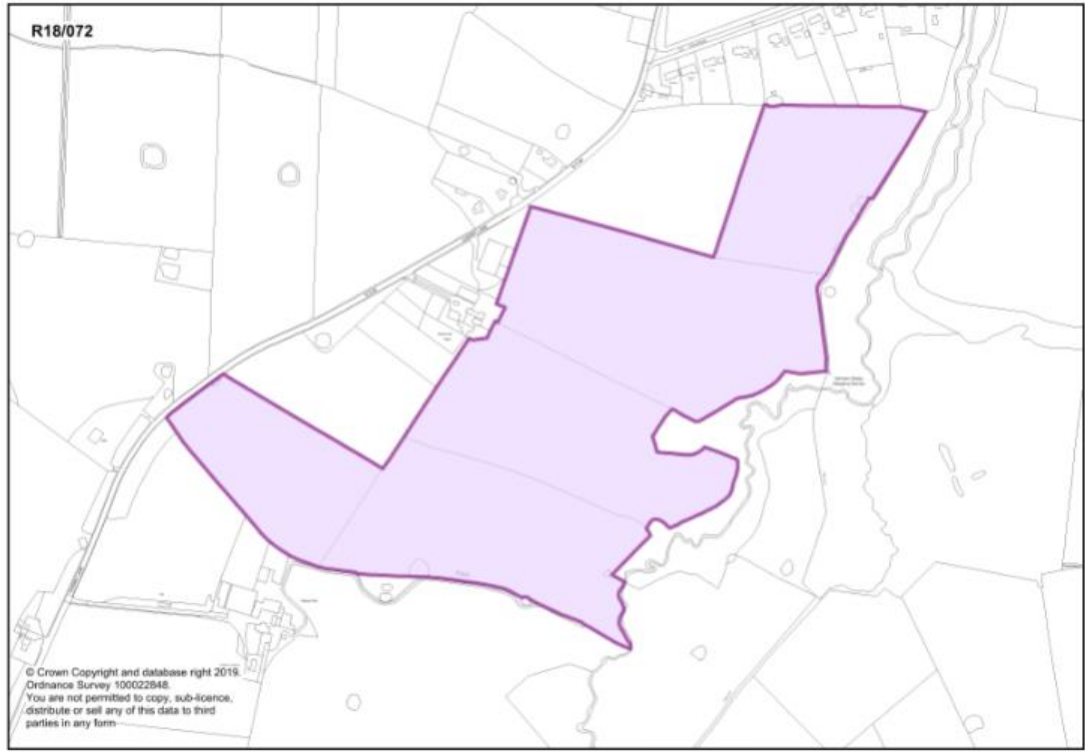
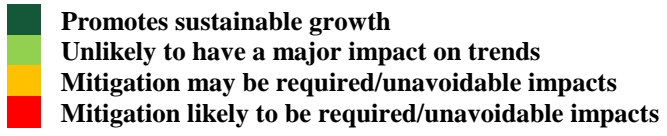




<p>Capacity of the landscape to accommodate development while respecting its character.</p> 	<p>Sites lie within the Red Sandstone Escarpment local character area (3A Appleton Park and Grappenhall). This area covers a large amount of land and so has different features and sensitivities. Broadly this area is reasonably well-wooded with a diversity of features in the landscape, including small ponds, ridges, knolls and incised stream valleys. The agricultural landscape including hedgerows appears generally well-maintained and the area presents an attractive rural quality. Given the elevated position of the site, development here would have an impact on the landscape but mitigation measures ought to be possible to limit some of the impact.</p>		
<p>Could allocation of the site have a potential impact on a European Site, SPA or SAC?</p> 	<p>Approx. 6.8km from Rixton Claypits SAC.</p>		
<p>Could allocation of the site have a potential impact on a SSSI?</p> 	<p>Approx. 3.4km from Woolston Eyes SSSI.</p>		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?</p> 	<p>Approx. 2.6km from Grappenhall Heys Long Woodland and 4.6km from the Dingle (using existing roads).</p>		
<p>What is the potential impact on TPOs?</p> 	<p>None</p>		
<p>Would allocation of the site result in the use of previously developed land?</p> 	<p>Site is predominantly greenfield</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Mixed Assessment - Mitigation measures may be required with some unavoidable impacts.</p> <p>Site visit: Land slopes generally from south to north in this location. Significant trees and hedges along the site boundary. Site currently comprises agricultural land. Several ponds present towards the centre of the site.</p> <p>Economic Development Needs Assessment Conclusions: The Council's 2018 EDNA site assessment concluded the site R18/152 was a Grade C, this means consider for allocation to meet local needs. However firstly, if tied to a mixed-use scheme, confirmation that the wider development package is acceptable and deliverable, is required. Secondly, if take up tied to a single firm, it may be preferable to review applications for growth of that firm on a case by case basis through the planning system.</p> <p>Local Plan Objectives: The relatively low EDNA Grade limits the positive contribution the site can make to providing employment land to meet Warrington's future needs in accordance with Objective W1. The site provides the potential to form part of the wider Garden Suburb allocation, but is separated from the cluster of employment sites being promoted to the south.</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability The overall site is graded 'C' in the context of the EDNA and therefore could be considered to meet local needs but is not one of the higher performing sites.</p> <p>The site is considered to be dependent on real impact of site constraints and likely to have an impact upon trends. There are ponds on site and irregular in shape and limited access to existing road network. The site appears to be available and is being promoted by the owner the Local Plan Process. The site may be achievable as it is an area of high viability.</p> <p>The relatively low EDNA Grade limits the positive contribution the site can make to providing employment land to meet Warrington's future needs in accordance with Local Plan Objective W1. The site provides the potential to form part of the wider Garden Suburb allocation, but is separated from the cluster of employment sites being promoted to the south.</p> <p>SITE CONCLUSION: Taking into account and balancing a range of factors, the site is <i>not selected</i> as a suitable site to meet the Council's economic development needs.</p>	

Subject

Employment Proformas – Site Selection

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Site Ref: R18/072

Site Name	(R18/072) Cherry Hall Farm, Cherry Lane				
Site Address	Cherry Hall Farm, Cherry Lane				
Ward	Lymm South				
Existing Use	Agricultural				
Gross Site Area (Ha)	37.6				
Net: Developable Site Area (Ha)	28.2				
Site Potential (capacity)	Mixed Use/B1 Use				
Green Belt Assessment	General Area Assessment Parcel Reference: 8 General Area Assessment Parcel Result: Strong Green Belt Parcel Reference: R18/072 Green Belt Parcel Result: Strong				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment 	Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land?	Employment land proposed. 				
Distance to Principal Road Network by vehicle?	Approx. 1.7km from A50 Knutsford Road merging with M6 (J20) & M56 (J9). 				
Is there a physical point of highway access into the site?	No existing access. 	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High viability
How close is the site to key employment sites?	Approx. 2.3km from Barleycastle Trading Estate. 	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	No
Is the area supported by community facilities? (Village halls, places of worship, community centres)	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes

Subject

Employment Proformas – Site Selection

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Does the site provide access to formal play space?	N/A	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
How accessible is the site to the nearest primary school on foot?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes – off-site highways works
How accessible is the site to the nearest Secondary school?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of high viability. There is no developer interest/partners identified to drive the site forward. Requirement for off-site highways works. EDNA Site Grade ‘C’	
How well served is the site by a bus service?	Approx. 1.4km from bus stops on Howshoots Roundabout (A50) – Bus no.42 which provides links between Lymm and Warrington Interchange (using existing roads).				
How accessible is the site to the nearest train station?	Approx. 8.3km from Warrington Bank Quay Station (using existing roads).				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality?	Site is not in an AQMA or 1km from AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination?	No, site not affected.				
Would allocation of the site result in the loss of High Quality Agricultural Land?	The land is classed as Grade 3 agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Site does not fall within a Groundwater Source Protection Zone.				
Is the site (or part of) within an identified flood zone?	Site’s eastern boundary bounds with flood zone 2 and 3.				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas.				
What is the proximity of the site to designated heritage assets?	Bridge at Lymm Dam, Grade II approx. 0.8km away, Monument -Tannery Industrial Site, Cherry Lane 0.2km away (using existing roads).				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	May have an effect on the use and appearance of bridge over Brook and Dell at Head of Lymm Dam and may have a visual impact from Lymm Conservation Area.				

Subject

Employment Proformas – Site Selection

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<p>Capacity of the landscape to accommodate development while respecting its character.</p> <p>■</p>	<p>Sites lie within the Red Sandstone Escarpment local character area (3C Lymm). The boundaries of the area are formed by the Massey Brook basin to the west; the Warrington Borough boundary to the south and east and by the Bridgewater Canal to the north. The land again falls generally to the south but is of a more rolling and undulating nature occasionally with back falls to the south. The agriculture is a balance of both pastoral and arable farming. Key characteristics are smaller scale intimate rural landscape, luxuriant hedgerow trees with diverse range of species, rolling landscape, restricted views, strong feeling of high landscape quality. Development of the site would result in a significant change to landscape character.</p>		
<p>Could allocation of the site have a potential impact on a European Site, SPA or SAC?</p> <p>■</p>	<p>Approx. 3.9km from Rixton Claypits SAC</p>		
<p>Could allocation of the site have a potential impact on a SSSI?</p> <p>■</p>	<p>Approx. 2.5km from Woolston Eyes SSSI</p>		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?</p> <p>■</p>	<p>Approx. 1.4km from nearest BAP wetlands and Grassland Habitat and 0.8km from The Bongs and the Gorse and Lymm Dam beyond (using existing roads).</p>		
<p>What is the potential impact on TPOs?</p> <p>■</p>	<p>None, there are a group of TPO trees north west of the site boundary and Cherry Lane. separate the two.</p>		
<p>Would allocation of the site result in the use of previously developed land?</p> <p>■</p>	<p>Site is predominantly greenfield.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Mixed Assessment - Mitigation measures may be required with some unavoidable impacts.</p> <p>Site visit: (desk top analysis) The land is predominantly flat and field boundaries are well defined particularly along the eastern edge with the woodland area which provides a strong boundary. The site also in close proximity to the M56 and M6 motorway.</p> <p>Highways Comments: There is sufficient land ownership to allow an appropriate access to B5158 Cherry Lane to be created but the lack of pedestrian/cycle infrastructure along the route raises concerns as does public transport accessibility. Third party land would be required to cater for any improvements.</p> <p>B5158 Cherry Lane is subject to a 7.5tonne weight restriction and further consideration needs to be given to access for deliveries/servicing.</p> <p>Economic Development Needs Assessment Conclusions: The Council's 2019 EDNA site assessment concluded the site R18/072 was a Grade C, this means consider for allocation to meet</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability The site is graded 'C' in the context of the EDNA and therefore could be considered to meet local needs but is not one of the higher performing sites.</p> <p>The site is considered to be dependent on real impact of site constraints and likely to have an impact upon trends. The site would represent the loss of an area of Grade 3 Agricultural Land, includes existing farm (partially derelict). Partly within buffer zone of Stanlow-Carrington Pipeline. There are also highway capacity issues that would need to be addressed.</p> <p>The site appears to be available, and is being promoted by the owner through the Local Plan process.</p> <p>The site may be achievable as it is in an area of high viability but does not have a developer partner in place.</p> <p>The relatively low EDNA Grade limits the positive contribution the site can make to providing employment land to meet Warrington's future needs in accordance with Objective W1. Development of the site could compromise the Green Belt separating Warrington from Lymm. The site is isolated from any other development proposals and is less likely to contribute to wider infrastructure to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with Objectives W1 and W4.</p> <p>A wider employment allocation in this location would exacerbate Green Belt concerns is unlikely to contribute to</p>	

Subject

Employment Proformas – Site Selection

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<p>local needs. However firstly, if tied to a mixed-use scheme, confirmation that the wider development package is acceptable and deliverable, is required. Secondly, if take up tied to a single firm, it may be preferable to review applications for growth of that firm on a case by case basis through the planning system.</p> <p><u>Local Plan Objectives:</u> The relatively low EDNA Grade limits the positive contribution the site can make to providing employment land to meet Warrington’s future needs in accordance with Objective W1. Development of the site could compromise the Green Belt separating Warrington from Lymm and therefore run contrary to Objective W2. The site is to the east of the M6 which falls outside of the proposed Garden Suburb allocation and is isolated from any other development proposals. As such it is less likely to contribute to wider infrastructure to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with Objectives W1 and W4.</p> <p>The site could form part of a wider allocation if combined with adjacent sites being promoted for employment use. This would however represent a significant risk to the Green Belt separating Warrington from Lymm, contract to Objective W2. Whilst the scale of development could potentially result in a greater contribution towards infrastructure improvements, the sites separation from the main urban area would limited the contribution this infrastructure would make to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with Objectives W1 and W4.</p>	<p>Warrington’s overall sustainable growth.</p> <p>SITE CONCLUSION: Taking into account and balancing a range of factors, the site is <i>not selected</i> as a suitable site to meet the Council’s economic development needs.</p>
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Subject

Employment Proformas – Site Selection

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Site Ref: R18/P2/063

Site Name	(R18/P2/063) Cherry Hall Farm, Cherry Lane				
Site Address	Cherry Hall Farm, Cherry Lane				
Ward	Lymm South				
Existing Use	Agricultural Use				
Gross Site Area (Ha)	37.5				
Net: Developable Site Area (Ha)					
Site Potential (capacity)	Mixed Use/B1 Use				
Green Belt Assessment	General Area Assessment Parcel Reference: 8 General Area Assessment Parcel Result: Strong Green Belt Parcel Reference: R18/063 Green Belt Parcel Result: Strong				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment 	Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land?	Employment land proposed. 				
Distance to Principal Road Network by vehicle?	Approx. 1.3km from A50 Knutsford Road merging with M6 (J20) & M56 (J9). 				
Is there a physical point of highway access into the site?	Yes, from Cherry Lane. 	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High viability
How close is the site to key employment sites?	Approx. 2.3km from Barleycastle Trading Estate. 	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	No
Is the area supported by community facilities? (Village halls, places of worship, community centres)	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes

Subject

Employment Proformas – Site Selection







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Does the site provide access to formal play space?	N/A	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
How accessible is the site to the nearest primary school on foot?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes – off-site highways works
How accessible is the site to the nearest Secondary school?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of high viability. There is no developer interest/partners identified to drive the site forward. Off-site highways works required. EDNA Site Grade ‘C’	
How well served is the site by a bus service?	Approx. 1.4km from bus stops on Howshoots Roundabout (A50) – Bus no.42 which provides links between Lymm and Warrington Interchange (using existing roads).				
How accessible is the site to the nearest train station?	Approx. 8.3km from Warrington Bank Quay Station (using existing roads).				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality?	Site is not in an AQMA or 1km from AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination?	No, site not affected.				
Would allocation of the site result in the loss of High Quality Agricultural Land?	The land is classed as Grade 3 agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Site does not fall within a Groundwater Source Protection Zone.				
Is the site (or part of) within an identified flood zone?	Site’s eastern boundary bounds with flood zone 2 and 3.				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas.				
What is the proximity of the site to designated heritage assets?	Bridge at Lymm Dam, Grade II approx. 0.8km away, Monument - Tannery Industrial Site, Cherry Lane 0.2km away (using existing roads).				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	May have an effect on the use and appearance of bridge over Brook and Dell at Head of Lymm Dam and may have a visual impact from Lymm Conservation Area.				

Subject

Employment Proformas – Site Selection

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<p>Capacity of the landscape to accommodate development while respecting its character.</p> 	<p>Sites lie within the Red Sandstone Escarpment local character area (3C Lymm). The boundaries of the area are formed by the Massey Brook basin to the west; the Warrington Borough boundary to the south and east and by the Bridgewater Canal to the north. The land again falls generally to the south but is of a more rolling and undulating nature occasionally with back falls to the south. The agriculture is a balance of both pastoral and arable farming. Key characteristics are smaller scale intimate rural landscape, luxuriant hedgerow trees with diverse range of species, rolling landscape, restricted views, strong feeling of high landscape quality. Development of the site would result in a significant change to landscape character.</p>		
<p>Could allocation of the site have a potential impact on a European Site, SPA or SAC?</p> 	<p>Approx. 3.9km from Rixton Claypits SAC</p>		
<p>Could allocation of the site have a potential impact on a SSSI?</p> 	<p>Approx. 2.5km from Woolston Eyes SSSI</p>		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?</p> 	<p>Approx. 1.4km from nearest BAP wetlands and Grassland Habitat and 0.8km from The Bongs and the Gorse and Lymm Dam beyond (using existing roads).</p>		
<p>What is the potential impact on TPOs?</p> 	<p>None, there are a group of TPO trees north west of the site boundary and Cherry Lane separate the two.</p>		
<p>Would allocation of the site result in the use of previously developed land?</p> 	<p>Site is predominantly greenfield</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Mixed Assessment - Mitigation measures may be required with some unavoidable impacts.</p> <p>Site visit: (desk top analysis) The land is predominantly flat and field boundaries are well defined particularly along the eastern edge with the woodland area which provides a strong boundary. The site also in close proximity to the M56 and M6 motorway.</p> <p>Highways Comments: There is sufficient land ownership to allow an appropriate access to B5158 Cherry Lane to be created but the lack of pedestrian/cycle infrastructure along the route raises concerns as does public transport accessibility. Third party land would be required to cater for any improvements.</p> <p>B5158 Cherry Lane is subject to a 7.5tonne weight restriction and further consideration needs to be given to access for deliveries/servicing.</p> <p>Economic Development Needs Assessment Conclusions:</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is graded ‘C’ in the context of the EDNA and therefore could be considered to meet local needs but is not one of the higher performing sites.</p> <p>The site is considered to be dependent on real impact of site constraints and likely to have an impact upon trends. The site would represent the loss of an area of Grade 3 Agricultural Land, includes existing farm (partially derelict). Partly within buffer zone of Stanlow-Carrington Pipeline. There are also highway capacity issues that would need to be addressed.</p> <p>The site appears to be available, and is being promoted by the owner through the Local Plan process.</p> <p>The site may be achievable as it is in an area of high viability but does not have a developer partner in place.</p> <p>The site appears to be available, and is being promoted by the owner through the Local Plan process.</p> <p>The relatively low EDNA Grade limits the positive contribution the site can make to providing employment land to meet Warrington’s future needs in accordance with Objective W1. Development of the site could compromise the Green Belt separating Warrington from Lymm. The site is isolated from any other development proposals and is less likely to contribute to wider infrastructure to support the regeneration of Inner Warrington and the growth of the Borough as a</p>	

Subject

Employment Proformas – Site Selection

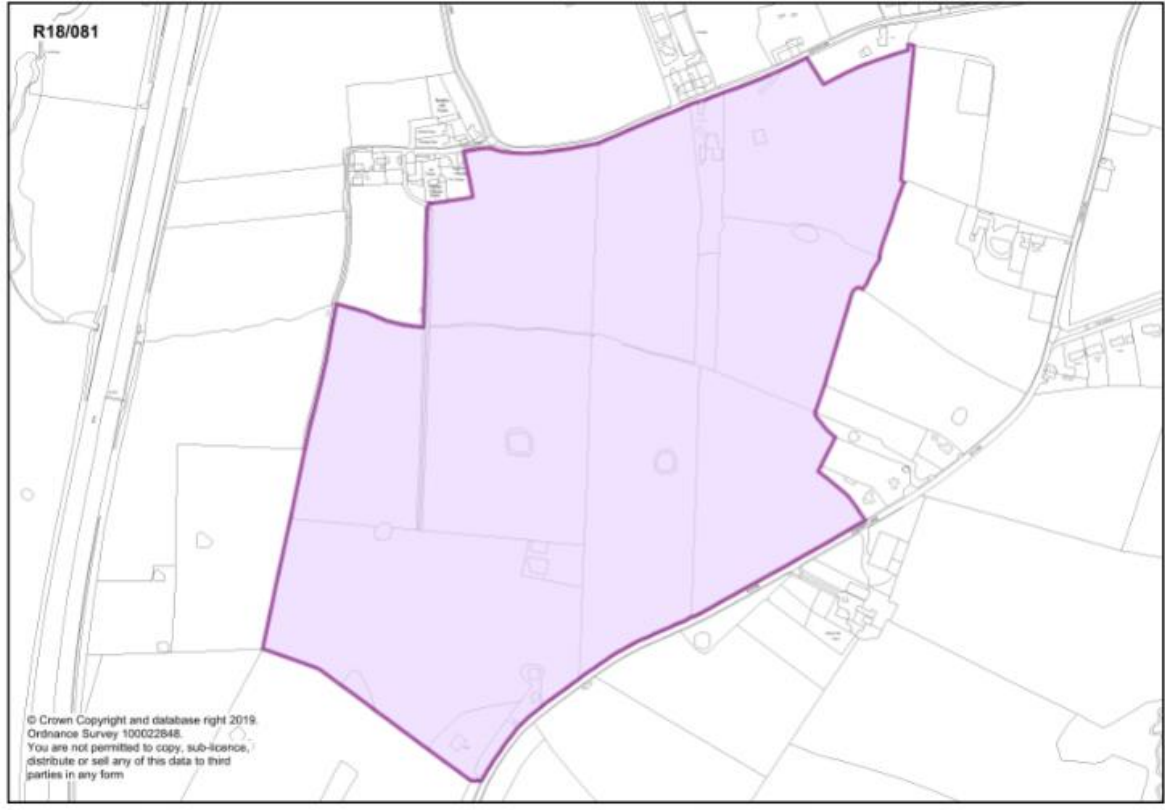








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<p>The Council's 2018 EDNA site assessment concluded the site R18/P2/063 was a Grade C, this means consider for allocation to meet local needs. However firstly, if tied to a mixed-use scheme, confirmation that the wider development package is acceptable and deliverable, is required. Secondly, if take up tied to a single firm, it may be preferable to review applications for growth of that firm on a case by case basis through the planning system.</p> <p>Local Plan Objectives: The relatively low EDNA Grade limits the positive contribution the site can make to providing employment land to meet Warrington's future needs in accordance with Objective W1. Development of the site could compromise the Green Belt separating Warrington from Lymm and therefore run contrary to Objective W2. The site is to the east of the M6 which falls outside of the proposed Garden Suburb allocation and is isolated from any other development proposals. As such it is less likely to contribute to wider infrastructure to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with Objectives W1 and W4.</p> <p>The site could form part of a wider allocation if combined with adjacent sites being promoted for employment use. This would however represent a significant risk to the Green Belt separating Warrington from Lymm, contract to Objective W2. Whilst the scale of development could potentially result in a greater contribution towards infrastructure improvements, the sites separation from the main urban area would limited the contribution this infrastructure would make to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with Objectives W1 and W4.</p>	<p>whole in accordance with Objectives W1 and W4.</p> <p>A wider employment allocation in this location would exacerbate Green Belt concerns is unlikely to contribute to Warrington's overall sustainable growth.</p> <p>SITE CONCLUSION: Taking into account and balancing a range of factors, the site is <i>not selected</i> as a suitable site to meet the Council's economic development needs.</p>
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Subject Employment Proformas – Site Selection

[Click here to enter text.](#)

Site Ref: R18/081, R18/P2/101

Site Name	(R18/081, R18/P2/101) Land at Cherry Lane and Booths Lane		 <p>R18/081</p> <p>© Crown Copyright and database right 2019. Ordnance Survey 100022948. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.</p>			
Site Address	Land at Cherry Lane and Booths Lane					
Ward	Lymm South					
Existing Use	Agricultural					
Gross Site Area (Ha)	41					
Net: Developable Site Area (Ha)	41					
Site Potential (capacity)	B1, B2 and B8 use					
Green Belt Assessment	General Area Assessment Parcel Reference: 8 General Area Assessment Parcel Result: Strong Green Belt Parcel Reference: R18/081 Green Belt Parcel Result: Strong					
Suitability			Availability		Achievability	
Criteria	Traffic Light Assessment  Promotes sustainable growth  Unlikely to have a major impact on trends  Mitigation may be required/unavoidable impacts  Mitigation likely to be required/unavoidable impacts		Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land?	Employment land proposed. 					
Distance to Principal Road Network by vehicle?	Approx. 1.3km from A50 Knutsford Road merging with M6 (J20) & M56 (J9). 					
Is there a physical point of highway access into the site?	Yes, from Booths Lane. 		1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High viability
How close is the site to key employment sites?	Approx. 2.3km from Barleycastle Trading Estate. 		2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes

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Is the area supported by community facilities? (Village halls, places of worship, community centres)	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes
Does the site provide access to formal play space?	N/A	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
How accessible is the site to the nearest primary school on foot?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes – Off-site highways works
How accessible is the site to the nearest Secondary school?	N/A	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site being promoted by the owner with no known ownership issues.</p>		<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of high viability. There is active owner developer interest to drive the site forward. Off-site highways works required.</p> <p>EDNA Site Grade ‘C’</p>	
How well served is the site by a bus service?	Approx. 1.4km from bus stops on Howshoots Roundabout (A50) – Bus no.42 which provides links between Lymm and Warrington Interchange (using existing roads).				
How accessible is the site to the nearest train station?	Approx. 8.3km from Warrington Bank Quay Station (using existing roads).				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality?	Site is not in an AQMA or 1km from AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination?	No, site not affected.				
Would allocation of the site result in the loss of High Quality Agricultural Land?	The land is classed as Grade 3 agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Site does not fall within a Groundwater Source Protection Zone.				
Is the site (or part of) within an identified flood zone?	Site within flood zone 1.				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas.				
What is the proximity of the site to designated heritage assets?	Bridge at Lymm Dam, Grade II approx. 0.8km away, 8 Booths Lane Lymm, Grade II listed approx. 0.3km away, Monument - Tannery Industrial Site, Cherry Lane 0.2km away, Monument – Brickfield, Booth’s Lane, Brickfield, Industrial Site, opposite the site (using existing roads).				
What effects would the development of the site have upon	May have an effect on the use and appearance of bridge over Brook and Dell at Head of Lymm Dam, appearance on other heritage assets in close proximity, may have a visual impact from Lymm				

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<p>the significance and setting of heritage assets / the historic environment? ■</p>	<p>Conservation Area.</p>		
<p>Capacity of the landscape to accommodate development while respecting its character. ■</p>	<p>The various sites fall within the Red Sandstone Escarpment local character area (3b Massey Brook). This area covers a large amount of land and so has different features and sensitivities. Broadly this area is reasonably well-wooded with a diversity of features in the landscape, including small ponds, ridges, knolls and incised stream valleys. The agricultural landscape including hedgerows appears generally well-maintained and the area presents an attractive rural quality. Development of the site would result in a significant change to landscape character.</p>		
<p>Could allocation of the site have a potential impact on a European Site, SPA or SAC? ■</p>	<p>Approx. 3.9km from Rixton Claypits SAC</p>		
<p>Could allocation of the site have a potential impact on a SSSI? ■</p>	<p>Approx. 2.5km from Woolston Eyes SSSI</p>		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)? ■</p>	<p>Approx. 1.4km from nearest BAP wetlands and Grassland Habitat and 0.8km from The Bongs and the Gorse and Lymm Dam beyond (using existing roads).</p>		
<p>What is the potential impact on TPOs? ■</p>	<p>None, there are a group of TPO trees beyond the northern site boundary.</p>		
<p>Would allocation of the site result in the use of previously developed land? ■</p>	<p>Site is predominantly greenfield.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Mixed Assessment - Mitigation measures may be required with some unavoidable impacts.</p> <p>Site visit (desk top analysis) The land is predominantly flat and field boundaries are well defined. The site also in close proximity to the M56 and M6 motorway.</p> <p>Highways Comments: There is sufficient land ownership to allow an appropriate access to B5158 Cherry Lane to be created but the lack of pedestrian/cycle infrastructure along the route raises concerns as does public transport accessibility. Third party land would be required to cater for any improvements.</p> <p>B5158 Cherry Lane is subject to a 7.5tonne weight restriction and further consideration needs to be given to access for</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability The site is graded ‘C’ in the context of the EDNA and therefore could be considered to meet local needs but is not one of the higher performing sites.</p> <p>The site is considered to be dependent on real impact of site constraints and likely to have an impact upon trends. The site would represent the loss of an area of Grade 3 Agricultural Land. There are also highway capacity issues that would need to be addressed.</p> <p>The site appears to be available, and is being promoted by the developer owner through the Local Plan process.</p> <p>The site may be achievable as it is in an area of high viability, site developer owned and considered for high quality business park.</p> <p>The relatively low EDNA Grade limits the positive contribution the site can make to providing employment land to meet Warrington’s future needs in accordance with Objective W1. Development of the site could compromise the Green Belt separating Warrington from Lymm. The site is isolated from any other development proposals and is less likely to</p>	

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<p>deliveries/servicing.</p> <p>There would be strong concerns at any access proposed to Booths Lane; the Booths Lane/B5158 Cherry Lane junction is not suitable for HGV movements and has poor visibility.</p> <p><u>Economic Development Needs Assessment Conclusions:</u> The Council's 2018 EDNA site assessment concluded the site R18/081, R18/P2/101 was a Grade C, this means consider for allocation to meet local needs. However firstly, if tied to a mixed-use scheme, confirmation that the wider development package is acceptable and deliverable, is required. Secondly, if take up tied to a single firm, it may be preferable to review applications for growth of that firm on a case by case basis through the planning system.</p> <p><u>Local Plan Objectives:</u> The relatively low EDNA Grade limits the positive contribution the site can make to providing employment land to meet Warrington's future needs in accordance with Objective W1. Development of the site could compromise the Green Belt separating Warrington from Lymm and therefore run contrary to Objective W2. The site is to the east of the M6 which falls outside of the proposed Garden Suburb allocation and is isolated from any other development proposals. As such it is less likely to contribute to wider infrastructure to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with Objectives W1 and W4.</p> <p>The site could form part of a wider allocation if combined with adjacent sites being promoted for employment use. This would however represent a significant risk to the Green Belt separating Warrington from Lymm, contract to Objective W2. Whilst the scale of development could potentially result in a greater contribution towards infrastructure improvements, the sites separation from the main urban area would limited the contribution this infrastructure would make to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with Objectives W1 and W4.</p>	<p>contribute to wider infrastructure to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with Objectives W1 and W4.</p> <p>A wider employment allocation in this location would exacerbate Green Belt concerns is unlikely to contribute to Warrington's overall sustainable growth.</p> <p>SITE CONCLUSION: Taking into account and balancing a range of factors, the site is <i>not selected</i> as a suitable site to meet the Council's economic development needs.</p>
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Site Ref: R18/P2/152

Site Name	(R18/P2/152) Land at Cherry Lane				
Site Address	Land at Cherry Lane				
Ward	Lymm South				
Existing Use	Agricultural Use				
Gross Site Area (Ha)	54.92				
Net: Developable Site Area (Ha)	55.85				
Site Potential (capacity)	Employment/Residential (mixed use)				
Green Belt Assessment	General Area Assessment Parcel Reference: 8 General Area Assessment Parcel Result: Strong Green Belt Parcel Reference: R18/P2/152 Green Belt Parcel Result: Strong				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Promotes sustainable growth Unlikely to have a major impact on trends Mitigation may be required/unavoidable impacts Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land? 	Employment land proposed.				
Distance to Principal Road Network by vehicle? 	Approx. 1.3km from A50 Knutsford Road merging with M6 (J20) & M56 (J9).				
Is there a physical point of highway access into the site? 	Yes, from Booths Lane.	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High viability
How close is the site to key employment sites? 	Approx. 2.3km from Barleycastle Trading Estate.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes

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Is the area supported by community facilities? (Village halls, places of worship, community centres)	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes
Does the site provide access to formal play space?	N/A	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
How accessible is the site to the nearest primary school on foot?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes – off-site highways works
How accessible is the site to the nearest Secondary school?	N/A	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site being promoted by the owner with no known ownership issues.</p>		<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of high viability. There is active owner developer interest to drive the site forward and no known abnormal development costs.</p> <p>Off-site highways works required.</p> <p>EDNA Site Grade ‘C-D’</p>	
How well served is the site by a bus service?	Approx. 1.4km from bus stops on Howshoots Roundabout (A50) – Bus no.42 which provides links between Lymm and Warrington Interchange (using existing roads).				
How accessible is the site to the nearest train station?	Approx. 8.3km from Warrington Bank Quay Station (using existing roads).				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality?	The site’s west boundary is up to the M6 corridor, therefore site is in an AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is potentially contaminated. As it is a relatively small proportion of the site it is likely that this could be remediated.				
Would allocation of the site result in the loss of High Quality Agricultural Land?	The land is classed as Grade 3 agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Site does not fall within a Groundwater Source Protection Zone.				
Is the site (or part of) within an identified flood zone?	Site within flood zone 1.				
Is there potential for safeguarded or identified	Not within identified areas.				

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<p>mineral reserves to be sterilised? </p>			
<p>What is the proximity of the site to designated heritage assets? </p>	<p>Bridge at Lymm Dam, Grade II approx. 0.8km away, 8 Booths Lane Lymm, Grade II listed approx. 0.3km away, Monument - Tannery Industrial Site, Cherry Lane 0.2km away, Monument – Brickfield, Booth’s Lane, Brickfield, Industrial Site, opposite the site (using existing roads).</p>		
<p>What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment? </p>	<p>May have an effect on the use and appearance of bridge over Brook and Dell at Head of Lymm Dam, appearance on other heritage assets in close proximity, may have a visual impact from Lymm Conservation Area.</p>		
<p>Capacity of the landscape to accommodate development while respecting its character. </p>	<p>The sites fall within the Red Sandstone Escarpment local character area (3b Massey Brook) and (3c Lymm). This area covers a large amount of land and so has different features and sensitivities. Broadly this area is reasonably well-wooded with a diversity of features in the landscape, including small ponds, ridges, knolls and incised stream valleys. The agricultural landscape including hedgerows appears generally well-maintained and the area presents an attractive rural quality. These sites are however in a part of the landscape character area which is dominated by the M6/M56 interchange and Lymm Services to the south and other built development including Lymm Fire Station. Set in this context, whilst development of the sites would result in a change to landscape character the impact would vary across the site and some development may be acceptable subject to mitigation measures.</p>		
<p>Could allocation of the site have a potential impact on a European Site, SPA or SAC? </p>	<p>Approx. 3.9km from Rixton Claypits SAC</p>		
<p>Could allocation of the site have a potential impact on a SSSI? </p>	<p>Approx. 2.5km from Woolston Eyes SSSI</p>		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)? </p>	<p>Approx. 1.4km from nearest BAP wetlands and Grassland Habitat and 0.8km from The Bongs and the Gorse and Lymm Dam beyond (using existing roads).</p>		
<p>What is the potential impact on TPOs? </p>	<p>None</p>		
<p>Would allocation of the site result in the use of previously developed</p>	<p>Site is predominantly greenfield.</p>		

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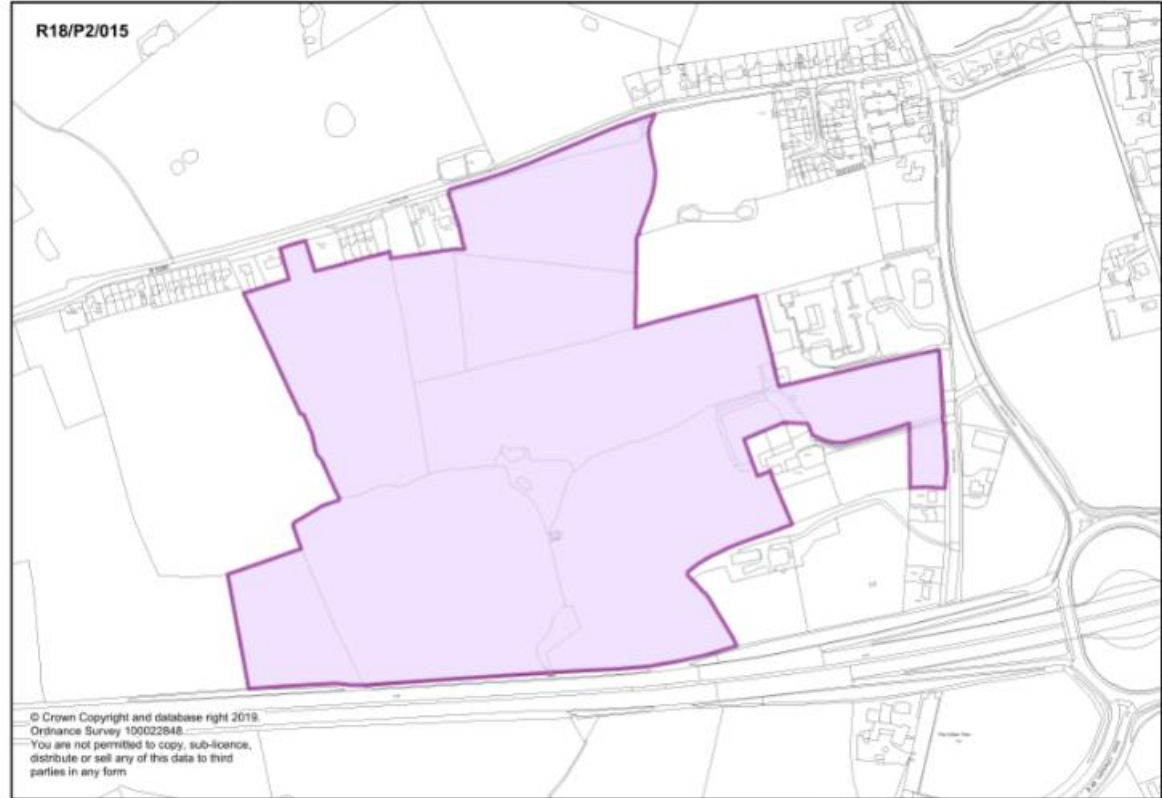
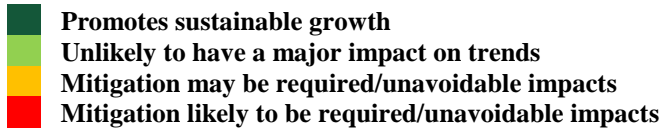
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land? 				
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Mixed Assessment - Mitigation measures may be required with some unavoidable impacts.</p> <p>Site visit: (desk top analysis)</p> <p>The land is predominantly flat and field boundaries are well defined. The site also in close proximity to the M56 and M6 motorway.</p> <p>Highways Comments: There is sufficient land ownership to allow an appropriate access to B5158 Cherry Lane or A50 Cliff Lane but the lack of pedestrian/cycle infrastructure along the route raises concerns as does public transport accessibility. It is likely that enough land is within the applicant's control to allow improvements to B5158 Cherry Lane but third party land would be needed to provide further pedestrian/cycle linkage to the wider area.</p> <p>Economic Development Needs Assessment Conclusions: The Council's 2018 EDNA site assessment concluded the site R18/P2/152 was a Grade C-D site, this means consider for allocation to meet local needs. However firstly, if tied to a mixed-use scheme, confirmation that the wider development package is acceptable and deliverable, is required. Secondly, if take up tied to a single firm, it may be preferable to review applications for growth of that firm on a case by case basis through the planning system. The site is dependent on real impact of site constraints.</p> <p>Local Plan Objectives: The relatively low EDNA Grade limits the positive contribution the site can make to providing employment land to meet Warrington's future needs in accordance with Objective W1. Development of the site could compromise the Green Belt separating Warrington from Lymm and therefore run contrary to Objective W2. The site is to the east of the M6 which falls outside of the proposed Garden Suburb allocation and is isolated from any other development proposals. As such it is less likely to contribute to wider infrastructure to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with Objectives W1 and W4.</p> <p>The site could form part of a wider allocation if combined with adjacent sites being promoted for employment use. This would however represent a significant risk to the Green Belt separating Warrington from Lymm, contract to Objective W2. Whilst the scale of development could potentially result in a greater contribution towards infrastructure improvements, the sites separation from the main urban area would limited the contribution this infrastructure would make to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with Objectives W1 and W4.</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability The site is graded 'C-D' in the context of the EDNA and therefore could be considered to meet strategic or local needs but is not one of the higher performing sites.</p> <p>The site is considered to be dependent on real impact of site constraints and likely to have an impact upon trends. There are farms and ponds on site, residential adjacent and a stream that crosses eastern edge of site (incorporating modest area of Flood Zone 2-3). The land is split by Cherry Lane.</p> <p>The site appears to be available and is being promoted by the owner the Local Plan Process. The site may be achievable as it is an area of high viability.</p> <p>The relatively low EDNA Grade limits the positive contribution the site can make to providing employment land to meet Warrington's future needs in accordance with Objective W1. Development of the site could compromise the Green Belt separating Warrington from Lymm. The site is isolated from any other development proposals and is less likely to contribute to wider infrastructure to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with Objectives W1 and W4.</p> <p>A wider employment allocation in this location would exacerbate Green Belt concerns is unlikely to contribute to Warrington's overall sustainable growth.</p> <p>SITE CONCLUSION: Taking into account and balancing a range of factors, the site is <i>not selected</i> as a suitable site to meet the Council's economic development needs.</p>		

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

Site Ref: R18/P2/015

Site Name	(R18/P2/015) Land South of Hatton Lane				
Site Address	Land South of Hatton Lane				
Ward	Appleton				
Existing Use	Agricultural Use				
Gross Site Area (Ha)	39.63				
Net: Developable Site Area (Ha)	16.04				
Site Potential (capacity)	Mixed use				
Green Belt Assessment	General Area Assessment Parcel Reference: 13 General Area Assessment Parcel Result: Strong Green Belt Parcel Reference: R18/P2/015 Green Belt Parcel Result: Moderate				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment 	Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land?	Employment land proposed.				
Distance to Principal Road Network by vehicle?	The site is adjacent to A49 Tarporley Road merging with A49 London Road and the M56 (J10).				
Is there a physical point of highway access into the site?	Yes, Fir Tree Close.	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High viability
How close is the site to key employment sites?	Approx. 4.2km from Barleycastle Trading Estate (using existing roads).	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
Is the area supported by community facilities? (Village	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes

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halls, places of worship, community centres)					
Does the site provide access to formal play space?	N/A	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
How accessible is the site to the nearest primary school on foot?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	No
How accessible is the site to the nearest Secondary school?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of high viability. There is active owner interest to drive the site forward and no known abnormal development costs. EDNA site Grade 'C'.	
How well served is the site by a bus service? 	Nearest point Approx. 0.3km from bus stop on Tarporley Road (A49) – Bus no. 40, Cat7, CAT9, CAT 9A, CAT9B which provides links between Lymm, Appleton Hall, Hatton Lane and Warrington Interchange (using existing roads).				
How accessible is the site to the nearest train station? 	Approx. 6.5km from Warrington Bank Quay Station (using existing roads).				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality? 	South of site is within 1km of AQMA (M56 corridor).				
Could development of the site lead to the remediation of land potentially affected by contamination? 	No, site not affected.				
Would allocation of the site result in the loss of High Quality Agricultural Land? 	The land is classed as Grade 3 agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency? 	Site does not fall within a Groundwater Source Protection Zone.				
Is the site (or part of) within an identified flood zone? 	Site within flood zone 1.				
Is there potential for safeguarded or identified mineral reserves to be sterilised? 	Part of the site is within the sand and gravel MSA and buffer zone. Any development on the site will need to have regard to the issue of proximal sterilisation of resources within the MSA.				
What is the proximity of the site to designated heritage assets? 	The nearest listed buildings are adjacent to the site, these include statutory listed Grade II buildings – Church of St Mathew’s, Stretton Road and Fir Tree House, Tarporley Road. There are also Grade II buildings in close proximity to the site Holly Tree PH, Tarporley Road 0.7km away, Stretton Hall, Hall Lane 0.5km away, Tanyard Farmhouse, Well Lane 0.5km away, Great Shepcroft Farmhouse, Shepcroft Lane 0.9m away, Stretton House, Northwich Road 0.7km, Former Barn at Stretton House, Northwich Road 0.8km away.				
What effects would the	Allocation of the site may result in decimation of the rural setting and this could result in				

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<p>development of the site have upon the significance and setting of heritage assets / the historic environment? </p>	<p>considerable/moderate harm to the significance to the heritage assets. In order to mitigate harm to the assets and its setting, landscape buffer/screening to boundaries could be deployed and designed to be sympathetic to its rural surroundings.</p>		
<p>Capacity of the landscape to accommodate development while respecting its character. </p>	<p>The site lies within inside of the Red Sandstone Escarpment local character area (1A Stretton and Hatton). This area comprises of a broad, gently undulating agricultural landscape situated to the south-west of the study area. To the north, the land forms the crest of the Red Sandstone Escarpment and from this crest, the land gently falls to the south. The area is strongly influenced by the M56 Motorway which runs through the area just to the south of the crest of the Escarpment. Hatton Lane just north of the M56, is built on the line of a Roman Road. The Farmland is a traditional mix of pasture and arable although more recent changes include noticeable areas of horse grazing, fishing ponds and a farm shop development. Settlement is represented by the attractive village of Stretton, and just outside the area, Hatton – both highlighted by their church towers set on the ridgeline. Given the largely rural nature of the area, development of the site would have a significant impact on the landscape character, though this could be partly addressed through mitigation measures.</p>		
<p>Could allocation of the site have a potential impact on a European Site, SPA or SAC? </p>	<p>Approx. 8.8km from Rixton Claypits SAC</p>		
<p>Could allocation of the site have a potential impact on a SSSI? </p>	<p>Approx. 5.2km from Woolston Eyes SSSI</p>		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)? </p>	<p>Approx. 5.7km from Grappenhall Heys Long Woodland.</p>		
<p>What is the potential impact on TPOs? </p>	<p>There are TPOs along the northern boundary of the site. In order to mitigate harm to the TPO's and its setting, tree protection measures would be required.</p>		
<p>Would allocation of the site result in the use of previously developed land? </p>	<p>Site is predominantly greenfield.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Mixed Assessment - Mitigation measures may be required with some unavoidable impacts.</p> <p>Site visit: (desk top analysis)</p> <p>The land is relatively flat with field boundaries and is bounded by the M56 Motorway to the south, Hatton Lane to the north and Taporley/London Road to the east. Residential properties lie north beyond the site boundary.</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is graded 'C' in the context of the EDNA and therefore could be considered to meet local needs but is not one of the higher performing sites.</p> <p>The site is considered to be dependent on real impact of site constraints and likely to have an impact upon trends. The site is Grade 2-3 agricultural land, Grade II Listed building to north of site/Roman Road adjacent, Within SSSI Impact Risk Zone, TPOs on site and within Nitrate Vulnerable Zone.</p> <p>The site appears to be available and is being promoted by the owner the Local Plan Process. The site may be achievable as it is an area of high viability.</p>	

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Highways Comments:

There is sufficient land ownership to create an appropriate access to B5356 Hatton Lane and Fir Tree Close (a site of this size is likely to require at least two access points); the Fir Tree Close junction to the A49 London Road would likely need to be replaced with a traffic signal junction and the implications of this would need to be considered in parallel to the infrastructure linked to the Garden Suburb mentioned below. Pedestrian infrastructure in the area is poor and although land is available to link to the existing footway at Hatton Lane (east) the connection required along Hatton Lane (west) to link with the local facilities around the Cat & Lion junction is within third party control. Public transport services are limited and would need improving.

There are strong concerns over the operation of the Cat & Lion junction with the view taken that no additional development should be implemented in the area until additional road infrastructure to provide an alternative route is in place (the junction is subject to physical constraints and improvement proposals are strictly limited). This development would load directly on to the junction and exacerbate these concerns; any development would likely be reliant on the infrastructure outlined in the draft Local Plan that would serve the proposed Garden Suburb east of the A49 and, as mentioned above, the operation of the A49 London Road/Fir Tree Close junction would need to be considered as part of this.

The lack of sustainable transport connectivity and the unsuitability of the Cat & Lion junction to cater for substantial heavy goods vehicle movements would suggest that the site is not appropriate for industrial use.

Economic Development Needs Assessment Conclusions:

The Council's 2018 EDNA site assessment concluded the site R18/P2/015 was a Grade C, this means consider for allocation to meet local needs. However firstly, if tied to a mixed-use scheme, confirmation that the wider development package is acceptable and deliverable, is required. Secondly, if take up tied to a single firm, it may be preferable to review applications for growth of that firm on a case by case basis through the planning system.

No development partner in place, but part owner Wallace Land Investments has experience in marketing sites for development. Current proposals allow for 3.29 ha of serviced land in a wider scheme, but do not plan for the specific development of that plot. Thus, separate delivery planning is needed for the employment element of the scheme. B-Class delivery here is ultimately dependant on the suitability and deliverability of the wider mixed-use scheme.

Local Plan Objectives:

The relatively low EDNA Grade limits the positive contribution the site can make to providing employment land to meet Warrington's future needs in accordance with Objective W1. The site is to the west of the A49 which falls outside of the proposed Garden Suburb allocation and is isolated from any other development proposals. As such it is less likely to contribute to wider infrastructure to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with Objectives W1 and W4.

The relatively low EDNA Grade limits the positive contribution the site can make to providing employment land to meet Warrington's future needs in accordance with Objective W1. The falls outside of the proposed Garden Suburb allocation and is isolated from any other development proposals. As such it is less likely to contribute to wider infrastructure to support the regeneration of Inner Warrington and the growth of the Borough as a whole.

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

Subject

Employment Proformas – Site Selection

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Site Ref: R18/P2/013 (incorporating R18/088)

Site Name	R18/P2/013 (incorporating R18/088) Land off Junction 10, M56					
Site Address	Land off Junction 10, M56					
Ward	Appleton					
Existing Use	Agricultural Use					
Gross Site Area (Ha)	39.2					
Net: Developable Site Area (Ha)						
Site Potential (capacity)	Mixed use					
Green Belt Assessment	General Area Assessment Parcel Reference: 11 General Area Assessment Parcel Result: Moderate Green Belt Parcel Reference: R18/088 west and east Green Belt Parcel Result: Weak and Moderate					
Suitability			Availability		Achievability	
Criteria	Traffic Light Assessment 		Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land?	Employment land proposed.					
Distance to Principal Road Network by vehicle?	Adjacent to A49 Tarporley Road merging with A49 London Road and the M56 (J10).					
Is there a physical point of highway access into the site?	Yes, from Stretton Road.		1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High viability
How close is the site to key employment sites?	Approx. 4.2km from Barleycastle Trading Estate (using existing roads).		2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes

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Is the area supported by community facilities? (Village halls, places of worship, community centres)	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes
Does the site provide access to formal play space?	N/A	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
How accessible is the site to the nearest primary school on foot?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes – Off site highways works
How accessible is the site to the nearest Secondary school?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of high viability. There is active owner interest to drive the site forward and no known abnormal development costs. Requirement for off-site highways works. EDNA Site Grade ‘C’	
How well served is the site by a bus service? 	Nearest point Approx. 0.3km from bus stop on Tarporley Road (A49) – Bus no. 40, Cat7, CAT9, CAT 9A, CAT9B which provides links between Lymm, Appleton Hall, Hatton Lane and Warrington Interchange (using existing roads).				
How accessible is the site to the nearest train station? 	Approx. 6.5km from Warrington Bank Quay Station (using existing roads).				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality? 	South of site is within 1km of AQMA (M56 corridor).				
Could development of the site lead to the remediation of land potentially affected by contamination? 	No, site not affected, however adjacent to land that is potentially contaminated.				
Would allocation of the site result in the loss of High Quality Agricultural Land? 	Land classed as Grade 2 and 3 agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency? 	Site does not fall within a Groundwater Source Protection Zone.				
Is the site (or part of) within an identified flood zone? 	Site is within flood zone 1.				
Is there potential for safeguarded or identified mineral reserves to be sterilised? 	Part of the site is within the sand and gravel MSA and buffer zone. Any development on the site will need to have regard to the issue of proximal sterilisation of resources within the MSA.				
What is the proximity of the site to designated heritage assets? 	The nearest listed buildings are adjacent to the site, these include statutory listed Grade II buildings – Church of St Mathew’s, Stretton Road (28m away) and Fir Tree House, Tarporley Road. There are also Grade II buildings in close proximity to the site Holly Tree PH, Tarporley Road 0.7km away, Stretton Hall, Hall Lane 0.5km away, Tanyard Farm Building Grade II*(Tan House Cottage and Barn), Well Lane 0.5km away, Great Shepcroft Farmhouse, Shepcroft Lane 0.9m away, Stretton House, Northwich Road 0.7km, Former				

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	Barn at Stretton House, Northwich Road 0.8km away.		
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment? ■	Allocation of the site may result in alteration of the rural setting and this could result in considerable/moderate harm to the significance to the heritage assets. In order to mitigate harm to the assets and its setting, landscape buffer/screening to west, north and south boundaries could be implemented to mitigate any harm.		
Capacity of the landscape to accommodate development while respecting its character. ■	The site lies within inside of the Red Sandstone Escarpment local character area (1A Stretton and Hatton and 1B Appleton Thorn). This area comprises of a broad, gently undulating agricultural landscape. Settlement is mainly represented by the attractive village centre of Appleton Thorn, highlighted by its church tower set on the ridgeline and by the ‘village extension’ of Appleton Thorn Trading Estate, along with Stretton. The area is strongly influenced by the M56 Motorway which runs through both character areas to the south of the sites. In the surrounding area there is a mix of farmland, leisure uses (hotel and pub) and village properties and services to the immediate north of the site in Stretton Whilst development of the site would alter the character of the area, given the varied nature of surrounding uses, mitigation measures could be implemented which could reduce the impact of development on the wider landscape.		
Could allocation of the site have a potential impact on a European Site, SPA or SAC? ■	Approx. 8.8km from Rixton Claypits SAC		
Could allocation of the site have a potential impact on a SSSI? ■	Approx. 5.2km from Woolston Eyes SSSI		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)? ■	Approx. 5.7km from Grappenhall Heys Long Woodland.		
What is the potential impact on TPOs? ■	There are TPOs along the southern, north east and north west boundary of site.		
Would allocation of the site result in the use of previously developed land? ■	No, site is greenfield.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Mixed Assessment - Mitigation measures may be required with some unavoidable impacts.</p> <p>Site visit: Relatively flat with field boundaries. The site is split by a Roman Road (Spark Hall Close), TPO’s along field boundaries including</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is graded ‘C’ in the context of the EDNA and therefore could be considered to meet local needs but is not one of the higher performing sites.</p> <p>The site is considered to be dependent on real impact of site constraints and likely to have an impact upon trends. The site is a Grade 2-3 agricultural land, One Grade II Listed building to north of site/Roman Road adjacent, Within SSSI Impact Risk Zone.</p>	

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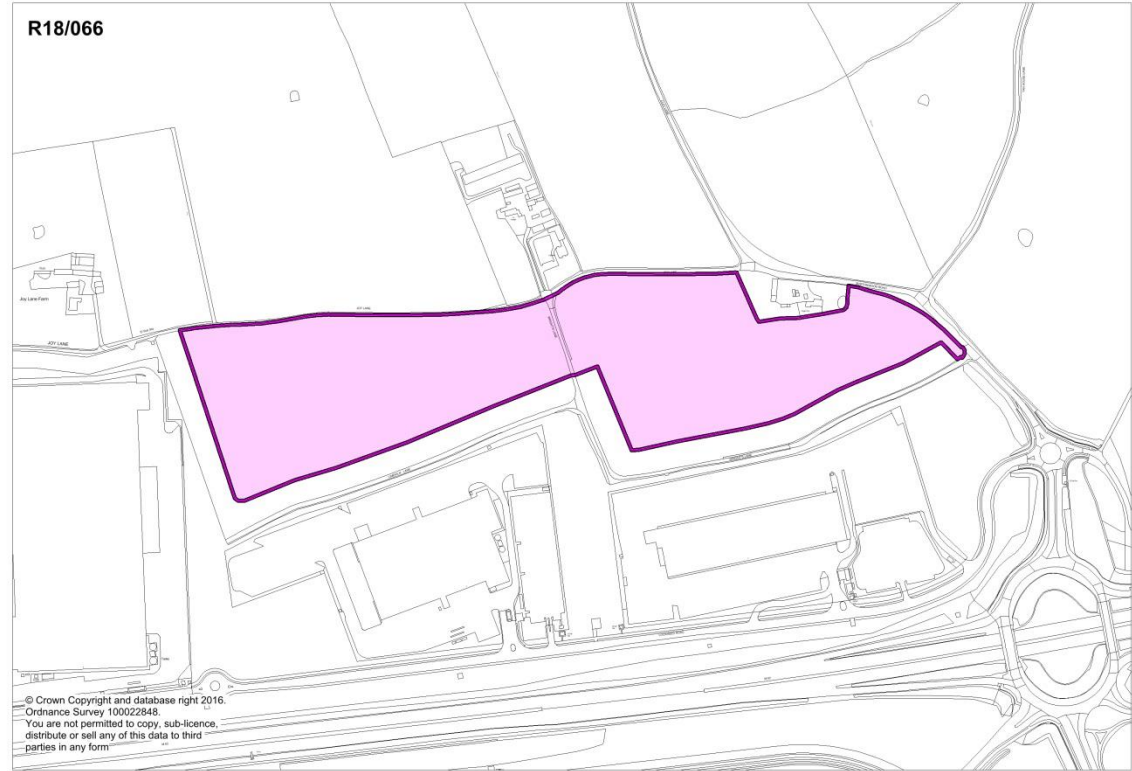
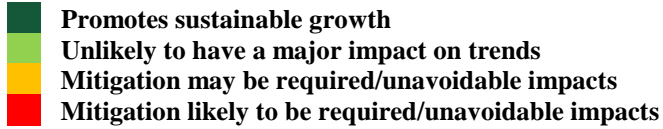



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<p>electricity pylons and heritage assets in close proximity. Site is adjacent to the A49 and M56 (J10).</p> <p><u>Highways Comments:</u> There is sufficient land ownership to create an appropriate access to the A49 London Road and potentially to the B5356 Stretton Road, although this would require further investigation, however, the B5356 is subject to a restriction prohibiting vehicles exceeding 7.5tonnes and any access to it by industrial uses would not be supported. The opportunity exists to link into the existing footway infrastructure along the A49 and the B5356; this would include replacing highway verge west of the access point to the B5356 with footway. Public transport services are limited and would need improving.</p> <p>A Public Right of Way runs through the site.</p> <p>As with site R18/P2/015 there are strong concerns over the operation of the Cat & Lion junction with the view taken that no additional development should be implemented in the area until additional road infrastructure to provide an alternative route is in place (the junction is subject to physical constraints and improvement proposals are strictly limited). This development would load directly on to the junction and exacerbate these concerns but the available land does include the likely route of the infrastructure outlined in the draft Local Plan that would serve the proposed the proposed Garden Suburb east of the A49.</p> <p><u>Economic Development Needs Assessment Conclusions:</u> The Council's 2018 EDNA site assessment concluded the site R18/P2/013 A and B was a Grade C, this means consider for allocation to meet local needs. However firstly, if tied to a mixed-use scheme, confirmation that the wider development package is acceptable and deliverable, is required. Secondly, if take up tied to a single firm, it may be preferable to review applications for growth of that firm on a case by case basis through the planning system.</p> <p>No development partner in place, but part owner Wallace Land Investments has experience in marketing sites for development. Current proposals allow for 3.29 ha of serviced land in a wider scheme, but do not plan for the specific development of that plot. Thus, separate delivery planning is needed for the employment element of the scheme. B-Class delivery here is ultimately dependant on the suitability and deliverability of the wider mixed-use scheme.</p> <p><u>Local Plan Objectives:</u> The relatively low EDNA Grade limits the positive contribution the site can make to providing employment land to meet Warrington's future needs in accordance with Objective W1. The site provides the potential to form part of the wider Garden Suburb allocation, but is isolated from the cluster of employment sites being promoted to the east.</p>	<p>TPOs on site, Within Nitrate Vulnerable Zone.</p> <p>The site appears to be available and is being promoted by the owner the Local Plan Process. The site may be achievable as it is an area of high viability.</p> <p>The relatively low EDNA Grade limits the positive contribution the site can make to providing employment land to meet Warrington's future needs in accordance with Local Plan Objective W1. The site provides the potential to form part of the wider Garden Suburb allocation, but is isolated from the cluster of employment sites being promoted to the east.</p> <p>SITE CONCLUSION: Taking into account and balancing a range of factors, the site is <i>not selected</i> as a suitable site to meet the Council's economic development needs.</p>
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Subject Employment Proformas – Site Selection

Site Ref: R18/066, R18/P2/081, R18/P2/137, R18/P2/144

Site Name	(R18/066, R18/P2/081, R18/P2/137, R18/P2/144) Land Joy Lane, Burtonwood.					
Site Address	Land at Joy Lane, Burtonwood, West Warrington					
Ward	Burtonwood & Winwick					
Existing Use	Agricultural use					
Gross Site Area (Ha)	13.61					
Net: Developable Site Area (Ha)						
Site Potential (capacity)	B1, B2, B8 Employment use					
Green Belt Assessment	General Area Assessment Parcel Reference: 18 General Area Assessment Parcel Result: Moderate Green Belt Parcel Reference: R18/066 Green Belt Parcel Result: Moderate					
Suitability			Availability		Achievability	
Criteria	Traffic Light Assessment 		Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land? 	Employment development proposed.					
Distance to Principal Road Network by vehicle. 	Less than a mile.					
Is there a physical point of highway access into the site? 	Burtonwood Road / Joy Lane / Limekiln Lane / Wrights Lane.		1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate viability
How close is the site to key	Less than 1200m from Omega North and South.		2. Is there an extant planning consent on	No	2. Is there active developer interest in the site?	Yes

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employment sites? ■		the site?			
Is the area supported by community facilities? (Village halls, places of worship, community centres)	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes
		4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes - Development of this site is likely to require improvements to the local and strategic road network off site.
How accessible is the site to the nearest primary school on foot?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner through the Local Plan process with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is developer interest and/or demand and no known abnormal development costs on site. Development of this site is however likely to require improvements to the local and strategic road network off site. EDNA site Grade 'A'.	
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service? ■	Approx. 0.1km from bus stop on Burtonwood Road - Bus no. 18, 254, 75 which provides link between Wilderspool, Sankey Bridges, Derbyshire Hill, Burtonwood Winwick and Warrington Interchange (using existing roads).				
How accessible is the site to the nearest train station? ■	Approx.4.2km from the Sankey for Penketh train station.				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality? ■	Site is within 1km of an AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination? ■	Site is not thought to be contaminated.				
Would allocation of the site result in the loss of High Quality Agricultural Land? ■	Grade 2 agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency? ■	Yes, within zone Groundwater Source Protection Zone 3 – Total Catchment.				
Is the site (or part of) within an identified flood zone? ■	Site within flood zone 1.				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	There is a sand and gravel MSA located within the site, however most of the MSA has already been built upon with housing located within the MSA. As such, the mineral resource beneath the site is already sterilised.				

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■			
<p>What is the proximity of the site to designated heritage assets?</p>	<p>Scheduled Monument – 600m south east of limekin Farm Wrights Lane, Burtonwood (south of the M62) 0.8m away, Church of St Michaels and All Angels, Chapel Lane, grade II, 2.2m away (using existing roads).</p>		
<p>What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?</p>	<p>No effects likely on designated assets.</p>		
<p>Capacity of the landscape to accommodate development, while respecting its character.</p>	<p>The site falls within Character Type 1E - Undulating Enclosed Farmland - Burtonwood. This area is typified by undulating enclosed farmland with a medium to large-scale field pattern. In broad terms, the landscape is one of 'exposure' with a need to reinstate original features such as hedgerows. The site abuts a large distribution centre to its southern boundary, with flat open farmland to the north. It is currently in use as managed grassland and/or for the production of arable crops. The landscape could potentially accommodate development in this location, as the site is adjacent to the northern edge of the main urban area (existing Employment site at Omega) and the parcel is fairly well contained by Joy Lane and Burtonwood Road. Mitigation ought to be possible to screen the site and protect wider landscape character. Development of the site would result in only a moderate change to landscape character.</p>		
<p>Could allocation of the site have a potential impact on a European Site SPA or SAC?</p>	<p>Unlikely, site is over 9km from the nearest SAC (Manchester Mosses), over 9km from the nearest SPA (Mersey Estuary) and unlikely, site is over 5km from Highfield Moss (SSSI).</p>		
<p>Could allocation of the site have a potential impact on a SSSI?</p>	<p>No.</p>		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?</p>	<p>The site is 41m from a BAP Woodland and Orchard Habitat.</p>		
<p>What is the potential impact on TPOs?</p>	<p>No TPO's on site</p>		
<p>Would allocation of the site result in the use of previously developed land?</p>	<p>Site is greenfield.</p>		

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Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)

Suitability: **Majority Green – Unlikely to have a major impact on trends.**

Site visit:

The site is accessed via Joy Lane, a narrow road off Burtonwood Road/Clay Lane that leads down to Joy Farm and there is existing access into the site from various points along Joy Lane. The site is predominately flat agricultural land with mature tree coverage to the southern and western boundaries.

The north of the site is bordered by Joy Lane, with agricultural land beyond and 1 residential dwelling, to the east is Burtonwood Lane, a further residential dwelling and agricultural land beyond. The southern boundary is formed by the existing Omega employment development and the M62 Motorway beyond, and the western boundary is also formed by the Omega development.

Highways:

There are highways safety and accessibility issues relating to the proposed access to the local road network serving the site and wider cumulative issues in respect of the capacity of J8 M62. Highways Officers consider that any further expansion of Omega beyond the western extension proposed in St Helens will require major new connections to the M62.

Burtonwood Road in the vicinity of the site access is unsuitable for substantial heavy vehicle movements due to its width and lack of footway/cycle way infrastructure. Whilst improvements could be provided along the frontage of site, third party land would be required to provide any improvement between the site and the junction of Wright's Lane (to the south of the site). This is a key issue as this pinch point would raise concerns in respect of safety and accessibility.

Economic Development Needs Assessment Conclusions:

The site is graded 'A' in the context of the Council's EDNA (2019) and therefore performs strongly in terms of its contribution to meeting Warrington's strategic employment land needs. The site benefits from its location adjacent to the established and successful Omega employment location at J8 of the M62.

Local Plan Objectives:

The site performs moderately against Local Plan Objectives and the proposed Local Plan Spatial Strategy. The site would make a positive contribution providing employment land to meet Warrington's future needs in accordance with Objective W1, providing the potential to form an extension of the existing Omega Employment Location. There are concerns however with the ability of the site to deliver the required infrastructure improvements to the local and strategic road networks.

Overall Site Conclusions based on Suitability, Availability, Achievability

The site is graded 'A' in the context of the EDNA and therefore performs strongly in terms of its contribution to meeting Warrington's strategic employment land needs. The site benefits from its location adjacent to the established and successful Omega employment location at J8 of the M62.

The main concern regarding suitability relates to highways access. There are highways safety and accessibility issues relating to the proposed access to the local road network serving the site and wider cumulative issues in respect of the capacity of J8 M62. Highways Officers consider that any further expansion of Omega beyond the western extension proposed in St Helens will require major new connections to the M62.

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

Development of the site is considered achievable in the context of the EDNA 'A' category but third party land will be required to provide safe access to the Local Highways network and the site is not considered to be of sufficient scale to mitigate the impacts on J8 M62.

The site performs moderately against Local Plan Objectives and the proposed Local Plan Spatial Strategy. It provides the potential to form an extension of the existing Omega Employment Location. There are concerns however with the ability of the site to deliver the required infrastructure improvements to the local and strategic road networks.

SITE CONCLUSION: EXCLUDE SITE FROM PROCESS

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Site Ref: R18/080








Site Name	(R18/080) Burtonwood Brewery	
Site Address	Burtonwood Brewery and White House Farm, Bold Lane.	
Ward	Burtonwood & Winwick	
Existing Use	Beverage packaging facility	
Gross Site Area (Ha)	4.00	
Net: Developable Site Area (Ha)		
Site Potential (capacity)	B1, B2, B8 Owner specific employment use	
Green Belt Assessment	General Area Assessment Parcel Reference: 18 General Area Assessment Parcel Result: Moderate Green Belt Parcel Reference: R18/080 Green Belt Parcel Result: Weak	

Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment	Key Questions	Assessment	Key Questions	Assessment
	<ul style="list-style-type: none"> Promotes sustainable growth Unlikely to have a major impact on trends Mitigation may be required/unavoidable impacts Mitigation likely to be required/unavoidable impacts 				
Would site development lead to the loss of employment land?	Employment developmnet proposed.				
Distance to Principal Road Network by vehicle.	Under 3 miles.				

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Is there a physical point of highway access into the site? 	Yes.	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate viability
How close is the site to key employment sites? 	Part of the site is an existing employment site.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes
		4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes, part of land is potentially contaminated.
How accessible is the site to the nearest primary school on foot?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner/developer with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. Site is owned by a developer and there are known potential abnormal development costs. EDNA site Grade 'C'.	
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service? 	Within 400 metres.				
How accessible is the site to the nearest train station? 	Within 3km of St Helens Junction train station.				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality? 	More than 1km from AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination? 	Potentially contaminated land that could be remediated.				
Would allocation of the site result in the loss of High Quality Agricultural Land? 	Grade 3 agricultural land.				
Does the site fall within a Groundwater Source Protection	Yes, Zone 2.				

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Zone, as identified by the Environment Agency? 			
Is the site (or part of) within an identified flood zone? 	Site within flood zone1.		
Is there potential for safeguarded or identified mineral reserves to be sterilised? 	Not within identified areas.		
What is the proximity of the site to designated heritage assets? 	Approx.450m from Collins Green Farmhouse.		
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment? 	No effects likely on designated heritage assets.		
Capacity of the landscape to accommodate development, while respecting its character. 	The site falls within Character Type 1E - Undulating Enclosed Farmland - Burtonwood. This area is typified by undulating enclosed farmland with a medium to large-scale field pattern. In broad terms, the landscape is one of 'exposure' with a need to reinstate original features such as hedgerows. The site abuts a large distribution centre to its southern boundary, with flat open farmland to the north. It is currently in use as managed grassland and/or for the production of arable crops. The landscape could potentially accommodate development in this location, as the site is adjacent to the northern edge of the main urban area (existing Employment site at Omega) and the parcel is fairly well contained by Joy Lane and Burtonwood Road. Mitigation ought to be possible to screen the site and protect wider landscape character. Development of the site would result in only a moderate change to landscape character.		
Could allocation of the site have a potential impact on a European Site SPA or SAC? 	Unlikely, site is over 9km from the nearest SAC (Manchester Mosses), over 9km from the nearest SPA (Mersey Estuary) and unlikely, site is over 3.5km from Stanley Bank Meadow (SSSI).		
Could allocation of the site have a potential impact on a SSSI? 	No.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs,	Approx. 430m from BAP Wetlands and Grassland Habitat, Approx. 172m from Woodland and Orchard Habitat, further investigation required.		

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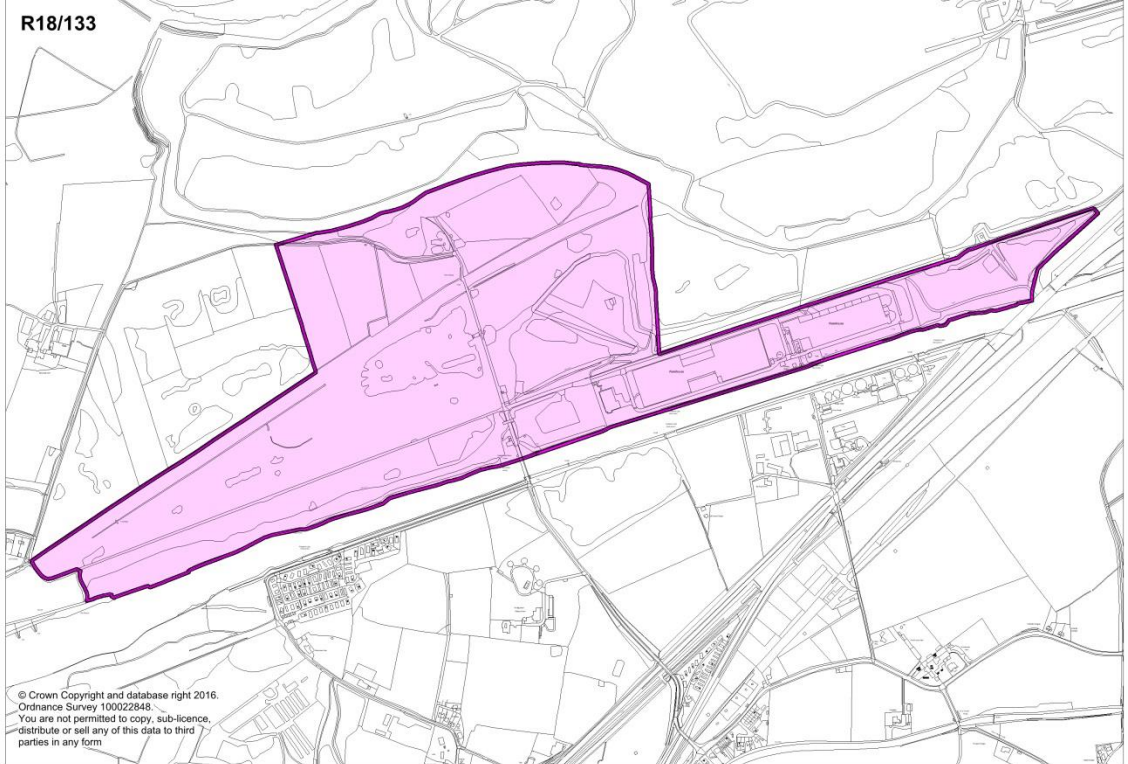
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<p>Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?</p>			
<p>What is the potential impact on TPOs?</p>	<p>TPO's on site, further investigation required.</p>		
<p>Would allocation of the site result in the use of previously developed land?</p>	<p>Site is predominately greenfield with buildings/part of brewery on site.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Majority Green – Unlikely to have a major impact on trends.</p> <p>Site visit: (desk top analysis) Land is predominantly flat with field boundaries with industrial buildings on site. Colliers Moss Common - Nature Reserve bounds the site. Open fields, buildings/residential properties beyond the northern, eastern and southern site boundary. Wheatacre Farm lies beyond the south eastern site boundary. Access into the existing site is from Bold Lane.</p> <p>Highways: There is sufficient land ownership to create an appropriate access to the B5204 Bold Lane and to Broad Lane, although an industrial access to Bold Lane would not be supported. The opportunity exists to link into the existing footway infrastructure to the north of the site. Public transport connections are reasonable.</p> <p>The road infrastructure in the surrounding area is generally unsuitable for additional heavy goods vehicle movements; 7.5tonne restrictions are in place to the north and west meaning that the only viable access route is via the B5204 Bold Lane through St Helens. There would be no Highways support for any proposal that increases HGV movement in the area.</p> <p>Economic Development Needs Assessment Conclusions: The site is graded 'C' in the context of the Council's EDNA (2019) and is identified as land to meet the specific needs of Burtonwood Brewery. There is no evidence to suggest that it would meet general additional need, other than that of the Brewery.</p> <p>Local Plan Objectives: The site would support the expansion of an existing business but would not make a wider contribution to meeting Warrington's employment land needs in accordance with Objective W1. It would result in the removal of an area of Green Belt unconnected to the main urban area, an inset settlement or other area proposed for development. As such it does not perform well against Objective W2. Its relatively isolated location also limits any contribution to wider infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with Objectives W1 and W4.</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability The site is graded 'C' in the context of the Council's EDNA (2019). Any development would meet the specific needs of Burtonwood Brewery. There is no evidence to suggest that it would meet general additional need, other than that of the Brewery</p> <p>This site is considered to be suitable and unlikely to have a major impact on trends. The site is considered to be available as it was promoted by the site owner through the Local Plan process. However, part of the site is in active use as a Brewery and the owner is seeking to expand this existing use rather than promote the redevelopment of the site. The site may be achievable in that it is in an area of moderate viability.</p> <p>The site performs relatively poorly against a number of Local Plan Objectives in respect of its potential allocation for employment land.</p> <p>SITE CONCLUSION: Taking into account and balancing a range of factors, the site is <i>not selected</i> as a suitable site to meet the Council's economic development needs.</p>	

Subject Employment Proformas – Site Selection

Site Ref: R18/133

Site Name	(R18/133) Port Warrington	
Site Address	Port Warrington (Waterfront)	
Ward	Penketh & Cuerdley	
Existing Use	Port uses/vacant land (eastern area of site used for sand extraction)	
Gross Site Area (Ha)	74.73	
Net: Developable Site Area (Ha)		
Site Potential (capacity)	Employment	
Green Belt Assessment Overall Contribution	General Area Assessment Parcel Reference: 15 General Area Assessment Parcel Result: Moderate Green Belt Parcel Reference: R18/133 Green Belt Parcel Result: Moderate	










Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment	Key Questions	Assessment	Key Questions	Assessment
	<div style="display: flex; flex-direction: column; gap: 5px;"> <div> Promotes sustainable growth</div> <div> Unlikely to have a major impact on trends</div> <div> Mitigation may be required/unavoidable impacts</div> <div> Mitigation likely to be required/unavoidable impacts</div> </div>				
Would site development lead to the loss of employment land? 	Employment development proposed	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Low viability.
Distance to Principal Road Network by vehicle. 	Under 3 miles.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes, site is owned by a developer.
Is there a physical point of highway access into the site? 	Yes. Lapwing Lane and Birchwood Lane.	3. Is the site in active use?	Partly, yes.	3. Is there known demand for the form of provision approved/proposed?	Yes

Subject

Employment Proformas – Site Selection

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How close is the site to key employment sites? 	Under 1200m.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres).	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes, potentially contaminated land, access to the Western Link, Port Berth Expansion and Rail link connection.
Does the site provide access to formal play space?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of low viability. There is developer interest and/or demand and a number of potential abnormal development costs. However, developer submission demonstrates viability. EDNA site Grade 'A'.	
How accessible is the site to the nearest primary school on foot?	N/A				
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service? 	Over 800m away from bus stop on Chester Road (junction with Holly Hedge Lane and Park Lane) Buses 62A and X30 provides links between Chester and Warrington Interchange, low frequency service (using existing roads).				
How accessible is the site to the nearest train station? 	Warrington Bank Quay station under 5km.				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality? 	Development more than 1km from AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination? 	Some potentially contaminated land.				
Would allocation of the site result in the loss of High Quality Agricultural Land? 	No, as the majority of the site falls within non-agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency? 	Not within any zones.				
Is the site (or part of) within an identified flood zone? 	Site falls within flood zone 2 and flood zone 3.				
Is there potential for safeguarded or identified mineral reserves to be sterilised? 	The eastern tip of the site is within the Sand and Gravel MSA buffer. Given the separation distances involved it is unlikely that proximal sterilisation will be an issue.				

Subject

Employment Proformas – Site Selection

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<p>What is the proximity of the site to designated heritage assets? </p>	<p>Moore Lane Bridge, grade II listed, falls within the site boundary.</p>		
<p>What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment? </p>	<p>Development could have negative effects on Moore Lane Bridge; however, mitigation measures should be possible.</p>		
<p>Capacity of the landscape to accommodate development, while respecting its character. </p>	<p>The site falls within Character Type 5A – Flood Plain - River Mersey/Bollin (West). This area is characterised by industrial activity. However, parts of this landscape type have become important for wildlife and present important landscapes against the generally lower quality of the surrounding areas. This site falls within a local nature reserve and is considered to be sensitive to development. The parcel is extensive and open to distant views from all directions. Development could lead to a negative effect on character that could be difficult to mitigate.</p>		
<p>Could allocation of the site have a potential impact on a European Site SPA or SAC? </p>	<p>No, site is over 6km from the nearest SPA (Mersey Estuary). Over 3km from nearest SSSI site (Red Brow Cutting).</p>		
<p>Could allocation of the site have a potential impact on a SSSI? </p>	<p>No, over 3km from nearest SSSI site (Red Brow Cutting).</p>		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)? </p>	<p>Yes, the site is adjacent to the nearest nature reserve (Moore Nature Reserve). 70% of the site overlaps with a LWS and overlaps with BAP Wetlands and Grassland Habitat (6% overlap) and is overlaps with BAP Woodland and orchard habitat 38% overlap).</p>		
<p>What is the potential impact on TPOs? </p>	<p>No TPO's on site.</p>		
<p>Would allocation of the site result in the use of previously developed land? </p>	<p>Site is predominantly greenfield.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Suitability: Mixed Assessment - Mitigation measures may be required with some unavoidable impacts. Site visit: The site has existing access off Birchwood Lane in to the existing Warehousing and areas of hard standing and is currently allocated in the Core Strategy Local Plan as a Strategic Development Opportunity, known as Port Warrington. The site submitted as part of the Regulation 18 Call for Sites exercise is larger in size that that as allocated in the Core Strategy Local Plan and the western area includes part of Moore Nature Reserve within in it, a Local Wildlife Site. There is existing field gate access in to the wider site that includes Moore Nature Reserve off Lapwing Lane.</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability The site is graded 'A' in the context of the EDNA and therefore performs strongly in terms of its contribution to meeting Warrington's strategic employment land needs. The site benefits from a unique location, providing an existing port facility on the Manchester Ship Canal and having the potential to provide a connection to the strategic rail network. The site promoter has provided evidence to demonstrate the specific need for port related development and how the site forms a key component of the wider plans for the Atlantic Gateway. There are a number of issues which would need to be mitigated to ensure that the site could be considered 'Suitable':</p> <ul style="list-style-type: none"> • Development of the site would result in the loss of part of a Local Wildlife Site. The site promoter has submitted information to demonstrate how appropriate mitigation could be provided. • The development of the site could not be supported by current highways access arrangements. Development is therefore dependent on the proposed Western Link, a new access road to connect the site to the Western Link and associated public transport improvements. 	

Subject

Employment Proformas – Site Selection

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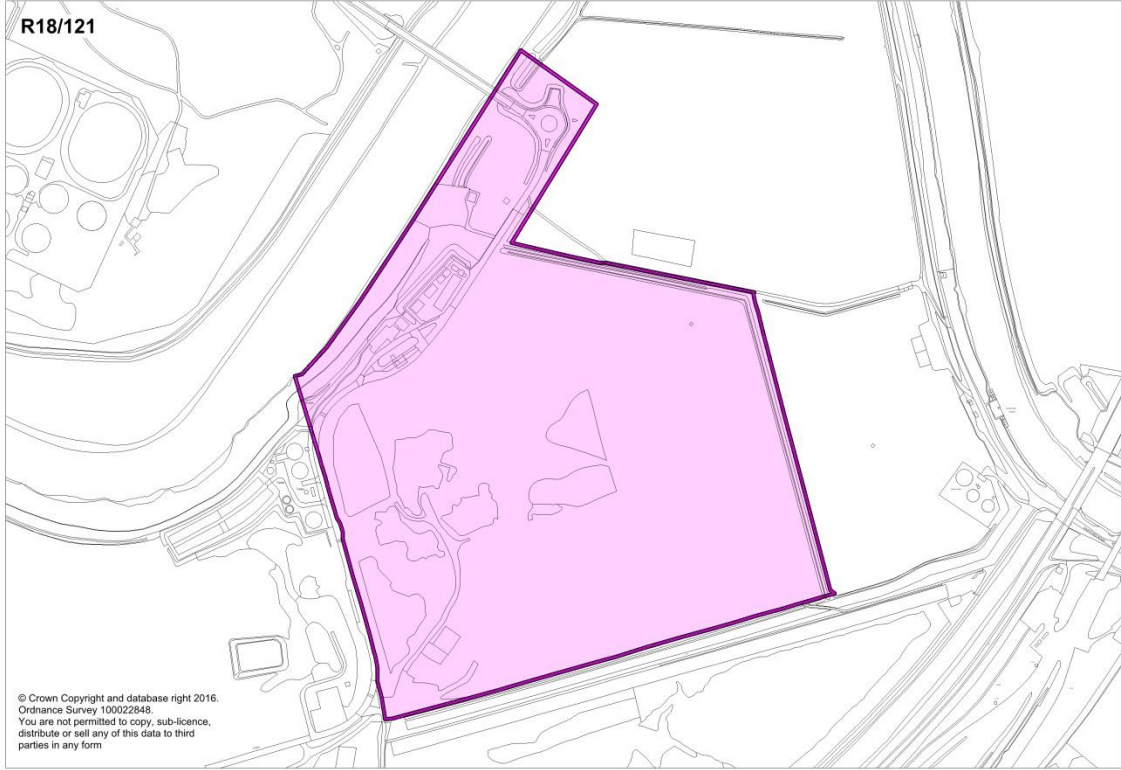
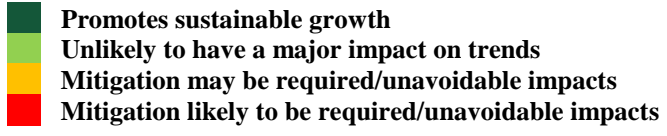
<p>Mature tree coverage is present across a large area of the site, as are mature hedges and there are also some established ponds within the site boundary, with lapwing Lane crossing the site from north to south. A large part of the site is also within Flood zones 2 & 3.</p> <p>The northern boundary of the site is some wooded cover with open green space and the River Mersey beyond, the eastern boundary is formed by an active railway line, the southern boundary is the Manchester Ship Canal and the western boundary is Lapwing Lane with farm land beyond.</p> <p>To the south of the site on the opposite side of the Ship Canal is the residential community at Promenade Park in Halton.</p> <p>The land is also identified as being potentially contaminated land and this would therefore require further investigation.</p> <p><u>Highways</u> The development of the site could not be supported by current highways access arrangements. Development is therefore dependent on the proposed Western Link, a new access road to connect the site to the Western Link and associated public transport improvements.</p> <p><u>Economic Development Needs Assessment Conclusions:</u> The site is graded ‘A’ in the context of the Council’s EDNA (2019) and therefore performs strongly in terms of its contribution to meeting Warrington’s strategic employment land needs.</p> <p><u>Local Plan Objectives:</u> The site performs strongly against Local Plan Objectives and the proposed Local Plan Spatial Strategy. The site would make a positive contribution providing employment land to meet Warrington’s future needs in accordance with Objective W1. Long established strategic proposal and part of the wider Manchester Ship Canal growth strategy. The Waterfront development area performs strongly in relation to the Council’s Local Plan Objectives and Spatial Strategy for the Borough.</p>	<ul style="list-style-type: none">• The site is located with Flood zones 2 & 3. It has been assessed through the Council’s Level 1 and Level 2 Strategic Flood Risk Assessment (SFRA) and will require mitigation measures as part of the development process.• The residential amenity of residents to the south of the Manchester Ship Canal at Promenade Park will need to be protected. <p>The site is available and is being promoted by the owner through the Local Plan Process.</p> <p>Development of the site is considered achievable given the EDNA ‘A’ category and viability information submitted by the site promoter. Development can only come forward however with the proposed Western Link and subject to appropriate mitigation to address the other suitability issues identified above.</p> <p>The site performs strongly against Local Plan objectives. It forms part of the Wider Warrington Waterfront area which is a key regeneration priority for the Council. This has been established in previous Local Plans and remains a priority in the emerging Local Plan. The site itself is currently identified as CS11-Strategic Opportunity (Port Warrington) in the adopted Warrington Local Plan Core Strategy (2014). It is identified as a multi modal Port facility utilising the Ship Canal with an opportunity for rail freight.</p> <p>SITE CONCLUSION: SELECTED SITE (75ha) – subject to ensuring appropriate mitigation measures to address identified suitability issues and the delivery of the proposed Western Link.</p>
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Subject Employment Proformas – Site Selection

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Site Ref: R18/121

Site Name	(R18/121) Arpley Meadows				
Site Address	Arpley Meadows, Waterfront				
Ward	Bewsey & Whitecross				
Existing Use	Open land and landfill operation & associated offices				
Gross Site Area (Ha)	30.1				
Net: Developable Site Area (Ha)					
Site Potential (capacity)	B1/B2/B8 Employment use				
Green Belt Assessment Overall Contribution	General Area Assessment Parcel Reference: 15 General Area Assessment Parcel Result: Moderate Green Belt Parcel Reference: R18/121 Green Belt Parcel Result: Moderate				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment 	Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land?	Employment development proposed				
Distance to Principal Road Network by vehicle.	Under 3 miles.				
Is there a physical point of highway access into the site?	Yes, highway access within the land holding.	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Low viability
How close is the site to key employment sites?	Under 1200m.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes, site is owned by developer
Is the area supported by community facilities? (Village)	N/A	3. Is the site in active use?	Partly, yes	3. Is there known demand for the form of provision approved/proposed?	Yes

Subject

Employment Proformas – Site Selection

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halls, places of worship, community centres)		4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes, potentially contaminated land, access to the Western Link,
How accessible is the site to the nearest primary school on foot?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of low viability. There is developer interest and/or demand and a number of potential abnormal development costs. However, developer submission demonstrates viability. EDNA site Grade 'A'.	
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service?	More than 800 metres.				
How accessible is the site to the nearest train station?	Bank Quay under 3km.				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality?	More than 1km away from an AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination?	Yes.				
Would allocation of the site result in the loss of High Quality Agricultural Land?	No.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Yes, zone 2.				
Is the site (or part of) within an identified flood zone?	Small area falls in Flood zones 2 & 3.				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	No.				
What is the proximity of the site to designated heritage assets?	Over 50m away.				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	None.				

Subject

Employment Proformas – Site Selection

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<p>Capacity of the landscape to accommodate development, while respecting its character.</p> 	<p>The site falls within Character Type 5A – Flood Plain - River Mersey/Bollin (West). The area is characterised by industrial activity. However, parts of this landscape type have become important for wildlife and present important landscapes against the generally lower quality of the surrounding areas. This site falls within a local nature reserve and is considered to be sensitive to development. The parcel is extensive and open to distant views from all directions. Development could lead to a negative effect on character that could be difficult to mitigate.</p>		
<p>Could allocation of the site have a potential impact on a European Site SPA or SAC?</p> 	<p>No.</p>		
<p>Could allocation of the site have a potential impact on a SSSI?</p> 	<p>No.</p>		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?</p> 	<p>Southern boundary of the adjacent to Moore Nature Reserve.</p>		
<p>What is the potential impact on TPOs?</p> 	<p>No TPO's on site.</p>		
<p>Would allocation of the site result in the use of previously developed land?</p> 	<p>Site is predominantly greenfield.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Majority Green - Unlikely to have a major impact upon trends, subject to appropriate mitigation measures.</p> <p>Site visit:</p> <p>The site could be potentially accessed by a new road taken off the roundabout at the end of Forrest Way, or from Eastford Road, as a service track runs across the northern boundary connecting Forrest Way to Eastford Road.</p> <p>The site appears relatively flat with some sporadic mature/semi mature tree and hedge covering and parts of it are within Flood Zones 2 and 3 and the site is designated as Green Belt. There are also some ponds and areas of hard standing and internal service roads within the site. It is also close to Arpley Meadows Landfill Site that is currently being restored. There is also a Pylon within the site boundary.</p> <p>To the northern boundary is a service track connecting Forrest Way to Eastford Road with agricultural land beyond, the eastern boundary is open agricultural land with Eastford Road and the River Mersey beyond, the southern boundary is with a designated Local Wildlife Site, with the western boundary being with Forrest Way and an existing employment site.</p> <p>Part of the site is within the Transpennine Inner Pipeline Health and Safety consultation Zone, and part of it is within the Health and Safety Hazardous Installation consultation zone.</p> <p>The assessment of the site in Green Belt terms concluded that the parcel of land makes a strong contribution. The land is also identified as being potentially contaminated land and this would therefore require further investigation.</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is graded 'A' in the context of the EDNA and therefore performs strongly in terms of its contribution to meeting Warrington's strategic employment land needs. The site is part of the Wider Warrington Waterfront area and is proposed as a Business Hub to support Port related activities. It is also close to Warrington Town Centre and Bank Quay Station and so would be able to fulfil a broader role in meeting Warrington's business needs.</p> <p>There are a number of issues which would need to be mitigated to ensure that the site could be considered 'Suitable':</p> <ul style="list-style-type: none"> • The development of the site could not be supported by current highways access arrangements. Development is therefore dependent on the proposed Western Link, a new access road to connect the site to the Western Link and associated public transport improvements. • The site is located with Flood zones 2 & 3. It has been assessed through the Council's Level 1 and Level 2 Strategic Flood Risk Assessment (SFRA) and will require mitigation measures as part of the development process. <p>The site is available and is being promoted by the owner through the Local Plan Process.</p> <p>Development of the site is considered achievable given the EDNA 'A' category and viability information submitted by the site promoter. Development can only come forward however with the proposed Western Link and subject to appropriate mitigation to address flood risk.</p> <p>The site performs strongly against Local Plan objectives. It forms part of the Wider Warrington Waterfront area which is a key regeneration priority for the Council. This has been established in previous Local Plans and remains a priority in the emerging Local Plan. The site will complement the proposed Port Warrington development and given its location in relative proximity to Bank Quay station and the town centre, it provides the opportunity to meet broader employment</p>	

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Employment Proformas – Site Selection

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Highways

The development of the site could not be supported by current highways access arrangements. Development is therefore dependent on the proposed Western Link, a new access road to connect the site to the Western Link and associated public transport improvements.

Economic Development Needs Assessment Conclusions:

The site is graded 'A' in the context of the Council's EDNA (2019) and therefore performs strongly in terms of its contribution to meeting Warrington's strategic employment land needs.

Local Plan Objectives:

The site performs strongly against Local Plan Objectives and the proposed Local Plan Spatial Strategy. The site would make a positive contribution providing employment land to meet Warrington's future needs in accordance with Objective W1. This site will form part of the larger Waterfront site. The Waterfront development area performs well in relation to the Council's Local Plan Objectives and Spatial Strategy for the Borough.

needs.

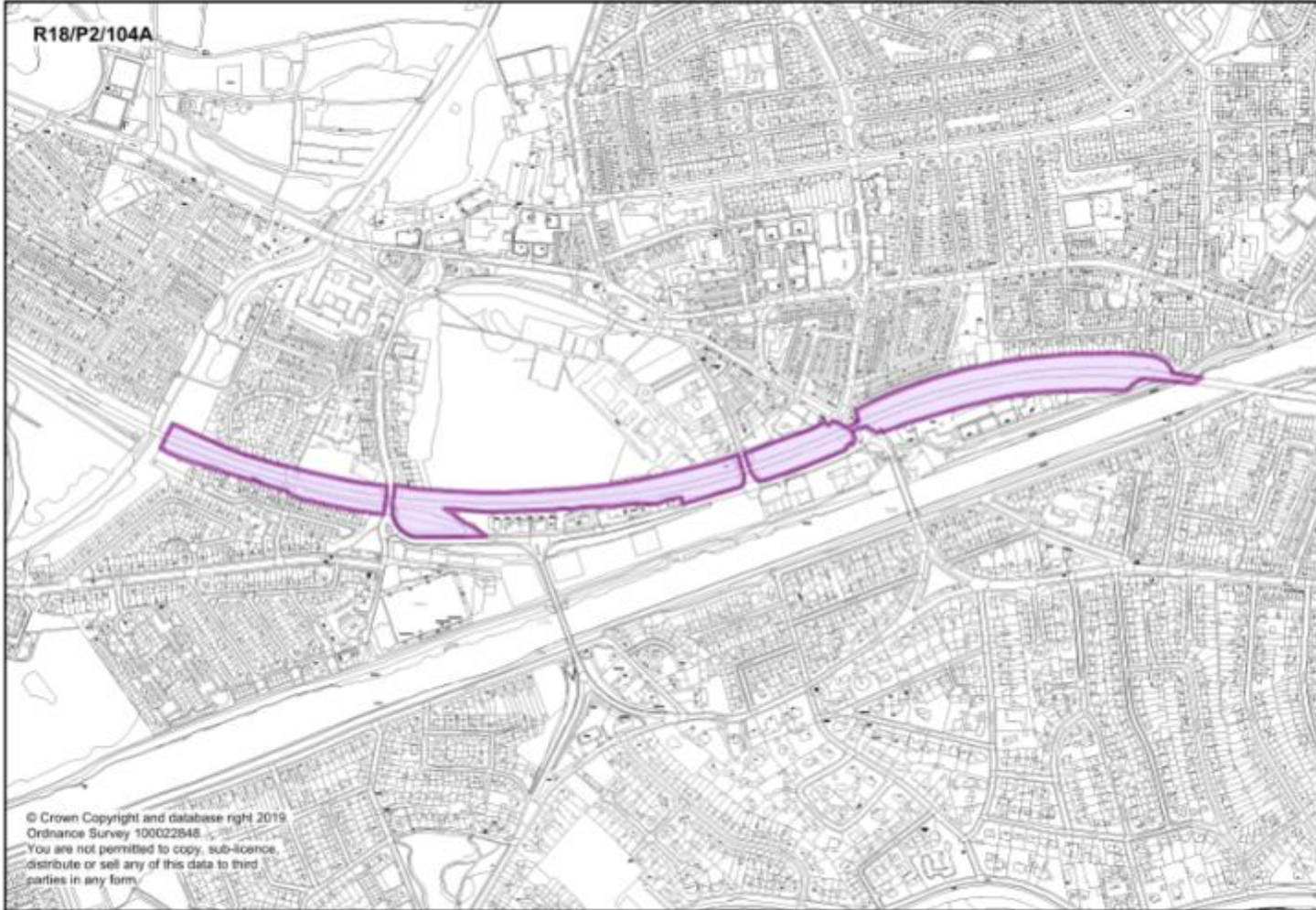






SITE CONCLUSION: SELECTED SITE (25.47 ha) – subject to ensuring appropriate mitigation measures to address flood risk and the delivery of the proposed Western Link.

Subject Employment Proformas – Site Selection

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Site Ref: R18/P2/104A (Contains smaller R18/104)











Site Name	(R18/P2/104A (Contains smaller R18/104) Disused Railway Line, North of station Road)					
Site Address	Disused Railway Line, North of Station Road					
Ward	Latchford West and Latchford East					
Existing Use	Vacant railway line					
Gross Site Area (Ha)	4.86					
Net: Developable Site Area (Ha)						
Site Potential (capacity)	B1/B2/B8 Employment use					
Green Belt Assessment	Not in the Green Belt, within the existing urban area.					
Suitability			Availability		Achievability	
Criteria	Traffic Light Assessment  Promotes sustainable growth  Unlikely to have a major impact on trends  Mitigation may be required/unavoidable impacts  Mitigation likely to be required/unavoidable impacts		Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land? 	Employment land proposed.					
Distance to Principal Road Network by vehicle. 	Site is not suitable for a vehicle to drive and access the Principle Road Network.					

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Is there a physical point of highway access into the site? 	No	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate viability
How close is the site to key employment sites? 	Under 1200m.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes, site is owned by developer
Is the area supported by community facilities? (Village halls, places of worship, community centres)?	N/A	3. Is the site in active use?	No/vacant	3. Is there known demand for the form of provision approved/proposed?	Yes
		4. Could the site be developed now?	No	4. Have similar sites been successfully developed in the preceding years?	No
Does the site provide access to formal play space?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes, potentially contaminated land.
How accessible is the site to the nearest primary school on foot?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner with no known ownership issues but developer commitment to delivering the specific employment element is not evidenced.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is developer interest and/or demand and some potential abnormal development costs.	
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service? 	More than 800m away.				
How accessible is the site to the nearest train station? 	Over 3km.				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality? 	Development more than 1km from AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination? 	The land is identified as being potentially contaminated land.				
Would allocation of the site result in the loss of High Quality Agricultural Land? 	Within the urban area.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency? 	No.				
Is the site (or part of) within an identified flood zone? 	No.				
Is there potential for safeguarded or identified mineral reserves to be sterilised? 	No.				

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<p>What is the proximity of the site to designated heritage assets? ■</p>	<p>Over 50m.</p>		
<p>What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment? ■</p>	<p>Over 50m.</p>		
<p>Capacity of the landscape to accommodate development, while respecting its character. ■</p>	<p>The site is within the existing urban area.</p>		
<p>Could allocation of the site have a potential impact on a SSSI? ■</p>	<p>No.</p>		
<p>Could allocation of the site have a potential impact on a European Site SPA or SAC? ■</p>	<p>No.</p>		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)? ■</p>	<p>No.</p>		
<p>What is the potential impact on TPOs? ■</p>	<p>Some on the site boundary.</p>		
<p>Would allocation of the site result in the use of previously developed land? ■</p>	<p>Yes.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Suitability: Majority Green - Unlikely to have a major impact upon trends, subject to appropriate mitigation measures. Site visit: (desk top analysis) The site forms a raised linear strip between existing residential developments. The embankment comprises semi-natural woodland, scrub, semi-improved grassland. In many places the old railway line and rail infrastructure are still evident. Highways: At the point where level access is achievable it is unlikely that an appropriate access arrangement meeting required standards could be provided. The surrounding area is predominately residential and there are general access constraints in respect of weight and height restrictions on nearby roads. It is unlikely that industrial use would be supported in this location. Economic Development Needs Assessment Conclusions: The site is graded 'C-D' in the context of the Council's EDNA (2019) and therefore does not perform as strongly in terms of its</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability The site is graded 'C-D' in the context of the Council's EDNA (2019) and therefore does not perform as strongly in terms of its contribution to meeting Warrington's strategic employment land needs as other assessed sites. The site is considered to be suitable, available and is being actively promoted through the Local plan process, and is unlikely to have a major impact on trends. However, Latchford is not identified in the EDNA (2019) research as an area of major demand for new employment uses. It is located within an area of low viability. The site would contribute to meeting development needs within the existing urban area but would potentially compromise the ability for future re-use of a disused railway line which could contribute to future sustainable transport improvements. SITE CONCLUSION: Taking into account and balancing a range of factors, the site is <i>not selected</i> as a suitable site to meet the Council's economic development needs.</p>	

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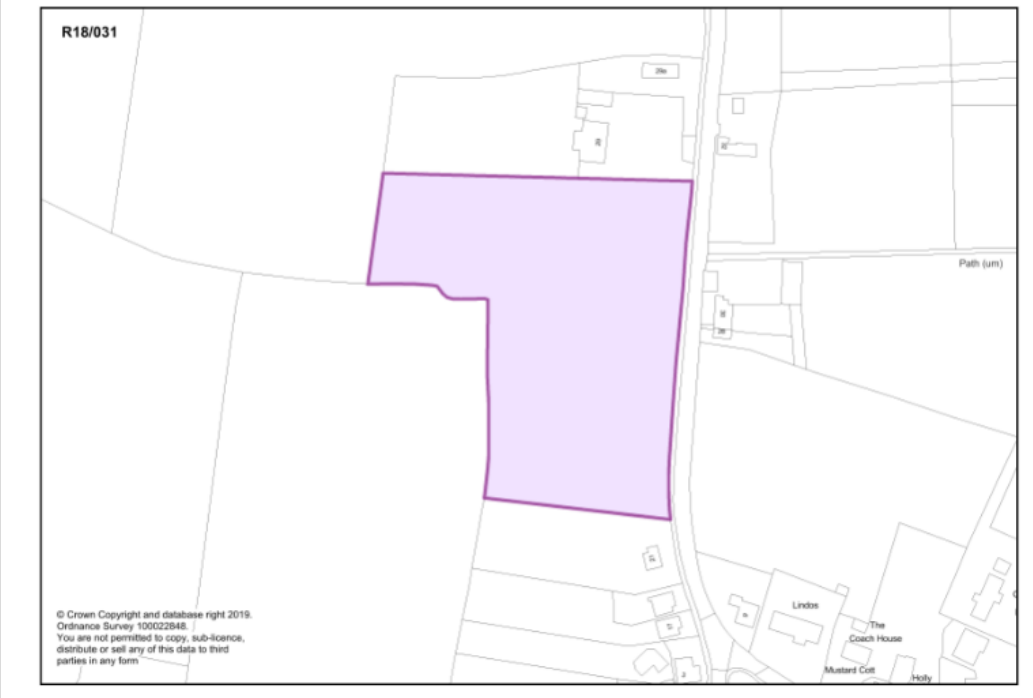
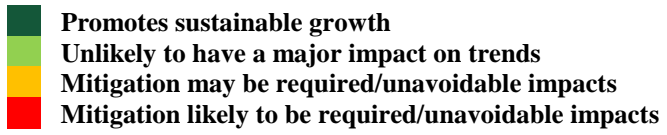




contribution to meeting Warrington's strategic employment land needs as other assessed sites.

Local Plan Objectives:

The site would contribute to meeting development needs within the existing urban area but would potentially compromise the ability for future re-use of a disused railway line which could contribute to future sustainable transport improvements.

Subject Employment Proformas – Site Selection

Site Ref: R18/031, R18/P2/131H

Site Name	Land West of Heath Lane				
Site Address	Land West of Heath Lane, Croft				
Ward	Culcheth, Glazebury & Croft				
Existing Use	Agricultural				
Gross Site Area (Ha)	1.41				
Net: Developable Site Area (Ha)					
Site Potential (capacity)	Mixed use				
Green Belt Assessment	General Area Assessment Parcel Reference: 1 General Area Assessment Parcel Result: Moderate Green Belt Parcel Reference: R18/031 Green Belt Parcel Result: Strong				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment 	Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land?	Employment land proposed. 				
Distance to Principal Road Network by vehicle?	Within 3 mile of Principal Road Network. 				
Is there a physical point of highway access into the site?	Yes, from Heath Lane. 	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate viability
How close is the site to key employment sites?	Under 3km from Taylor Business Park Culcheth. 	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes (prospective purchaser)
		3. Is the site in active use?	Yes	3. Is there known demand for the form	Yes

Subject

Employment Proformas – Site Selection








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Is the area supported by community facilities? (Village halls, places of worship, community centres)?	N/A			of provision approved/proposed?	
		4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	N/A	5. Is the site free of ownership and tenancy issues?	No	5. Are there known abnormal development costs?	No
How accessible is the site to the nearest primary school on foot?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is developer interest and/or demand and no potential abnormal development costs. EDNA site Grade 'D'.	
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service?	Within 400m of bus stop.				
How accessible is the site to the nearest train station?	Within 5km of Birchwood Train Station.				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality?	Site is not in an AQMA or 1km from AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination?	Not with identified areas				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Land is Grade 3 agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Site does not fall within a Groundwater Source Protection Zone.				
Is the site (or part of) within an identified flood zone?	Site is within flood zone 1.				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Site is within a Sand and Gravel MSA.				
What is the proximity of the site to designated heritage assets?	Approx.586m from Church of St Lewis, 1998m from Tumulus Bowl Burrow at Highfield Lane (using existing roads).				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	Development could be managed so as to not impact upon the setting of heritage assets.				

Subject

Employment Proformas – Site Selection










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<p>Capacity of the landscape to accommodate development while respecting its character.</p> 	<p>The site falls within Class 1 Undulating Enclosed Farmland.</p>		
<p>Could allocation of the site have a potential impact on a European Site SPA or SAC?</p> 	<p>No impact.</p>		
<p>Could allocation of the site have a potential impact on a SSSI?</p> 	<p>No impact.</p>		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?</p> 	<p>No impact.</p>		
<p>What is the potential impact on TPOs?</p> 	<p>None.</p>		
<p>Would allocation of the site result in the use of previously developed land?</p> 	<p>Site is predominantly greenfield.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Majority Green - Unlikely to have a major impact upon trends, subject to appropriate mitigation measures.</p> <p>Site visit: (desk top analysis) The site is flat agricultural land with field boundaries in close proximity to the M6 Motorway J21a.</p> <p>Economic Development Needs Assessment Conclusions: The site is graded 'D' in the context of the Council's EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington's employment land needs.</p> <p>Local Plan Objectives: The low EDNA Grade limits any positive contribution the site can make to providing employment land to meet Warrington's future needs in accordance with Objective W1. The site is unlikely to contribute to wider infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with the wider aims of Objective W1 and Objective W4.</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability The site is graded 'D' in the context of the Council's EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington's employment land needs.</p> <p>The site is unlikely to have a major impact on trends.</p> <p>The site is available and is being promoted through the Local Plan process.</p> <p>Development of the site is less likely to be achievable given the EDNA Grade 'D' rating.</p> <p>The site performs poorly against the Local Plan Objectives for the Borough.</p> <p>SITE CONCLUSION: Taking into account and balancing a range of factors, the site is <i>not selected</i> as a suitable site to meet the Council's economic development needs.</p>	

Subject Employment Proformas – Site Selection

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Site Ref: R18/048

Site Name	Land at Arley Road, Stretton				
Site Address	Land at Arley Road, Stretton				
Ward	Grappenhall				
Existing Use	Office/Agricultural				
Gross Site Area (Ha)	1.38				
Net: Developable Site Area (Ha)	1.33				
Site Potential (capacity)	Mixed use				
Green Belt Assessment	General Area Assessment Parcel Reference: 11 General Area Assessment Parcel Result: Moderate Green Belt Parcel Reference: R18/048 Green Belt Parcel Result: Moderate				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment  Promotes sustainable growth  Unlikely to have a major impact on trends  Mitigation may be required/unavoidable impacts  Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land? 	Employment land proposed.				
Distance to Principal Road Network by vehicle? 	Within 3 mile of Principal Road Network.				
Is there a physical point of highway access into the site? 	Yes, from Arley Road.	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High viability
How close is the site to key employment sites? 	Approx.120m from Barleycastle Trading Estate.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes

Subject

Employment Proformas – Site Selection

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Does the site provide access to formal play space?	N/A	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
		5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes, part of land is potentially contaminated.
How accessible is the site to the nearest primary school on foot?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of high viability. There is developer interest and/or demand and some potential abnormal development costs. EDNA site Grade 'D'.	
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service? 	More than 800m from bus stop.				
How accessible is the site to the nearest train station? 	More than 5km from Warrington Bank Quay Station.				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality? 	Within 75m of an AQMA				
Could development of the site lead to the remediation of land potentially affected by contamination? 	Potentially contaminated land.				
Would allocation of the site result in the loss of High Quality Agricultural Land? 	Grade 2 agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency? 	Site does not fall within a Groundwater Source Protection Zone.				
Is the site (or part of) within an identified flood zone? 	Site is within flood zone 1.				
Is there potential for safeguarded or identified mineral reserves to be sterilised? 	Site is within a Sand and Gravel MSA.				
What is the proximity of the site to designated heritage assets? 	Approx. 696m away from Laurel Cottage and attached unoccupied cottage and 1891m away from Bradley Hall Moated Site.				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment? 	Development could be managed so as to not impact upon the setting of heritage assets.				

Subject

Employment Proformas – Site Selection

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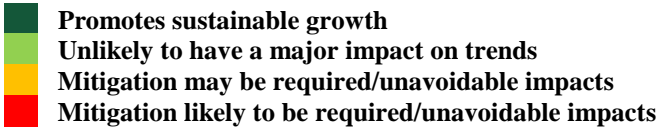
Capacity of the landscape to accommodate development while respecting its character. ■	Class 1 Undulating Enclosed Farmland		
Could allocation of the site have a potential impact on a European Site SPA or SAC? ■	No impact.		
Could allocation of the site have a potential impact on a SSSI? ■	No impact.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)? ■	No impact.		
What is the potential impact on TPOs? ■	None		
Would allocation of the site result in the use of previously developed land? ■	Site is greenfield.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Mixed Assessment - Mitigation measures may be required with some unavoidable impacts.</p> <p>Site visit: (desk top analysis)</p> <p>The site is flat agricultural land with field boundaries adjacent to the southern side of the M56 Motorway.</p> <p>Economic Development Needs Assessment Conclusions:</p> <p>The site is graded ‘D’ in the context of the Council’s EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington’s employment land needs.</p> <p>Local Plan Objectives:</p> <p>The low EDNA Grade limits any positive contribution the site can make to providing employment land to meet Warrington’s future needs in accordance with Objective W1. The site is unlikely to contribute to wider infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with the wider aims of Objective W1 and Objective W4.</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is graded ‘D’ in the context of the Council’s EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington’s employment land needs.</p> <p>The site is likely to require mitigation measures and have some unavoidable impacts.</p> <p>The site is available and is being promoted through the Local Plan process.</p> <p>Development of the site is less likely to be achievable given the EDNA Grade ‘D’ rating.</p> <p>The site performs poorly against the Local Plan Objectives for the Borough.</p> <p>SITE CONCLUSION:</p> <p>Taking into account and balancing a range of factors, the site is <i>not selected</i> as a suitable site to meet the Council’s economic development needs.</p>	

Subject

Employment Proformas – Site Selection

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Site Ref: R18/032, R18/P2/131F

Site Name	Land North of Smithy Brow				
Site Address	Land North of Smithy Brow				
Ward	Culcheth, Glazebury & Croft				
Existing Use	Agricultural				
Gross Site Area (Ha)	6.51				
Net: Developable Site Area (Ha)	6.07				
Site Potential (capacity)	Mixed use				
Green Belt Assessment	General Area Assessment Parcel Reference: 1 General Area Assessment Parcel Result: Moderate Green Belt Parcel Reference: R18/032 Green Belt Parcel Result: Strong				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment 	Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land?	Employment land proposed.				
Distance to Principal Road Network by vehicle?	Within 3 Miles of Principal Road Network.				
Is there a physical point of highway access into the site?	Yes, from Smithy Brow.	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate viability
How close is the site to key employment sites?	Approx. 2779m from Trident Industrial Estate.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
Is the area supported by community facilities? (Village)	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes

Subject

Employment Proformas – Site Selection

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halls, places of worship, community centres)		4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	No
How accessible is the site to the nearest primary school on foot?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is developer interest and/or demand and no known abnormal development costs. EDNA site Grade 'D'.	
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service?	Within 200m of bus stop.				
How accessible is the site to the nearest train station?	Within 5km of Birchwood Station.				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality?	Site not within 1km of AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination?	Not within identified areas				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Grade 3 agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Site does not fall within a Groundwater Source Protection Zone.				
Is the site (or part of) within an identified flood zone?	Site is within flood zone 1.				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Site is within a Sand and Gravel MSA.				
What is the proximity of the site to designated heritage assets?	Approx. 917m from Myddleton Hall and Approx.1287m from Scheduled Ancient Monument - Tumulus Bowl Barrow at Highfield Lane.				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	Development could be managed so as to not impact upon the setting of heritage assets.				

Subject

Employment Proformas – Site Selection

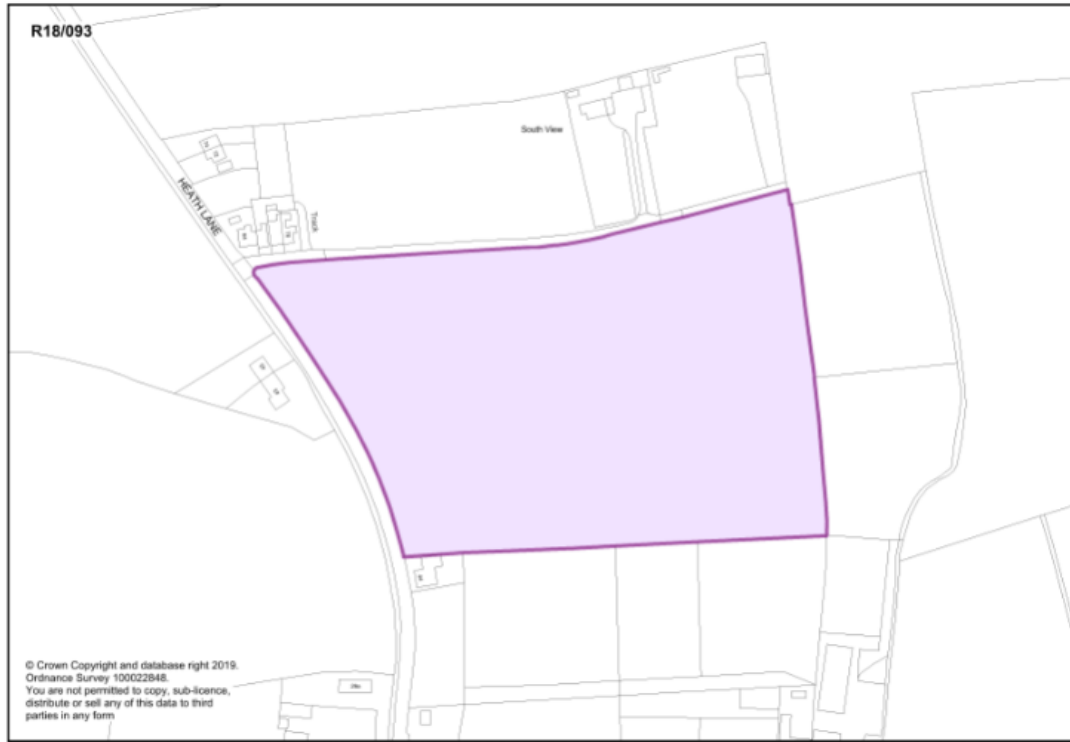
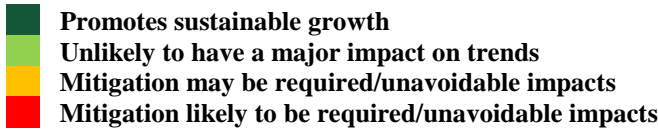




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<p>Capacity of the landscape to accommodate development while respecting its character.</p> <p>■</p>	<p>The site falls within Class 1 Undulating Enclosed Farmland.</p>		
<p>Could allocation of the site have a potential impact on a European Site SPA or SAC?</p> <p>■</p>	<p>No impact.</p>		
<p>Could allocation of the site have a potential impact on a SSSI?</p> <p>■</p>	<p>No Impact.</p>		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?</p> <p>■</p>	<p>No impact.</p>		
<p>What is the potential impact on TPOs?</p> <p>■</p>	<p>No TPO's on site.</p>		
<p>Would allocation of the site result in the use of previously developed land?</p> <p>■</p>	<p>Site is greenfield.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Majority Green - Unlikely to have a major impact upon trends, subject to appropriate mitigation measures.</p> <p>Site visit: (desk top analysis)</p> <p>The site is predominantly flat agricultural land with field boundaries, in close proximity to the M6 Motorway J21a.</p> <p>Economic Development Needs Assessment Conclusions:</p> <p>The site is graded 'D' in the context of the Council's EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington's employment land needs.</p> <p>Local Plan Objectives & Strategy:</p> <p>The low EDNA Grade limits any positive contribution the site can make to providing employment land to meet Warrington's future needs in accordance with Objective W1. The site is unlikely to contribute to wider infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with the wider aims of Objective W1 and Objective W4.</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is graded 'D' in the context of the Council's EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington's employment land needs.</p> <p>The site is unlikely to have a major impact on trends.</p> <p>The site is available and is being promoted through the Local Plan process.</p> <p>Development of the site is less likely to be achievable given the EDNA Grade 'D' rating.</p> <p>The site performs poorly against the Local Plan Objectives for the Borough.</p> <p>SITE CONCLUSION:</p> <p>Taking into account and balancing a range of factors, the site is <i>not selected</i> as a suitable site to meet the Council's economic development needs.</p>	

Subject Employment Proformas – Site Selection

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Site Ref: R18/093, (R18/P2/131G)

Site Name	Land East of Heath Lane				
Site Address	Land East of Heath Lane, Croft				
Ward	Culcheth, Glazebury & Croft				
Existing Use	Agricultural				
Gross Site Area (Ha)	3.36				
Net: Developable Site Area (Ha)	3.36				
Site Potential (capacity)	Mixed Use				
Green Belt Assessment	General Area Assessment Parcel Reference: 1 General Area Assessment Parcel Result: Moderate Green Belt Parcel Reference: R18/093 Green Belt Parcel Result: Strong				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment 	Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land? 	Employment land proposed.				
Distance to Principal Road Network by vehicle? 	Within 1 Mile of Principal Road Network.				
Is there a physical point of highway access into the site? 	No existing access.	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate viability
How close is the site to key employment sites? 	Approx. 2832m from Taylor Business Park Culcheth.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
Is the area supported by community facilities? (Village	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes

Subject

Employment Proformas – Site Selection







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halls, places of worship, community centres)?		4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	N/A	5. Is the site free of ownership and tenancy issues?	mainly yes	5. Are there known abnormal development costs?	Yes, part of land is potentially contaminated.
How accessible is the site to the nearest primary school on foot?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by two of the owners.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is developer interest and/or demand and some potential abnormal development costs. EDNA site Grade 'D'.	
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service?	Within 800m of bus stop.				
How accessible is the site to the nearest train station?	Over 5km from Birchwood Station.				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality?	Site is not in an AQMA or 1km from AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination?	Not within identified areas.				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Grade 3 agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Site does not fall within a Groundwater Source Protection Zone.				
Is the site (or part of) within an identified flood zone?	Site is within flood zone 1.				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Site is within a Sand and Gravel MSA.				
What is the proximity of the site to designated heritage assets?	Approx. 366m from Church of St Lewis.				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	Development could be managed so as to not impact upon the setting of heritage assets.				

Subject

Employment Proformas – Site Selection

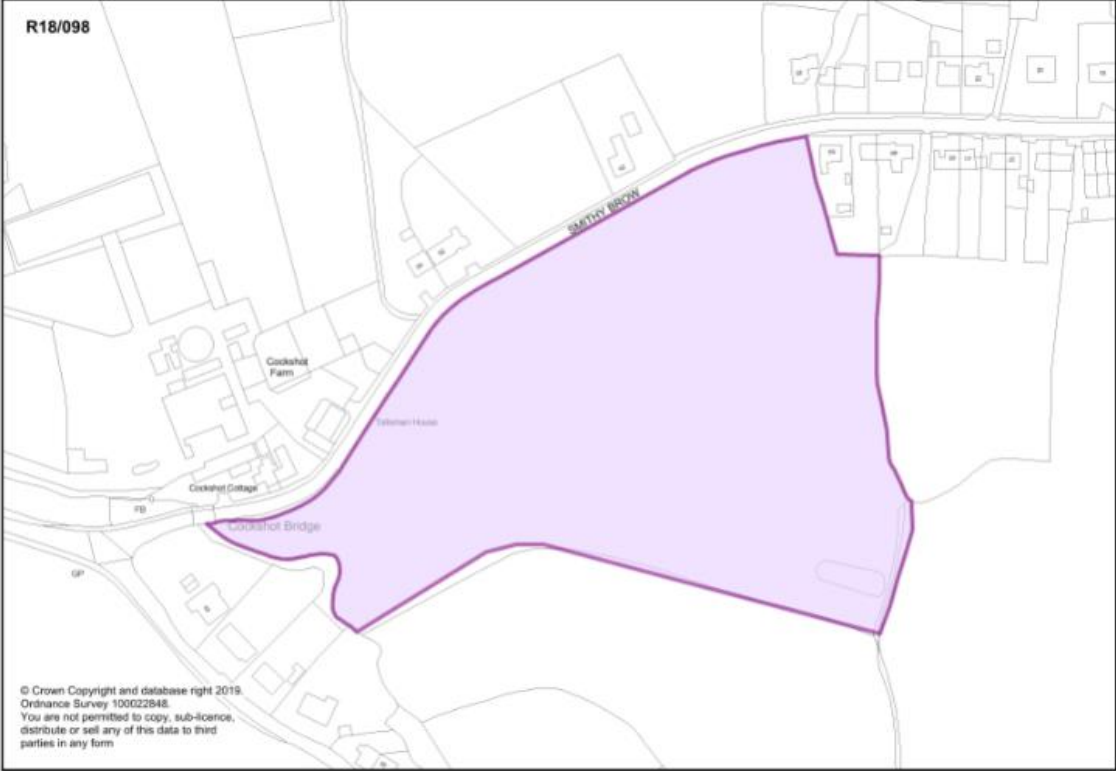








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<p>Capacity of the landscape to accommodate development while respecting its character.</p> 	<p>The site falls within Class 1 Undulating Enclosed Farmland.</p>		
<p>Could allocation of the site have a potential impact on a European Site SPA or SAC?</p> 	<p>No impacts.</p>		
<p>Could allocation of the site have a potential impact on a SSSI?</p> 	<p>No Impacts.</p>		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?</p> 	<p>No Impacts.</p>		
<p>What is the potential impact on TPOs?</p> 	<p>None</p>		
<p>Would allocation of the site result in the use of previously developed land?</p> 	<p>Site is greenfield</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Majority Green - Unlikely to have a major impact upon trends, subject to appropriate mitigation measures.</p> <p>Site visit: (desk top analysis)</p> <p>The site is predominantly flat agricultural land with field boundaries, in close proximity to the M6 Motorway J21a.</p> <p>Economic Development Needs Assessment Conclusions:</p> <p>The site is graded ‘D’ in the context of the Council’s EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington’s employment land needs.</p> <p>Local Plan Objectives & Strategy:</p> <p>The low EDNA Grade limits any positive contribution the site can make to providing employment land to meet Warrington’s future needs in accordance with Objective W1. The site is unlikely to contribute to wider infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with the wider aims of Objective W1 and Objective W4.</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is graded ‘D’ in the context of the Council’s EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington’s employment land needs.</p> <p>The site is unlikely to have a major impact on trends.</p> <p>The site is available and is being promoted through the Local Plan process.</p> <p>Development of the site is less likely to be achievable given the EDNA Grade ‘D’ rating.</p> <p>The site performs poorly against the Local Plan Objectives for the Borough.</p> <p>SITE CONCLUSION:</p> <p>Taking into account and balancing a range of factors, the site is <i>not selected</i> as a suitable site to meet the Council’s economic development needs.</p>	

Subject Employment Proformas – Site Selection

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




Site Ref: R18/098

Site Name	Land South of Smithy Brow				
Site Address	Land south of Smithy Brow, Croft				
Ward	Culcheth, Glazebury & Croft				
Existing Use	Vacant				
Gross Site Area (Ha)	3.94				
Net: Developable Site Area (Ha)	3.8				
Site Potential (capacity)	Mixed use				
Green Belt Assessment	General Area Assessment Parcel Reference: 1 General Area Assessment Parcel Result: Moderate Green Belt Parcel Reference: R18/098 Green Belt Parcel Result: Moderate				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment  Promotes sustainable growth  Unlikely to have a major impact on trends  Mitigation may be required/unavoidable impacts  Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land? 	Employment land proposed.				
Distance to Principal Road Network by vehicle? 	Within 3 miles of Principal Road Network.				
Is there a physical point of highway access into the site? 	No existing access.	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate
How close is the site to key employment sites? 	Approx. 2754m from Trident Industrial Estate.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes

Subject

Employment Proformas – Site Selection

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Is the area supported by community facilities? (Village halls, places of worship, community centres)	N/A	3. Is the site in active use?	Not active	3. Is there known demand for the form of provision approved/proposed?	Yes
		4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	No
How accessible is the site to the nearest primary school on foot?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is developer interest and/or demand and some potential abnormal development costs. EDNA site Grade 'D'.	
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service? 	Within 200m of bus stop.				
How accessible is the site to the nearest train station? 	Within 5km from Birchwood Station.				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality? 	Site is not in an AQMA or 1km from AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination? 	Not within identified areas.				
Would allocation of the site result in the loss of High Quality Agricultural Land? 	Grade 3 agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency? 	Site does not fall within a Groundwater Source Protection Zone.				
Is the site (or part of) within an identified flood zone? 	Site is within flood zone 2 and flood zone 3.				
Is there potential for safeguarded or identified mineral reserves to be sterilised? 	Site is within the Sand and Gravel MSA buffer.				
What is the proximity of the site to designated heritage assets? 	Approx.744m away from Myddleton Hall.				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment? 	Development could be managed so as to not impact upon the setting of heritage assets.				

Subject

Employment Proformas – Site Selection

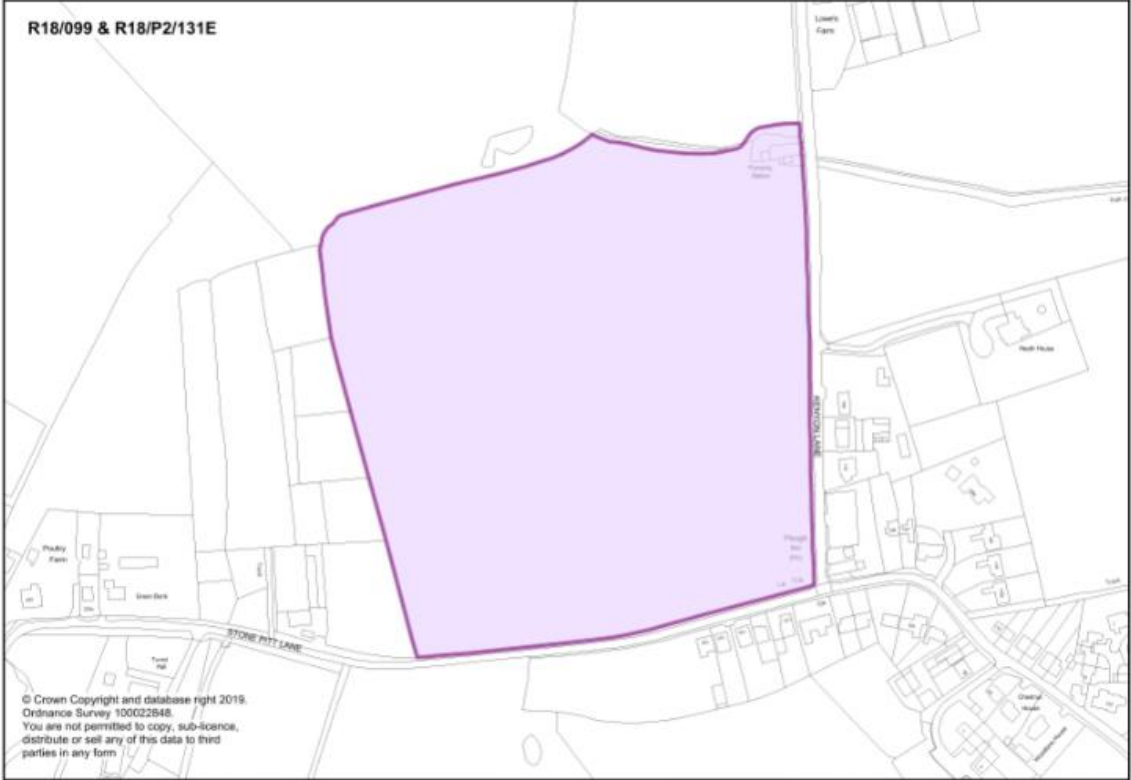
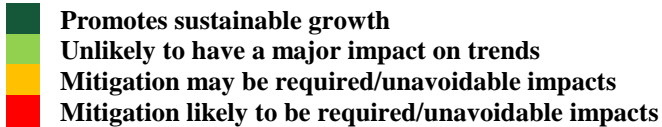
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Capacity of the landscape to accommodate development while respecting its character. ■	Class 1 Undulating Enclosed Farmland.		
Could allocation of the site have a potential impact on a European Site SPA or SAC? ■	No impacts		
Could allocation of the site have a potential impact on a SSSI? ■	No impacts		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)? ■	No impacts		
What is the potential impact on TPOs? ■	None		
Would allocation of the site result in the use of previously developed land? ■	Site is greenfield		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Majority Green - Unlikely to have a major impact upon trends, subject to appropriate mitigation measures.</p> <p>Site visit: (desk top analysis)</p> <p>The site is predominantly flat agricultural land with field boundaries, residential properties north, east and west of site. Site in close proximity to the M6 Motorway J21a.</p> <p>Economic Development Needs Assessment Conclusions: The site is graded ‘D’ in the context of the Council’s EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington’s employment land needs.</p> <p>Local Plan Objectives & Strategy: The low EDNA Grade limits any positive contribution the site can make to providing employment land to meet Warrington’s future needs in accordance with Objective W1. The site is unlikely to contribute to wider infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with the wider aims of Objective W1 and Objective W4.</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability The site is graded ‘D’ in the context of the Council’s EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington’s employment land needs.</p> <p>The site is unlikely to have a major impact on trends.</p> <p>The site is available and is being promoted through the Local Plan process.</p> <p>Development of the site is less likely to be achievable given the EDNA Grade ‘D’ rating.</p> <p>The site performs poorly against the Local Plan Objectives for the Borough.</p> <p>SITE CONCLUSION: Taking into account and balancing a range of factors, the site is <i>not selected</i> as a suitable site to meet the Council’s economic development needs.</p>	

Subject Employment Proformas – Site Selection

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Site (Part R18/099, R18/P2/131E)

Site Name	Land North of Stone Pit Lane					
Site Address	Land North of Stone Pit Lane, Croft					
Ward	Culcheth, Glazebury & Croft					
Existing Use	Agricultural					
Gross Site Area (Ha)	8.23					
Net: Developable Site Area (Ha)	8.2					
Site Potential (capacity)	Mixed use					
Green Belt Assessment	General Area Assessment Parcel Reference: 1 General Area Assessment Parcel Result: Moderate Green Belt Parcel Reference: R18/099 Green Belt Parcel Result: Strong					
Suitability			Availability		Achievability	
Criteria	Traffic Light Assessment 		Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land?	Employment land proposed.					
Distance to Principal Road Network by vehicle?	Within 1 Mile of Principal Road Network.					
Is there a physical point of highway access into the site?	Yes, from Kenyon Lane.					
How close is the site to key employment sites?	Approx. 3356m from Taylor Business Park Culcheth.		1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate viability
			2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes

Subject

Employment Proformas – Site Selection

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Is the area supported by community facilities? (Village halls, places of worship, community centres)	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes
		4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	No
How accessible is the site to the nearest primary school on foot?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is developer interest and/or demand. EDNA site Grade 'D'.	
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service? 	More than 800m from bus stop.				
How accessible is the site to the nearest train station? 	Within 5km of Newton-Le-Willows Station.				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality? 	Site is not in an AQMA or 1km from AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination? 	Not within identified areas.				
Would allocation of the site result in the loss of High Quality Agricultural Land? 	Grade 3 agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency? 	Site is within a Groundwater Source Protection Zone.				
Is the site (or part of) within an identified flood zone? 	Site within flood zone 1.				
Is there potential for safeguarded or identified mineral reserves to be sterilised? 	Part of the site is within the Sand and Gravel MSA buffer.				
What is the proximity of the site to designated heritage assets? 	Approx. 273m away from Barrow Farmhouse.				

Subject

Employment Proformas – Site Selection

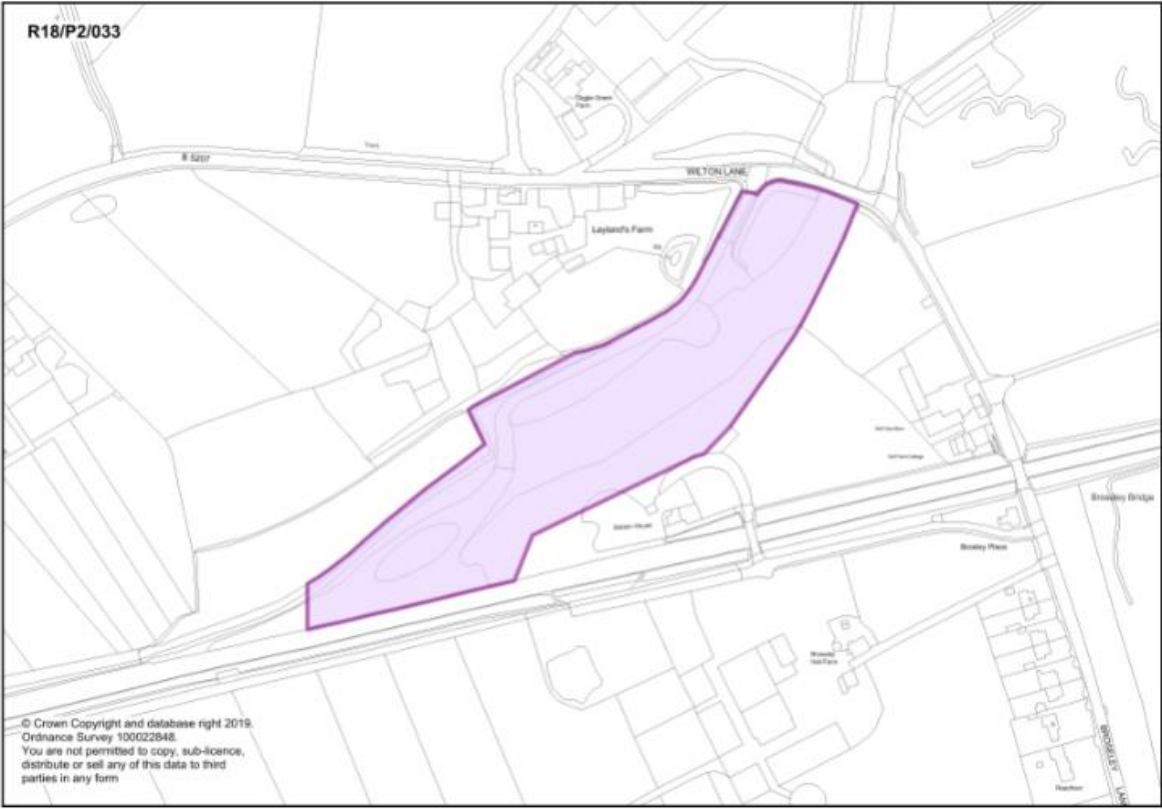
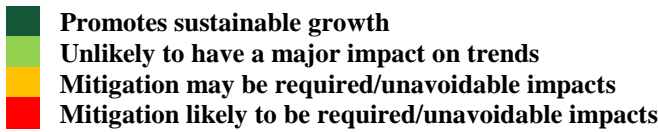
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<p>What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment? ■</p>	<p>Development could be managed so as to not impact upon the setting of heritage assets.</p>		
<p>Capacity of the landscape to accommodate development while respecting its character. ■</p>	<p>Class 1 Undulating Enclosed Farmland.</p>		
<p>Could allocation of the site have a potential impact on a European Site SPA or SAC? ■</p>	<p>No impacts</p>		
<p>Could allocation of the site have a potential impact on a SSSI? ■</p>	<p>No impacts</p>		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)? ■</p>	<p>No impacts</p>		
<p>What is the potential impact on TPOs? ■</p>	<p>None.</p>		
<p>Would allocation of the site result in the use of previously developed land? ■</p>	<p>Site is greenfield.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit) Suitability: Majority Green - Unlikely to have a major impact upon trends, subject to appropriate mitigation measures. Site visit: (desk top analysis) The site is predominantly flat agricultural land with field boundaries, residential properties to the south east and buildings to the north and west of the site. The site in close proximity to the M6 Motorway J22. Economic Development Needs Assessment Conclusions: The site is graded ‘D’ in the context of the Council’s EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington’s employment land needs. Local Plan Objectives: The low EDNA Grade limits any positive contribution the site can make to providing employment land to meet Warrington’s future needs in accordance with Objective W1. The site is unlikely to contribute to wider infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with the wider aims of Objective W1 and Objective W4.</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability The site is graded ‘D’ in the context of the Council’s EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington’s employment land needs. The site is unlikely to have a major impact on trends. The site is available and is being promoted through the Local Plan process. Development of the site is less likely to be achievable given the EDNA Grade ‘D’ rating. The site performs poorly against the Local Plan Objectives for the Borough. SITE CONCLUSION: Taking into account and balancing a range of factors, the site is <i>not selected</i> as a suitable site to meet the Council’s economic development needs.</p>	

Subject Employment Proformas – Site Selection

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Site Ref: R18/P2/033

Site Name	Land at Former Kenyon Railway Junction, Wilton Lane.					
Site Address	Land south of Wilton Lane					
Ward	Culcheth, Glazebury & Croft					
Existing Use	Former railway goods exchange and freight depot/currently used for storage					
Gross Site Area (Ha)	5.06					
Net: Developable Site Area (Ha)	3.27					
Site Potential (capacity)	B8					
Green Belt Assessment	General Area Assessment Parcel Reference: 22 General Area Assessment Parcel Result: Moderate Green Belt Parcel Reference: R18/P2/033 Green Belt Parcel Result: Weak					
Suitability			Availability		Achievability	
Criteria	Traffic Light Assessment 		Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land?	Employment land proposed					
Distance to Principal Road Network by vehicle?	Within 1 Mile of Principal Road Network.					
Is there a physical point of highway access into the site?	Yes, from Wilton Lane.					
How close is the site to key employment sites?	Approx. 3015m from Taylor Business Park Culcheth.		1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate viability
			2. Is there an extant planning consent on the site?	Yes Planning Ref: 2018/33144	2. Is there active developer interest in the site?	Yes, site is owned by developer.

Subject

Employment Proformas – Site Selection

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Is the area supported by community facilities? (Village halls, places of worship, community centres)?	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes
		4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes, land is potentially contaminated.
How accessible is the site to the nearest primary school on foot?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner/developer with no known ownership issues. Planning consent granted for development in past 3 years.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is developer interest and/or demand and potential abnormal development costs.	
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service? 	Over 800m from bus stop.				
How accessible is the site to the nearest train station? 	Over 5km from Newton-Le-Willows Station.				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality? 	Site is not in an AQMA or 1km from AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination? 	Potentially contaminated land.				
Would allocation of the site result in the loss of High Quality Agricultural Land? 	Grade 3 agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency? 	Site is not within a Groundwater Source Protection Zone.				
Is the site (or part of) within an identified flood zone? 	Site within flood zone 1.				
Is there potential for safeguarded or identified mineral reserves to be sterilised? 	The Sand and Gravel MSA buffer lies north east of the site.				
What is the proximity of the site to designated heritage assets? 	Approx. 491m away from Lodge at Kenyon Hall and adjacent gate piers.				

Subject

Employment Proformas – Site Selection

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<p>What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment? ■</p>	<p>Development could be managed so as to not impact upon the setting of the heritage assets.</p>		
<p>Capacity of the landscape to accommodate development while respecting its character. ■</p>	<p>Class 1 Undulating Enclosed Farmland.</p>		
<p>Could allocation of the site have a potential impact on a European Site SPA or SAC? ■</p>	<p>No impacts</p>		
<p>Could allocation of the site have a potential impact on a SSSI? ■</p>	<p>No impacts</p>		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)? ■</p>	<p>Within 200 m of BAP Wetlands and Grassland Habitat, Woodland and Orchard Habitat.</p>		
<p>What is the potential impact on TPOs? ■</p>	<p>None</p>		
<p>Would allocation of the site result in the use of previously developed land? ■</p>	<p>Part greenfield/part brownfield.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Majority Green - Unlikely to have a major impact upon trends, subject to appropriate mitigation measures.</p> <p>Site visit: (desk top analysis)</p> <p>The site is predominantly flat land with field boundaries with buildings. The site in close proximity to the M6 Motorway.</p> <p>Economic Development Needs Assessment Conclusions:</p> <p>The site is graded 'D' in the context of the Council's EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington's employment land needs.</p> <p>Local Plan Objectives:</p> <p>The low EDNA Grade limits any positive contribution the site can make to providing employment land to meet Warrington's future needs in accordance with Objective W1. The site is unlikely to contribute to wider infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with the wider aims of Objective W1 and Objective W4.</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is graded 'D' in the context of the Council's EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington's employment land needs.</p> <p>The site is unlikely to have a major impact on trends.</p> <p>The site is available and is being promoted through the Local Plan process.</p> <p>Development of the site is less likely to be achievable given the EDNA Grade 'D' rating.</p> <p>The site performs poorly against the Local Plan Objectives for the Borough.</p> <p>SITE CONCLUSION:</p> <p>Taking into account and balancing a range of factors, the site is <i>not selected</i> as a suitable site to meet the Council's economic development needs.</p>	

Subject Employment Proformas – Site Selection

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Site Ref: R18/033, R18/P2/131B

Site Name	Land west of Warrington Road and South of Railway Line				
Site Address	West of Warrington Road, Glazebury				
Ward	Culcheth, Glazebury & Croft				
Existing Use	Agricultural				
Gross Site Area (Ha)	7.2				
Net: Developable Site Area (Ha)	7.2				
Site Potential (capacity)	Mix use				
Green Belt Assessment	General Area Assessment Parcel Reference: 22 General Area Assessment Parcel Result: Moderate Green Belt Parcel Reference: R18/033 Green Belt Parcel Result: Strong				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment 	Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land? 	Employment land proposed.				
Distance to Principal Road Network by vehicle? 	Within 1 Mile of Principal Road Network.				
Is there a physical point of highway access into the site? 	Yes, from Warrington Road.	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate viability
How close is the site to key employment sites? 	Approx. 3832m from Taylor Business Park Culcheth.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
Is the area supported by community facilities? (Village)	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes

Subject

Employment Proformas – Site Selection








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halls, places of worship, community centres)?		4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes, part of land is potentially contaminated.
How accessible is the site to the nearest primary school on foot?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is developer interest and/or demand and some potential abnormal development costs. EDNA site Grade 'D'.	
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service?	Within 200m of bus stop.				
How accessible is the site to the nearest train station?	Over 5km from Glazebrook Station.				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality?	Site is not in an AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination?	Potentially contaminated land.				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Grade 2 agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Site is not within a Groundwater Source Protection Zone.				
Is the site (or part of) within an identified flood zone?	Site within flood zone 1.				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Site is within a Sand and Gravel MSA.				
What is the proximity of the site to designated heritage assets?	Approx. 157m away from North Barn at Hurst Hall.				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	Development could be managed so as to not impact upon the setting of heritage assets.				

Subject

Employment Proformas – Site Selection

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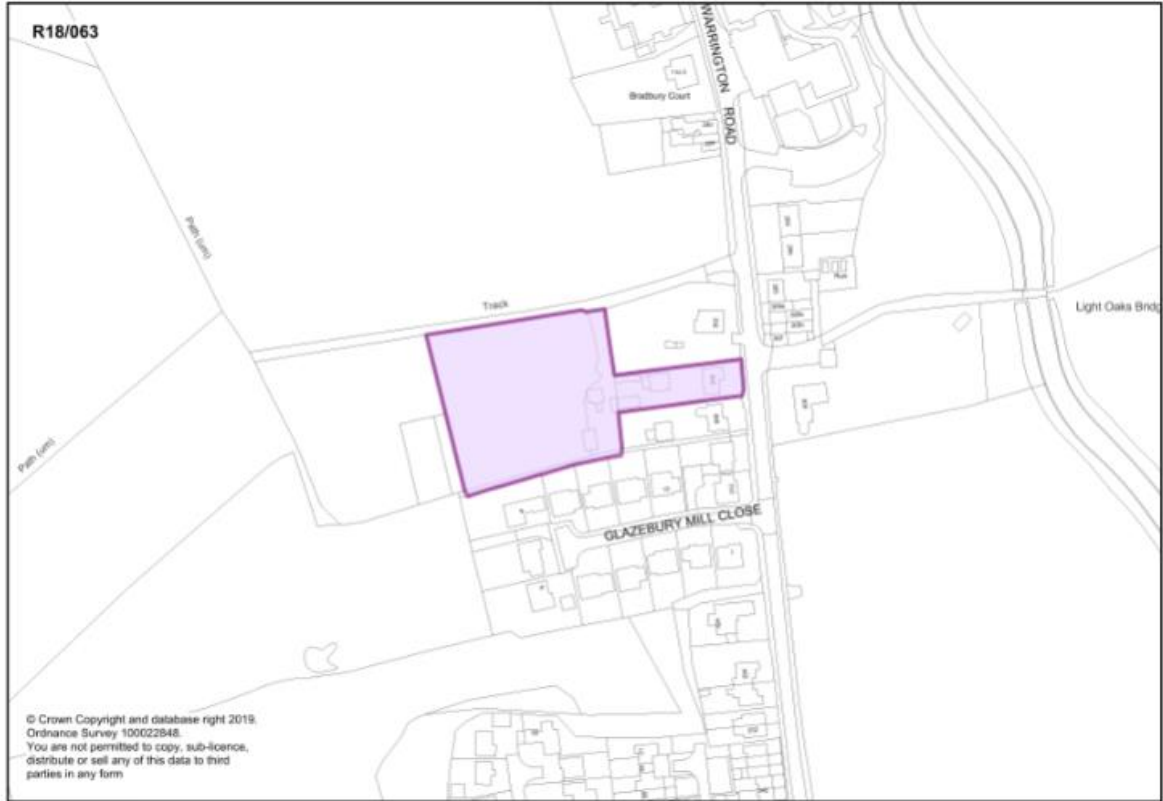
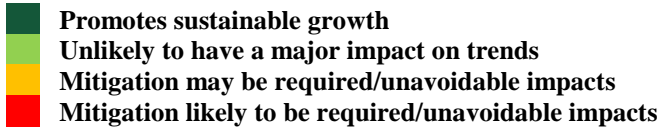




			
<p>Capacity of the landscape to accommodate development while respecting its character.</p> 	<p>Class 1 Undulating Enclosed Farmland.</p>		
<p>Could allocation of the site have a potential impact on a European Site SPA or SAC?</p> 	<p>No impacts</p>		
<p>Could allocation of the site have a potential impact on a SSSI?</p> 	<p>No impacts</p>		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?</p> 	<p>No impacts</p>		
<p>What is the potential impact on TPOs?</p> 	<p>None</p>		
<p>Would allocation of the site result in the use of previously developed land?</p> 	<p>Site is greenfield</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Majority Green - Unlikely to have a major impact upon trends, subject to appropriate mitigation measures.</p> <p>Site visit: (desk top analysis)</p> <p>The site is predominantly flat land with field boundaries. Railway line to the north of site, residential/buildings to the north east and south of site.</p> <p>Economic Development Needs Assessment Conclusions:</p> <p>The site is graded ‘D’ in the context of the Council’s EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington’s employment land needs.</p> <p>Local Plan Objectives:</p> <p>The low EDNA Grade limits any positive contribution the site can make to providing employment land to meet Warrington’s future needs in accordance with Objective W1. The site is unlikely to contribute to wider infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with the wider aims of Objective W1 and Objective W4.</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is graded ‘D’ in the context of the Council’s EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington’s employment land needs.</p> <p>The site is unlikely to have a major impact on trends.</p> <p>The site is available and is being promoted through the Local Plan process.</p> <p>Development of the site is less likely to be achievable given the EDNA Grade ‘D’ rating.</p> <p>The site performs poorly against the Local Plan Objectives for the Borough.</p> <p>SITE CONCLUSION:</p> <p>Taking into account and balancing a range of factors, the site is <i>not selected</i> as a suitable site to meet the Council’s economic development needs.</p>	

Subject

Employment Proformas – Site Selection

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Site Ref: R18/063, R18/P2/131C

Site Name	306 Warrington Road				
Site Address	306 Warrington Road, Glazebury				
Ward	Culcheth, Glazebury & Croft				
Existing Use	Land associated with residential property				
Gross Site Area (Ha)	0.54				
Net: Developable Site Area (Ha)	0.54				
Site Potential (capacity)	Mixed use				
Green Belt Assessment	General Area Assessment Parcel Reference: 22 General Area Assessment Parcel Result: Moderate Green Belt Parcel Reference: R18/063 Green Belt Parcel Result: Strong				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment 	Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land? 	Employment land proposed.				
Distance to Principal Road Network by vehicle? 	Within 1 Mile of Principal Road Network.				
Is there a physical point of highway access into the site? 	Yes, from Warrington Road.	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate viability
How close is the site to key employment sites? 	Approx. 3389m from Taylor Business Park Culcheth.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
Is the area supported by community facilities? (Village)	N/A	3. Is the site in active use?	Yes - Residential	3. Is there known demand for the form of provision approved/proposed?	Yes

Subject

Employment Proformas – Site Selection

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halls, places of worship, community centres)		4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	No
How accessible is the site to the nearest primary school on foot?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is developer interest and/or demand and no known abnormal development costs. EDNA site Grade 'D'.	
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service?	Within 200m of bus stop.				
How accessible is the site to the nearest train station?	Over 5km from Glazebrook Station.				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality?	Site is not in an AQMA or 1km from AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination?	Not with identified areas				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Grade 2 agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Site is not within a Groundwater Source Protection Zone.				
Is the site (or part of) within an identified flood zone?	Site within flood zone 1.				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Site is within a Sand and Gravel MSA.				
What is the proximity of the site to designated heritage assets?	Approx. 659m away from The Church of All Saints.				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	Development could be managed so as to not impact upon the setting of the listed building.				

Subject

Employment Proformas – Site Selection

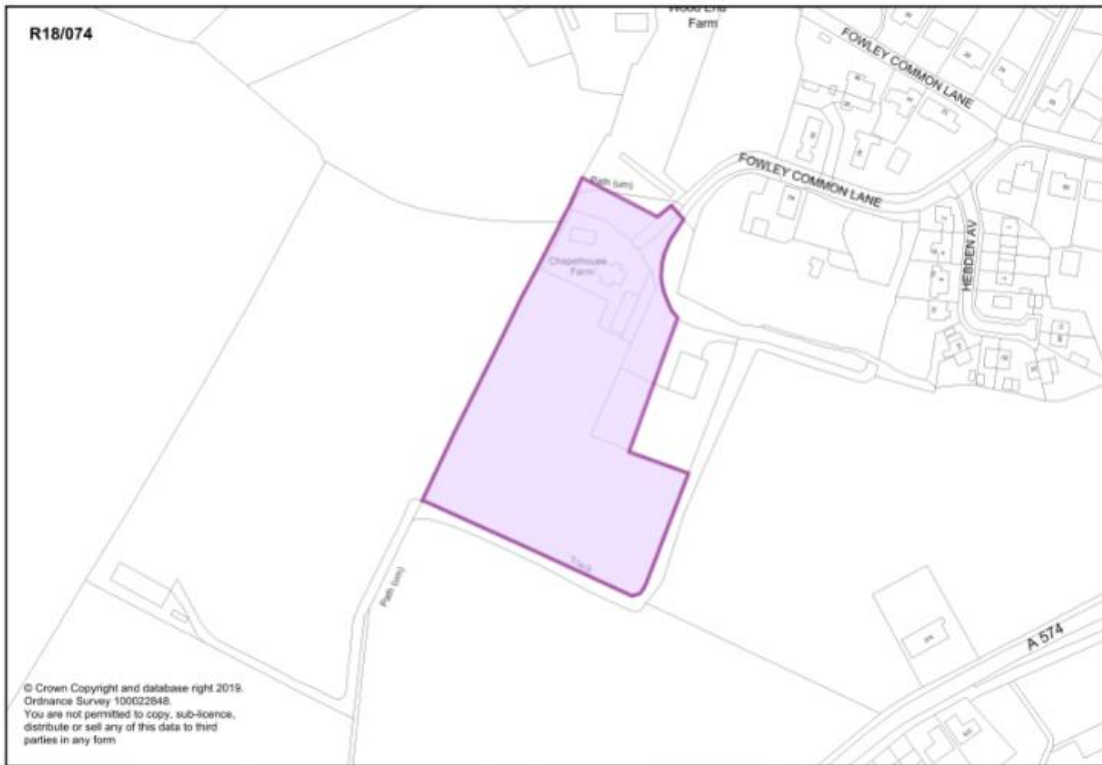
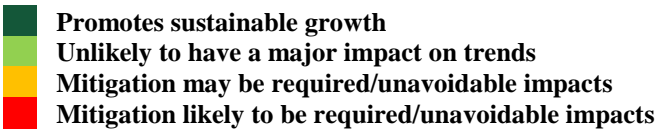




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Capacity of the landscape to accommodate development while respecting its character. ■	Class 1 Undulating Enclosed Farmland.		
Could allocation of the site have a potential impact on a European Site SPA or SAC? ■	No impacts		
Could allocation of the site have a potential impact on a SSSI? ■	No impacts		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)? ■	No impacts		
What is the potential impact on TPOs? ■	None		
Would allocation of the site result in the use of previously developed land? ■	Site is greenfield.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Majority Green - Unlikely to have a major impact upon trends, subject to appropriate mitigation measures.</p> <p>Site visit: (desk top analysis)</p> <p>Land to the rear of No.306 Warrington Road, relatively flat land, residential properties to the south and predominantly open fields to the north, east and west of site with some buildings.</p> <p>Economic Development Needs Assessment Conclusions:</p> <p>The site is graded ‘D’ in the context of the Council’s EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington’s employment land needs.</p> <p>Local Plan Objectives:</p> <p>The low EDNA Grade limits any positive contribution the site can make to providing employment land to meet Warrington’s future needs in accordance with Objective W1. The site is unlikely to contribute to wider infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with the wider aims of Objective W1 and Objective W4.</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is graded ‘D’ in the context of the Council’s EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington’s employment land needs.</p> <p>The site is unlikely to have a major impact on trends.</p> <p>The site is available and is being promoted through the Local Plan process.</p> <p>Development of the site is less likely to be achievable given the EDNA Grade ‘D’ rating.</p> <p>The site performs poorly against the Local Plan Objectives for the Borough.</p> <p>SITE CONCLUSION:</p> <p>Taking into account and balancing a range of factors, the site is <i>not selected</i> as a suitable site to meet the Council’s economic development needs.</p>	

Subject Employment Proformas – Site Selection

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Site Ref: R18/074

Site Name	Chapel House Farm, Fowley Common Lane				
Site Address	Chapel House Farm, Fowley Common Lane, Glazebury				
Ward	Culcheth, Glazebury & Croft				
Existing Use	Agricultural/Chapel House Farm				
Gross Site Area (Ha)	1.18				
Net: Developable Site Area (Ha)	1.2				
Site Potential (capacity)	Mixed use				
Green Belt Assessment	General Area Assessment Parcel Reference: 22 General Area Assessment Parcel Result: Moderate Green Belt Parcel Reference: R18/074 Green Belt Parcel Result: Strong				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment 	Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land?	Employment land proposed. 				
Distance to Principal Road Network by vehicle?	Within 1 Mile of Principal Road Network. 				
Is there a physical point of highway access into the site?	Yes, Fowley Common Lane. 	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate viability
How close is the site to key employment sites?	Approx. 3266m from Taylor Business Park Culcheth. 	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
Is the area supported by community facilities?	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes

Subject

Employment Proformas – Site Selection








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(Village halls, places of worship, community centres)		4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	No
How accessible is the site to the nearest primary school on foot?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is developer interest and/or demand and no known abnormal development costs. EDNA site Grade 'D'.	
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service?	Within 200 m of bus stop.				
How accessible is the site to the nearest train station?	Over 5km from Glazebrook Station.				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality?	Site is not in an AQMA or 1km from AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination?	Not with identified areas				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Grade 3 agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Site is not within a Groundwater Source Protection Zone.				
Is the site (or part of) within an identified flood zone?	Site within flood zone 1.				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	The site is within the Sand and Gravel MSA buffer.				

Subject

Employment Proformas – Site Selection

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What is the proximity of the site to designated heritage assets? 	Approx. 293m away from Milestone.		
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment? 	Development could be managed so as to not impact upon the setting of heritage assets.		
Capacity of the landscape to accommodate development while respecting its character. 	Class 1 Undulating Enclosed Farmland.		
Could allocation of the site have a potential impact on a European Site SPA or SAC? 	No impacts		
Could allocation of the site have a potential impact on a SSSI? 	No impacts		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)? 	No impacts		
What is the potential impact on TPOs? 	No impact.		
Would allocation of the site result in the use of previously developed land? 	Predominantly greenfield with farm buildings on site.		

Subject

Employment Proformas – Site Selection

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Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)

Suitability: Majority Green - Unlikely to have a major impact upon trends, subject to appropriate mitigation measures.

Site visit: (desktop analysis)

Land is relatively flat, farm buildings to the north east of site and residential estate just beyond the site boundary, predominantly open fields surrounding the site.

Economic Development Needs Assessment Conclusions:

The site is graded 'D' in the context of the Council's EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington's employment land needs.

Local Plan Objectives:

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

Overall Site Conclusions based on Suitability, Availability, Achievability

The site is graded 'D' in the context of the Council's EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington's employment land needs.

The site is unlikely to have a major impact on trends.

The site is available and is being promoted through the Local Plan process.

Development of the site is less likely to be achievable given the EDNA Grade 'D' rating.

The site performs poorly against the Local Plan Objectives for the Borough.

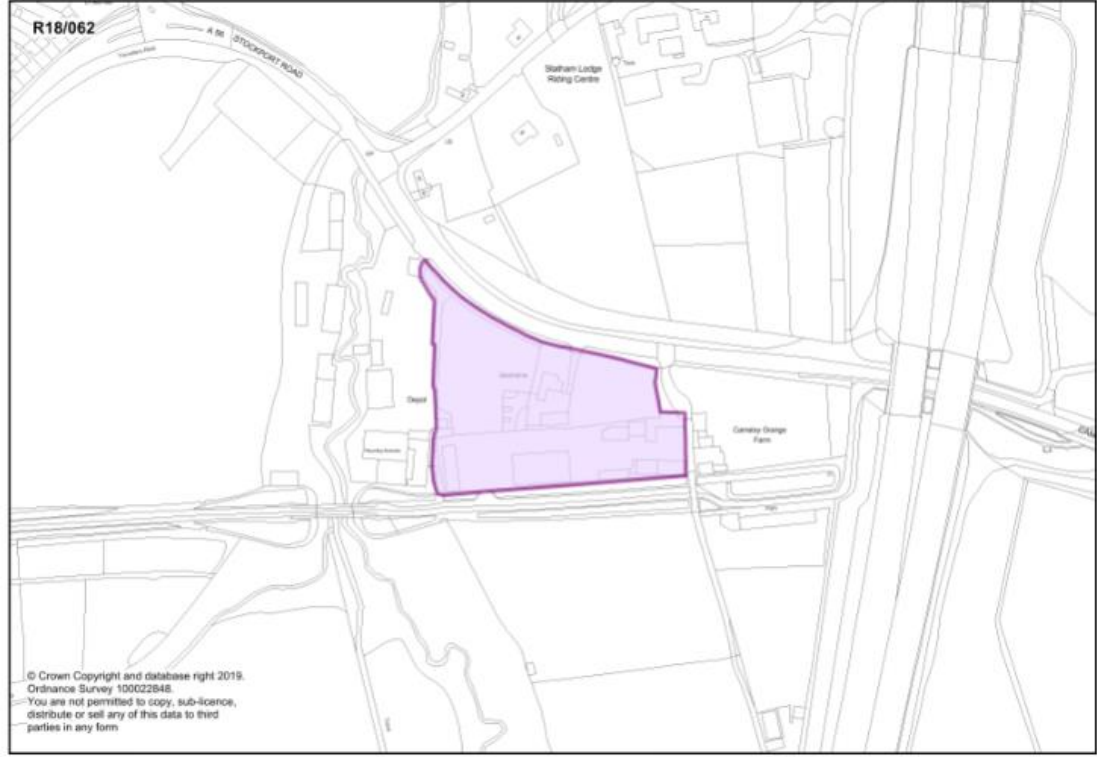
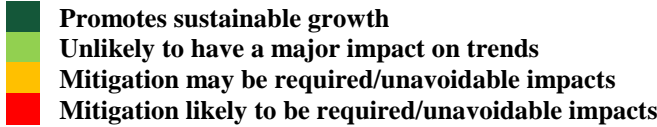
SITE CONCLUSION:

Taking into account and balancing a range of factors, the site is *not selected* as a suitable site to meet the Council's economic development needs.

Subject Employment Proformas – Site Selection

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Site Ref: R18/062, R18/P2/129

Site Name	Land at Camsley Lane/A56, 57 Camsley Lane				
Site Address	Land at Camsley Lane/A56, 57 Camsley Lane, Lymm				
Ward	Lymm North & Thelwall				
Existing Use	Residential/Industrial				
Gross Site Area (Ha)	1.51				
Net: Developable Site Area (Ha)	1.5				
Site Potential (capacity)	Mixed use				
Green Belt Assessment	General Area Assessment Parcel Reference: 9 General Area Assessment Parcel Result: Moderate Green Belt Parcel Reference: R18/062 Green Belt Parcel Result: Weak				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment 	Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land?	Employment land proposed				
Distance to Principal Road Network by vehicle?	Within 1 Mile of Principal Road Network.				
Is there a physical point of highway access into the site?	Yes, from Camsley Lane, Lymm.	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High viability
How close is the site to key employment sites?	Approx. 2977m from North side of Latchford Locks.	2. Is there an extant planning consent on the site?	Yes, Planning ref: 2016/29522 (decision pending)	2. Is there active developer interest in the site?	Yes
Is the area supported by community facilities? (Village)	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes

Subject

Employment Proformas – Site Selection








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halls, places of worship, community centres)?		4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	No
How accessible is the site to the nearest primary school on foot?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of high viability. There is developer interest and/or demand and some potential abnormal development costs. EDNA site Grade 'D'.	
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service?	Within 200 m of bus stop.				
How accessible is the site to the nearest train station?	Over 5km from Warrington Bank Quay Station.				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality?	Site is not in an AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is potentially contaminated land.				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Grade 3 agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Site does not fall within a Groundwater Source Protection Zone.				
Is the site (or part of) within an identified flood zone?	Site within flood zone 2.				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas.				
What is the proximity of the site to designated heritage assets?	Approx. 105m away from 90 Warrington Road.				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	Development could be managed so as to not impact upon the setting of heritage assets.				

Subject

Employment Proformas – Site Selection

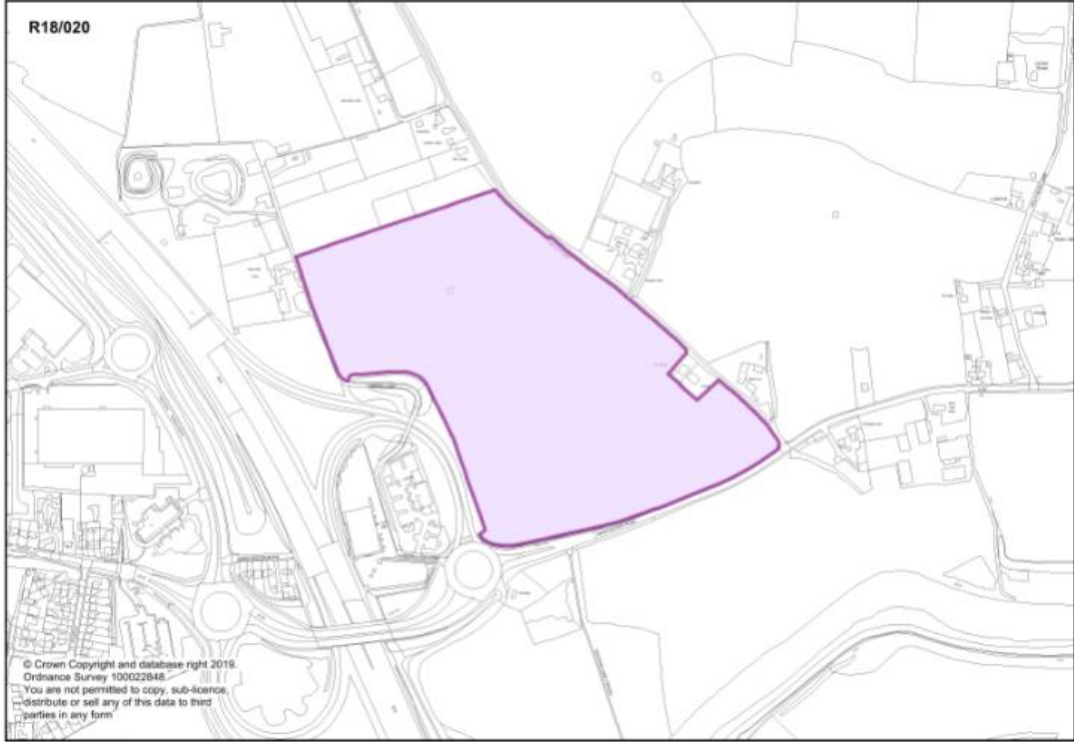
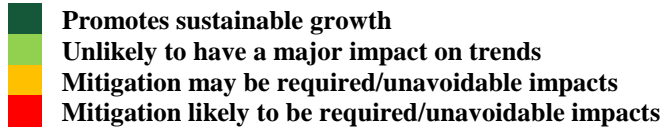
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<p>Capacity of the landscape to accommodate development while respecting its character.</p> 	<p>Class 3 Red Sandstone Escarpment.</p>		
<p>Could allocation of the site have a potential impact on a European Site SPA or SAC?</p> 	<p>No impacts</p>		
<p>Could allocation of the site have a potential impact on a SSSI?</p> 	<p>No impacts</p>		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?</p> 	<p>Within 200m of BAP Wetlands and Grassland Habitat.</p>		
<p>What is the potential impact on TPOs?</p> 	<p>None.</p>		
<p>Would allocation of the site result in the use of previously developed land?</p> 	<p>The site is greenfield with a residential property and other buildings on site.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Majority Green - Unlikely to have a major impact upon trends, subject to appropriate mitigation measures.</p> <p>Site visit: (desk top analysis)</p> <p>Land is relatively flat, industrial buildings to the south of site and a residential property to the north. There are also industrial buildings beyond the western boundary. Camsley Lane to the north, predominantly open fields surrounding the site.</p> <p>Economic Development Needs Assessment Conclusions: The site is graded 'D' in the context of the Council's EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington's employment land needs.</p> <p>Local Plan Objectives: The low EDNA Grade limits any positive contribution the site can make to providing employment land to meet Warrington's future needs in accordance with Objective W1. The site is unlikely to contribute to wider infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with the wider aims of Objective W1 and Objective W4.</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability The site is graded 'D' in the context of the Council's EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington's employment land needs.</p> <p>The site is unlikely to have a major impact on trends.</p> <p>The site is available and is being promoted through the Local Plan process.</p> <p>Development of the site is less likely to be achievable given the EDNA Grade 'D' rating.</p> <p>The site performs poorly against the Local Plan Objectives for the Borough.</p> <p>SITE CONCLUSION: Taking into account and balancing a range of factors, the site is <i>not selected</i> as a suitable site to meet the Council's economic development needs.</p>	

Subject Employment Proformas – Site Selection

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Site Ref: R18/020 (Parcel of R18/P2/131A)

Site Name	Site east of J21, M6 (site 4449)				
Site Address	Site east of J21, M6 west of Brook Lane (site 4449)				
Ward	Rixton & Woolston				
Existing Use	Agricultural				
Gross Site Area (Ha)	15.40				
Net: Developable Site Area (Ha)					
Site Potential (capacity)	Mixed use				
Green Belt Assessment	General Area Assessment Parcel Reference: 4 General Area Assessment Parcel Result: Moderate Green Belt Parcel Reference: R18/020 Green Belt Parcel Result: Strong				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment 	Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land?	Employment land proposed.				
Distance to Principal Road Network by vehicle?	Within 1 Mile of Principal Road Network.				
Is there a physical point of highway access into the site?	Yes, from Brook Lane.	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate viability









Subject

Employment Proformas – Site Selection

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How close is the site to key employment sites? ■	Approx. 147m from Juniper Lane Martinscroft.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)?	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes
		4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	No
How accessible is the site to the nearest primary school on foot?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is developer interest and/or demand and no potential abnormal development costs. EDNA site Grade 'D'.	
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service? ■	Within 200m of bus stop.				
How accessible is the site to the nearest train station? ■	Within 5 km of Warrington Birchwood Station.				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality? ■	Site is within 75m of an AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination? ■	Not identified.				
Would allocation of the site result in the loss of High Quality Agricultural Land? ■	Grade 2 agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency? ■	Site does not fall within a Groundwater Source Protection Zone.				

Subject**Employment Proformas – Site Selection**[Click here to enter text.](#)

Is the site (or part of) within an identified flood zone? 	Site within flood zone 2 and 3.		
Is there potential for safeguarded or identified mineral reserves to be sterilised? 	Site is within a Sand and Gravel MSA.		
What is the proximity of the site to designated heritage assets? 	Approx. 105m away from Milestone.		
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment? 	Development could be managed so as to not impact upon the setting of heritage assets.		
Capacity of the landscape to accommodate development while respecting its character. 	Class 2 Mossland Landscape.		
Could allocation of the site have a potential impact on a European Site SPA or SAC? 	No impacts		
Could allocation of the site have a potential impact on a SSSI? 	No impacts		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)? 	Within 200m of BAP Wetlands and Grassland Habitat.		
What is the potential impact on TPOs? 	None.		
Would allocation of the	Site is greenfield.		

Subject Employment Proformas – Site Selection

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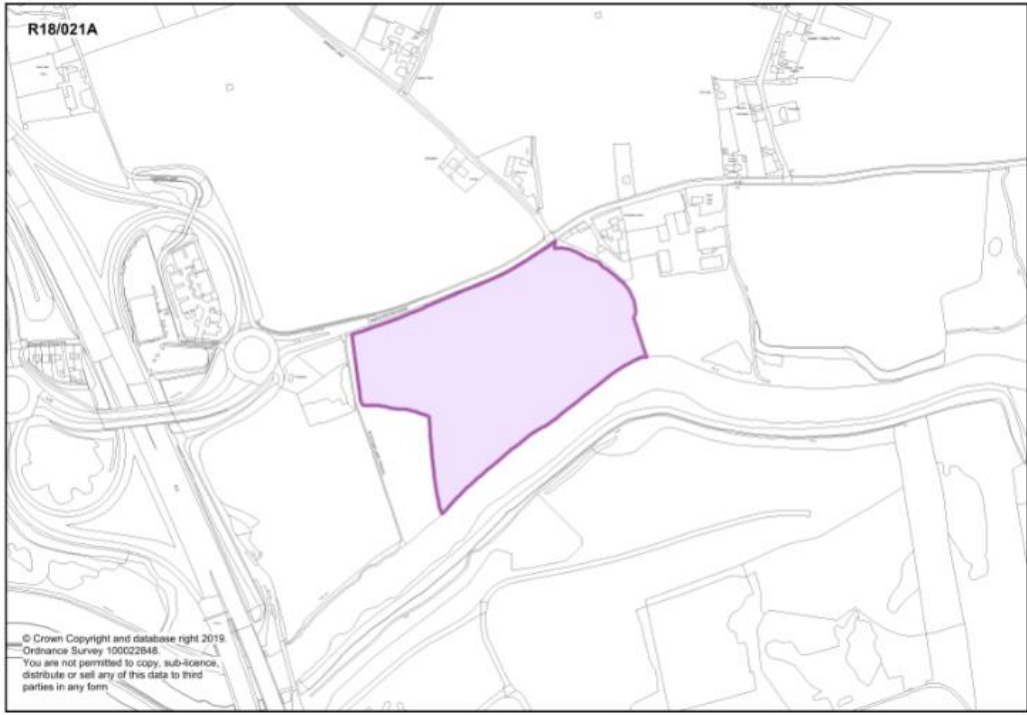
<p>site result in the use of previously developed land? <input type="checkbox"/></p>			
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Mixed Assessment - Mitigation measures may be required with some unavoidable impacts.</p> <p>Site visit:</p> <p>The site is predominantly flat agricultural land, open in nature with some undulating topography and limited tree and hedge coverage. In close proximity to the A57 Manchester Road, it is accessed off Broad Lane. There is no boundary treatment to the site with Broad Lane and there is open access into the site along the length of Broad Lane.</p> <p>The northern boundary of the site is with a Public Right of Way with agricultural fields beyond, the eastern boundary is with Broad Lane, a Public Right of Way and open fields beyond, the southern boundary is with the A57 Manchester Road with further open fields beyond, and the western boundary is a Public Right of Way and the M6 Motorway slip roads.</p> <p>The entire site is within Flood zones 2 & 3 and part of the western end of the site is within the Buffer Zone of the M6 Motorway Air Quality Management Area, with the southern end of the site being within the Woolston Eyes SSSI Development Buffer Zone.</p> <p>Economic Development Needs Assessment Conclusions:</p> <p>The site is graded ‘D’ in the context of the Council’s EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington’s employment land needs.</p> <p>Local Plan Objectives:</p> <p>The low EDNA Grade limits any positive contribution the site can make to providing employment land to meet Warrington’s future needs in accordance with Objective W1. The site is unlikely to contribute to wider infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with the wider aims of Objective W1 and Objective W4. The site could form part of a wider urban extension to the east of Warrington, but this is not considered a reasonable option given the significant environmental constraints and is therefore not being taken forward in the draft Local Plan.</p> <p>This site has also been submitted in January 2019 for a mix of B class uses as part of a wider site reference R18/P2/143. Site R18/P2/143 includes the following sites; R18/020, R18/135 (part), R18/021A, R18/024 and R18/025.</p> <p>Whilst the scale of development proposed in the wider site could potentially result in a greater contribution towards infrastructure improvements, the sites separation from the main urban area would limit the contribution this infrastructure would make to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with Objectives W1 and W4. It would also result in a large area of Green Belt that makes a strong contribution to Green Belt purposes, contrary to Objective W2.</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is graded ‘D’ in the context of the Council’s EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington’s employment land needs.</p> <p>The site is likely to require mitigation measures and have some unavoidable impacts.</p> <p>The site is available and is being promoted through the Local Plan process.</p> <p>Development of the site is less likely to be achievable given the EDNA Grade ‘D’ rating.</p> <p>This site and the wider site perform poorly against the Local Plan Objectives for the Borough.</p> <p>SITE CONCLUSION:</p> <p>Taking into account and balancing a range of factors, this site and the wider site is <i>not selected</i> as a suitable site to meet the Council’s economic development needs.</p>	

Subject

Employment Proformas – Site Selection

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Site Ref: R18/021A (Parcel of R18/P2/131A)

Site Name	Site east of J21, M6 (Site 6919)				
Site Address	Site east of J21, M6, south of Manchester Road & north River Mersey (Site 6919)				
Ward	Rixton & Woolston				
Existing Use	Agricultural				
Gross Site Area (Ha)	7.54				
Net: Developable Site Area (Ha)					
Site Potential (capacity)					
Green Belt Assessment	General Area Assessment Parcel Reference: 23 General Area Assessment Parcel Result: Strong Green Belt Parcel Reference: R18/021A Green Belt Parcel Result: Strong				
Suitability		Availability		Achievability	
Criteria	<ul style="list-style-type: none"> Promotes sustainable growth Unlikely to have a major impact on trends Mitigation may be required/unavoidable impacts Mitigation likely to be required/unavoidable impacts 	Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land?	Employment land proposed.				
Distance to Principal Road Network by vehicle?	Within 1 Mile of Principal Road Network.				
Is there a physical point of highway access into the site?	No existing access.	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate viability
How close is the site to key employment sites?	Approx. 258m from Juniper Lane Martinscroft.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
Is the area supported by community facilities? (Village)	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes

Subject

Employment Proformas – Site Selection








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halls, places of worship, community centres)		4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	No
How accessible is the site to the nearest primary school on foot?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is developer interest and/or demand and no known potential abnormal development costs. EDNA site Grade 'D'.	
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service? 	Within 200m of bus stop.				
How accessible is the site to the nearest train station? 	Within 5km of Birchwood Station.				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality? 	Site is not within an AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination? 	Not identified.				
Would allocation of the site result in the loss of High Quality Agricultural Land? 	Grade 2 and Grade 3 agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency? 	Site does not fall within a Groundwater Source Protection Zone.				
Is the site (or part of) within an identified flood zone? 	Site within flood zone 2 and 3				
Is there potential for safeguarded or identified mineral reserves to be sterilised? 	Site is within a Sand and Gravel MSA.				
What is the proximity of the site to designated heritage assets? 	Approx. 200m away from Milestone.				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	Development could be managed so as to not impact upon the setting of heritage assets.				

Subject

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<p>Capacity of the landscape to accommodate development while respecting its character.</p> 	<p>Class 1 Undulating Enclosed Farmland</p>		
<p>Could allocation of the site have a potential impact on a European Site SPA or SAC?</p> 	<p>Yes.</p>		
<p>Could allocation of the site have a potential impact on a SSSI?</p> 	<p>No impacts.</p>		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?</p> 	<p>Yes with BAP Wetlands and Grassland Habitat and Woodland and Orchard Habitat.</p>		
<p>What is the potential impact on TPOs?</p> 	<p>None.</p>		
<p>Would allocation of the site result in the use of previously developed land?</p> 	<p>Site is greenfield</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Mixed Assessment - Mitigation measures may be required with some unavoidable impacts.</p> <p>Site visit: The site is relatively flat agricultural land with some undulating topography across the site, with Statham Lane track off the main A57 Manchester Road bordering the site. There are some mature and semi mature hedging and tree coverage to the boundaries. The northern boundary of the site is with the A57 Manchester Road, the eastern boundary is with a farm and associated outbuildings; the southern boundary is with a Public Right of Way and the River Mersey, and the western boundary is with a further Public Right of Way; Statham Lane track and open fields beyond.</p> <p>The site is also within the 500m SSSI Buffer for Woolston Eyes SSSI, as well as being within Flood zones 2 & 3. The assessment of the site in Green Belt terms concluded that the parcel of land makes a strong contribution. The land is also identified as being potentially contaminated land and this would therefore require further investigation.</p> <p>Economic Development Needs Assessment Conclusions: The site is graded 'D' in the context of the Council's EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington's employment land needs.</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability The site is graded 'D' in the context of the Council's EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington's employment land needs.</p> <p>The site is likely to require mitigation measures and have some unavoidable impacts.</p> <p>The site is available and is being promoted through the Local Plan process.</p> <p>Development of the site is less likely to be achievable given the EDNA Grade 'D' rating.</p> <p>This site and the wider site perform poorly against the Local Plan Objectives for the Borough.</p> <p>SITE CONCLUSION: Taking into account and balancing a range of factors, this site and the wider site is <i>not selected</i> as a suitable site to meet the Council's economic development needs.</p>	

Subject

Employment Proformas – Site Selection

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Local Plan Objectives:

The low EDNA Grade limits any positive contribution the site can make to providing employment land to meet Warrington's future needs in accordance with Objective W1. The site is unlikely to contribute to wider infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with the wider aims of Objective W1 and Objective W4. The site could form part of a wider urban extension to the east of Warrington, but this is not considered a reasonable option given the significant environmental constraints and is therefore not being taken forward in the draft Local Plan.

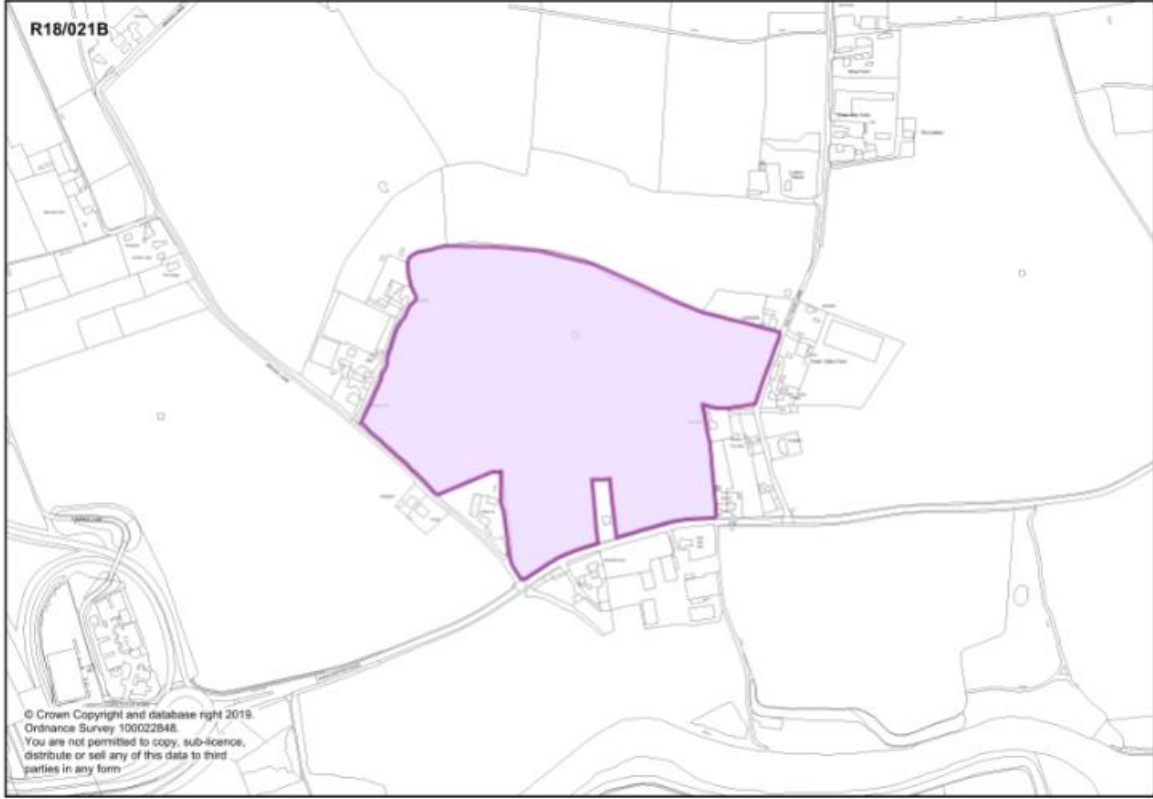
This site has also been submitted in January 2019 for a mix of B class uses as part of a wider site reference R18/P2/143. Site R18/P2/143 includes the following sites; R18/020, R18/135 (part), R18/021A, R18/024 and R18/025.

Whilst the scale of development proposed in the wider site could potentially result in a greater contribution towards infrastructure improvements, the sites separation from the main urban area would limit the contribution this infrastructure would make to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with Objectives W1 and W4. It would also result in a large area of Green Belt that makes a strong contribution to Green Belt purposes, contrary to Objective W2.

Subject Employment Proformas – Site Selection

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Site Ref: R18/021B (Parcel of R18/P2/131A)

Site Name	Site east of J21, M6 (Site 8160)				
Site Address	Site east of J21, M6, east of Brook Lane (Site 8160)				
Ward	Rixton & Woolston				
Existing Use	Agricultural				
Gross Site Area (Ha)	12.66				
Net: Developable Site Area (Ha)					
Site Potential (capacity)	Mixed use				
Green Belt Assessment	General Area Assessment Parcel Reference: 4 General Area Assessment Parcel Result: Moderate Green Belt Parcel Reference: R18/021B Green Belt Parcel Result: Strong				
Suitability		Availability		Achievability	
Criteria	<ul style="list-style-type: none"> Promotes sustainable growth Unlikely to have a major impact on trends Mitigation may be required/unavoidable impacts Mitigation likely to be required/unavoidable impacts 	Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land?	Employment land proposed.				
Distance to Principal Road Network by vehicle?	Within 1 Mile of Principal Road Network.				
Is there a physical point of highway access into the site?	Yes, from Brook Lane.	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate vitality
How close is the site to key employment sites?	Approx. 559m from Juniper Lane Martinscroft	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes

Subject

Employment Proformas – Site Selection








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Is the area supported by community facilities? (Village halls, places of worship, community centres)?	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes
		4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	
How accessible is the site to the nearest primary school on foot?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is developer interest and/or demand and no known potential abnormal development costs. EDNA site Grade 'D'.	
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service? ■	Within 200m of bus stop.				
How accessible is the site to the nearest train station? ■	Within 5km of Birchwood Station.				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality? ■	Site is not within an AQMA				
Could development of the site lead to the remediation of land potentially affected by contamination? ■	Not identified.				
Would allocation of the site result in the loss of High Quality Agricultural Land? ■	Mix of Grade 1 and Grade 2.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency? ■	Site does not fall within a Groundwater Source Protection Zone.				
Is the site (or part of) within an identified flood zone? ■	Site within flood zone 2 and 3				
Is there potential for safeguarded or identified mineral reserves to be sterilised? ■	Site is within a Sand and Gravel MSA.				
What is the proximity of the site to designated heritage assets? ■	Approx. 20m away from Milestone.				

Subject

Employment Proformas – Site Selection

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<p>What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment? </p>	<p>Further investigation required.</p>		
<p>Capacity of the landscape to accommodate development while respecting its character. </p>	<p>Class 2 Mossland Landscape Farmland.</p>		
<p>Could allocation of the site have a potential impact on a European Site SPA or SAC? </p>	<p>Yes Rixton Clay Pits SAC.</p>		
<p>Could allocation of the site have a potential impact on a SSSI? </p>	<p>Yes Woolston Eyes SSSI.</p>		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)? </p>	<p>No Impacts.</p>		
<p>What is the potential impact on TPOs? </p>	<p>None.</p>		
<p>Would allocation of the site result in the use of previously developed land? </p>	<p>Site is greenfield.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Mixed Assessment - Mitigation measures may be required with some unavoidable impacts.</p> <p><u>Site visit: (desk top analysis)</u></p> <p>The site is relatively flat with some undulating topography; the site is currently in agricultural use with some sporadic mature and semi mature trees and hedging cover, with open filed access from Brook Lane, just off the A57 Manchester Road. Pylons also cross the site.</p> <p>The northern boundary is with a field ditch and open fields beyond, the eastern boundary is with some sporadic residential development, Holly Bush Lane and in part a Public Right of Way, the southern boundary is with the A57 Manchester Road, and the western boundary is with Brook Lane and an existing and operational nursery.</p> <p>The site is also within the 500m SSSI Buffer for Woolston Eyes SSSI, is designated as part of Rixton Moss Local Wildlife Site; with some of the western part of the site within Flood zones 2 & 3.</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is graded ‘D’ in the context of the Council’s EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington’s employment land needs.</p> <p>The site is likely to require mitigation measures and have some unavoidable impacts.</p> <p>The site is available and is being promoted through the Local Plan process.</p> <p>Development of the site is less likely to be achievable given the EDNA Grade ‘D’ rating.</p> <p>The site performs poorly against the Local Plan Objectives for the Borough.</p> <p>SITE CONCLUSION:</p> <p>Taking into account and balancing a range of factors, the site is <i>not selected</i> as a suitable site to meet the Council’s economic development needs.</p>	

Subject

Employment Proformas – Site Selection

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Economic Development Needs Assessment Conclusions:

The site is graded 'D' in the context of the Council's EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington's employment land needs.

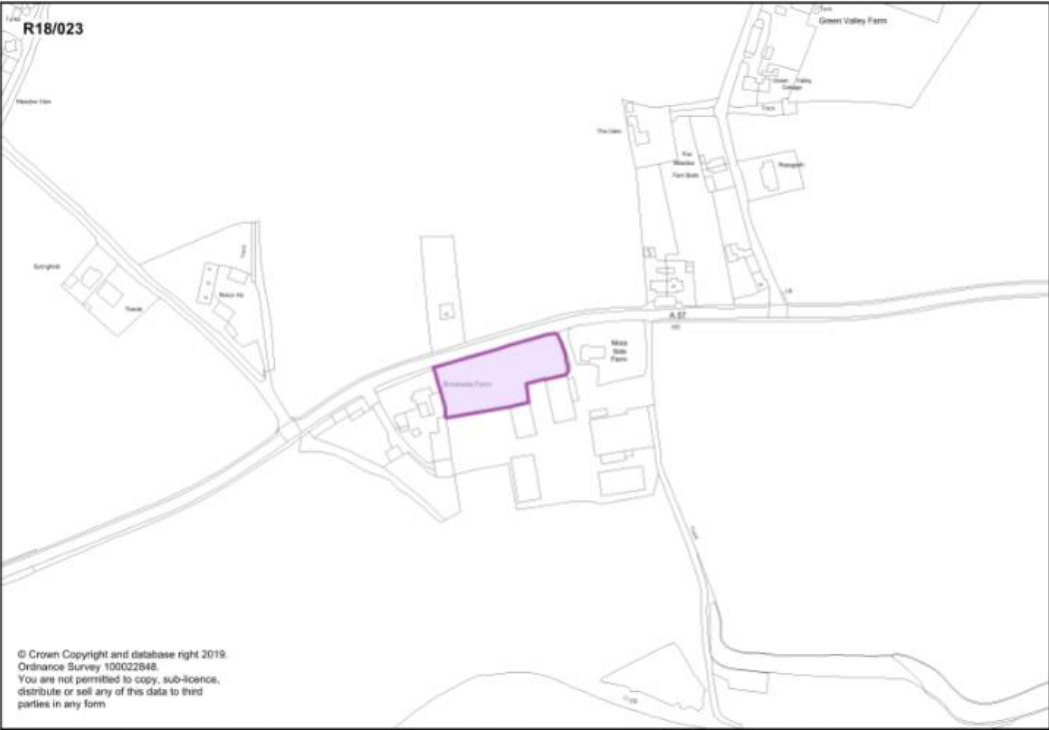
Local Plan Objectives:

The low EDNA Grade limits any positive contribution the site can make to providing employment land to meet Warrington's future needs in accordance with Objective W1. The site is unlikely to contribute to wider infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with the wider aims of Objective W1 and Objective W4. The site could form part of a wider urban extension to the east of Warrington, but this is not considered a reasonable option given the significant environmental constraints and is therefore not being taken forward in the draft Local Plan.

Subject Employment Proformas – Site Selection

[Click here to enter text.](#)

Site Ref: R18/023 (Parcel of R18/P2/131A)

Site Name	Site east of J21, M6 (Site 8939)				
Site Address	Site east of J21, M6, Brookside Farm (Site 8939)				
Ward	Rixton & Woolston				
Existing Use	Agricultural				
Gross Site Area (Ha)	0.30				
Net: Developable Site Area (Ha)					
Site Potential (capacity)	Mixed use				
Green Belt Assessment	General Area Assessment Parcel Reference: 23 General Area Assessment Parcel Result: Strong Green Belt Parcel Reference: R18/023 Green Belt Parcel Result: Strong				
Suitability		Availability		Achievability	
Criteria	<div style="display: flex; flex-direction: column; gap: 5px;"> <div> Promotes sustainable growth</div> <div> Unlikely to have a major impact on trends</div> <div> Mitigation may be required/unavoidable impacts</div> <div> Mitigation likely to be required/unavoidable impacts</div> </div>	Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land? 	Employment land proposed.				
Distance to Principal Road Network by vehicle? 	Within 1 Mile of Principal Road Network.				
Is there a physical point of highway access into the site? 	No existng access.	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
How close is the site to key employment sites? 	Approx. 359m from Juniper Lane Martinscroft	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
Is the area supported by community facilities? (Village halls, places of worship,	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes

Subject

Employment Proformas – Site Selection








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community centres)		4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	No
How accessible is the site to the nearest primary school on foot?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is developer interest and/or demand and no known potential abnormal development costs. EDNA site Grade 'D'.	
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service?	Within 200m of bus stop.				
How accessible is the site to the nearest train station?	Within 5km of Birchwood Station.				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality?	Site is not within an AQMA				
Could development of the site lead to the remediation of land potentially affected by contamination?	Not identified.				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Grade 2 agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Site does not fall within a Groundwater Source Protection Zone.				
Is the site (or part of) within an identified flood zone?	Site within flood zone 2.				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Site is within a Sand and Gravel MSA.				
What is the proximity of the site to designated heritage assets?	Approx. 72m away from Milestone.				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	Development could be managed so as to not impact upon the setting of heritage assets.				

Subject

Employment Proformas – Site Selection

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<p>Capacity of the landscape to accommodate development while respecting its character.</p> 	<p>Class 1 Undulating Enclosed Farmland</p>		
<p>Could allocation of the site have a potential impact on a European Site SPA or SAC?</p> 	<p>Rixton Clay Pits SAC.</p>		
<p>Could allocation of the site have a potential impact on a SSSI?</p> 	<p>Woolston Eyes SSSI.</p>		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?</p> 	<p>No impacts.</p>		
<p>What is the potential impact on TPOs?</p> 	<p>None.</p>		
<p>Would allocation of the site result in the use of previously developed land?</p> 	<p>Site is greenfield with farm buildings.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Mixed Assessment - Mitigation measures may be required with some unavoidable impacts.</p> <p>Site visit (desktop analysis)</p> <p>Land is predominantly flat with field boundaries and farm buildings, surrounded by open fields and some buildings. The M6 lies to the west, Manchester Road lies to the north of the site.</p> <p>Economic Development Needs Assessment Conclusions:</p> <p>The site is graded ‘D’ in the context of the Council’s EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington’s employment land needs.</p> <p>Local Plan Objectives:</p> <p>The low EDNA Grade limits any positive contribution the site can make to providing employment land to meet Warrington’s future needs in accordance with Objective W1. The site is unlikely to contribute to wider infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with the wider aims of Objective W1 and Objective W4. The site could form part of a wider urban extension to the east of Warrington, but this is not considered a reasonable option given the significant environmental constraints and is therefore not being taken forward in the draft Local Plan.</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is graded ‘D’ in the context of the Council’s EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington’s employment land needs.</p> <p>The site is likely to require mitigation measures and have some unavoidable impacts.</p> <p>The site is available and is being promoted through the Local Plan process.</p> <p>Development of the site is less likely to be achievable given the EDNA Grade ‘D’ rating.</p> <p>The site performs poorly against the Local Plan Objectives for the Borough.</p> <p>SITE CONCLUSION:</p> <p>Taking into account and balancing a range of factors, the site is <i>not selected</i> as a suitable site to meet the Council’s economic development needs.</p>	

Subject

Employment Proformas – Site Selection

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Site Ref: R18/025 (Parcel of R18/P2/131A)

Site Name	Site east of J21, M6 (Site 1833)				
Site Address	Site east of J21, M6, adjacent to Moss Side Farm (Site 1833)				
Ward	Rixton & Woolston				
Existing Use	Agricultural				
Gross Site Area (Ha)	7.56				
Net: Developable Site Area (Ha)					
Site Potential (capacity)	Mixed use				
Green Belt Assessment	General Area Assessment Parcel Reference: 23 General Area Assessment Parcel Result: Strong Green Belt Parcel Reference: R18/025 Green Belt Parcel Result: Strong				
Suitability		Availability		Achievability	
Criteria	<ul style="list-style-type: none"> Promotes sustainable growth Unlikely to have a major impact on trends Mitigation may be required/unavoidable impacts Mitigation likely to be required/unavoidable impacts 	Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land?	Employment land proposed.				
Distance to Principal Road Network by vehicle?	Within 1 Mile of Principal Road Network.				
Is there a physical point of highway access into the site?	No existing access.	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate viability
How close is the site to key employment sites?	Approx. 811m from Juniper Lane Martinscroft.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes

Subject

Employment Proformas – Site Selection








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Is the area supported by community facilities? (Village halls, places of worship, community centres)?	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes
		4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes, small section of land is potentially contaminated.
How accessible is the site to the nearest primary school on foot?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is developer interest and/or demand and some potential abnormal development costs. EDNA site Grade 'D'.	
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service?	Within 200m of bus stop.				
How accessible is the site to the nearest train station?	Within 5km of Birchwood Station.				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality?	Site is not within an AQMA				
Could development of the site lead to the remediation of land potentially affected by contamination?	Potentially contaminated land.				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Grade 2 agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Yes Groundwater Source Protection Zone 3.				
Is the site (or part of) within an identified flood zone?	Site within flood zone 2 and 3.				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Site is within a Sand and Gravel MSA and within the buffer.				
What is the proximity of the site to designated heritage assets?	Milestone within site boundary.				

Subject

Employment Proformas – Site Selection

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<p>What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment? </p>	<p>Development could be managed so as to not impact upon the setting of heritage assets.</p>		
<p>Capacity of the landscape to accommodate development while respecting its character. </p>	<p>Class 1 Undulating Enclosed Farmland.</p>		
<p>Could allocation of the site have a potential impact on a European Site SPA or SAC? </p>	<p>Nearest site Approx. 54m from Woolston Eyes SSSI and Approx. 1088m from Rixton Clay Pits SAC.</p>		
<p>Could allocation of the site have a potential impact on a SSSI? </p>			
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)? </p>	<p>Yes, BAP Wetlands and Grassland Habitat.</p>		
<p>What is the potential impact on TPOs? </p>	<p>None.</p>		
<p>Would allocation of the site result in the use of previously developed land? </p>	<p>Site is greenfield</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Mixed Assessment - Mitigation measures may be required with some unavoidable impacts.</p> <p>Site visit:</p> <p>The site is relatively flat open agricultural land with some mature tree cover to its boundaries, with the south western end of the site being within Flood zone 2 & 3. The site is adjacent to the main A57 Manchester Road and the whole site is within the 500m Woolston Eyes SSSI Buffer Zone.</p> <p>The northern boundary of the site is with the main A57 Manchester Road, the eastern boundary is with a mature wooded area, the southern boundary is with a Public Right of Way and the River Mersey, with the western boundary being with an access track and open agricultural fields beyond.</p> <p>The assessment of the site in Green Belt terms concluded that the parcel of land makes a strong contribution. The land is also identified as being potentially contaminated land and this would therefore require further investigation.</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is graded ‘D’ in the context of the Council’s EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington’s employment land needs.</p> <p>The site is likely to require mitigation measures and have some unavoidable impacts.</p> <p>The site is available and is being promoted through the Local Plan process.</p> <p>Development of the site is less likely to be achievable given the EDNA Grade ‘D’ rating.</p> <p>This site and the wider site perform poorly against the Local Plan Objectives for the Borough.</p> <p>SITE CONCLUSION:</p> <p>Taking into account and balancing a range of factors, this site and the wider site is <i>not selected</i> as a suitable site to meet the Council’s economic development needs.</p>	

Subject

Employment Proformas – Site Selection

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Economic Development Needs Assessment Conclusions:

The site is graded 'D' in the context of the Council's EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington's employment land needs.

Local Plan Objectives:

The low EDNA Grade limits any positive contribution the site can make to providing employment land to meet Warrington's future needs in accordance with Objective W1. The site is unlikely to contribute to wider infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with the wider aims of Objective W1 and Objective W4. The site could form part of a wider urban extension to the east of Warrington, but this is not considered a reasonable option given the significant environmental constraints and is therefore not being taken forward in the draft Local Plan.

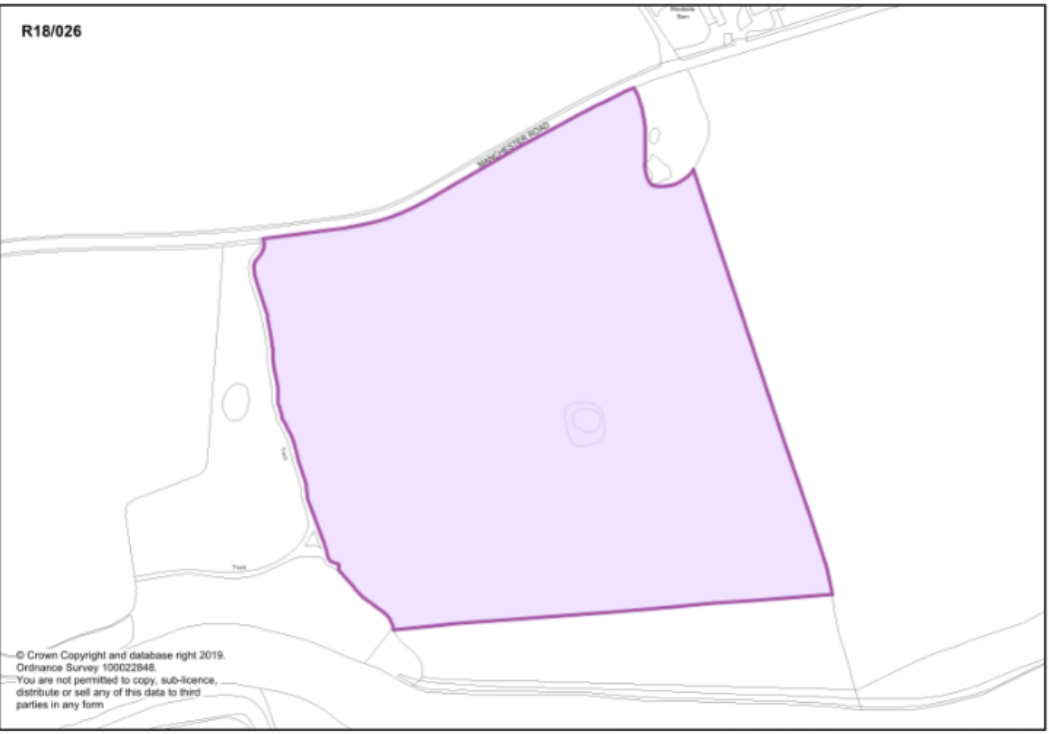
This site has also been submitted in January 2019 for a mix of B class uses as part of a wider site reference R18/P2/143. Site R18/P2/143 includes the following sites; R18/020, R18/135 (part), R18/021A, R18/024 and R18/025.

Whilst the scale of development proposed in the wider site could potentially result in a greater contribution towards infrastructure improvements, the sites separation from the main urban area would limit the contribution this infrastructure would make to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with Objectives W1 and W4. It would also result in a large area of Green Belt that makes a strong contribution to Green Belt purposes, contrary to Objective W2.

Subject Employment Proformas – Site Selection

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Site Ref: R18/026 (Parcel of R18/P2/131A)

Site Name	Site east of J21, M6 (Site 5636)				
Site Address	Site east of J21, M6, adjacent to Swithen Hill Wood (Site 5636)				
Ward	Rixton & Woolston				
Existing Use	Agricultural				
Gross Site Area (Ha)	9.33				
Net: Developable Site Area (Ha)					
Site Potential (capacity)	Mixed use				
Green Belt Assessment	General Area Assessment Parcel Reference: 23 General Area Assessment Parcel Result: Strong Green Belt Parcel Reference: R18/026 Green Belt Parcel Result: Strong				
Suitability		Availability		Achievability	
Criteria	<div style="display: flex; flex-direction: column; gap: 5px;"> <div> Promotes sustainable growth</div> <div> Unlikely to have a major impact on trends</div> <div> Mitigation may be required/unavoidable impacts</div> <div> Mitigation likely to be required/unavoidable impacts</div> </div>	Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land?	Employment land proposed.				
Distance to Principal Road Network by vehicle?	Within 1 Mile of Principal Road Network.				
Is there a physical point of highway access into the site?	Yes, from Manchester Road.	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate viability
How close is the site to key employment sites?	Approx. 1198m from Juniper Lane Martinscroft	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
Is the area supported by community facilities? (Village	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes

Subject

Employment Proformas – Site Selection








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halls, places of worship, community centres)		4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	No
How accessible is the site to the nearest primary school on foot?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is developer interest and/or demand and no known potential abnormal development costs. EDNA site Grade 'D'.	
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service?	Within 200m of bus stop.				
How accessible is the site to the nearest train station?	Within 5km of Glazebrook Station.				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality?	Site is not within an AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination?	Not identified.				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Grade 2 agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	6.51% Overlap with Groundwater Source Protection Zone 3.				
Is the site (or part of) within an identified flood zone?	Site within flood zone 1				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Site is within a Sand and Gravel MSA and within the buffer.				
What is the proximity of the site to designated heritage assets?	Approx. 361m away from Milestone.				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	Development could be managed so as to not impact upon the setting of heritage assets.				

Subject

Employment Proformas – Site Selection

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<p>Capacity of the landscape to accommodate development while respecting its character.</p> 	<p>Class 1 Undulating Enclosed Farmland.</p>		
<p>Could allocation of the site have a potential impact on a European Site SPA or SAC?</p> 	<p>Within Rixton Clay Pits SAC catchment area.</p>		
<p>Could allocation of the site have a potential impact on a SSSI?</p> 	<p>Adjacent to Woolston Eyes SSSI.</p>		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?</p> 	<p>Yes, BAP Wetlands and Grassland Habitat.</p>		
<p>What is the potential impact on TPOs?</p> 	<p>None.</p>		
<p>Would allocation of the site result in the use of previously developed land?</p> 	<p>Site is greenfield.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Mixed Assessment - Mitigation measures may be required with some unavoidable impacts.</p> <p>Site visit:</p> <p>The site is flat open agricultural land with some mature tree cover to its boundaries, with a small pond to the centre of the site. The site is adjacent to the main A57 Manchester Road, where there is an existing open field access into the site and the whole site is within the 500m Woolston Eyes SSSI Buffer Zone.</p> <p>The eastern part of the site is within the Outer Health and Safety Pipeline Zone for National Grid Gas Pipeline 15 Feeder Warrington.</p> <p>The northern boundary of the site is with the main A57 Manchester Road, the eastern boundary is with open agricultural land, the southern boundary is with site R18/027 and the River Mersey, with the western boundary being with a Public Right of Way, and a mature wooded area with open agricultural fields beyond.</p> <p>The assessment of the site in Green Belt terms concluded that the parcel of land makes a strong contribution. The land is also identified as being potentially contaminated land and this would therefore require further investigation.</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is graded ‘D’ in the context of the Council’s EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington’s employment land needs.</p> <p>The site is likely to require mitigation measures and have some unavoidable impacts.</p> <p>The site is available and is being promoted through the Local Plan process.</p> <p>Development of the site is less likely to be achievable given the EDNA Grade ‘D’ rating.</p> <p>The site performs poorly against the Local Plan Objectives for the Borough.</p> <p>SITE CONCLUSION:</p> <p>Taking into account and balancing a range of factors, the site is <i>not selected</i> as a suitable site to meet the Council’s economic development needs.</p>	

Subject

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Economic Development Needs Assessment Conclusions:

The site is graded 'D' in the context of the Council's EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington's employment land needs.

Local Plan Objectives:


The low EDNA Grade limits any positive contribution the site can make to providing employment land to meet Warrington's future needs in accordance with Objective W1. The site is unlikely to contribute to wider infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with the wider aims of Objective W1 and Objective W4. The site could form part of a wider urban extension to the east of Warrington, but this is not considered a reasonable option given the significant environmental constraints and is therefore not being taken forward in the draft Local Plan.

Subject

Employment Proformas – Site Selection

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Site Ref: R18/028 (Parcel of R18/P2/131A)

Site Name	Site east of J21, M6 (Site 5371)				
Site Address	Site east of J21, M6, north of Swithen Hill Wood (Site 5371)				
Ward	Rixton & Woolston				
Existing Use	Agricultural				
Gross Site Area (Ha)	0.79				
Net: Developable Site Area (Ha)					
Site Potential (capacity)	Mixed use				
Green Belt Assessment	General Area Assessment Parcel Reference: 4 General Area Assessment Parcel Result: Moderate Green Belt Parcel Reference: R18/028 Green Belt Parcel Result: Strong				
Suitability		Availability		Achievability	
Criteria	<ul style="list-style-type: none"> Promotes sustainable growth Unlikely to have a major impact on trends Mitigation may be required/unavoidable impacts Mitigation likely to be required/unavoidable impacts 	Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land?	Employment land proposed.				
Distance to Principal Road Network by vehicle?	Within 200 m of Principal Road Network.				
Is there a physical point of highway access into the site?	Yes, from Manchester Road.	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate viability
How close is the site to key employment sites?	Approx. 1158m from Juniper Lane Martinscroft	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
Is the area supported by community facilities? (Village	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes

Subject

Employment Proformas – Site Selection








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halls, places of worship, community centres)?		4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	No
How accessible is the site to the nearest primary school on foot?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is developer interest and/or demand and no known potential abnormal development costs. EDNA site Grade 'D'.	
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service?	Within 200m of bus stop.				
How accessible is the site to the nearest train station?	Within 5km of Birchwood Station.				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality?	Site is not within an AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination?	Not identified.				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Grade 2 agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Site does not fall within a Groundwater Source Protection Zone.				
Is the site (or part of) within an identified flood zone?	Site within flood zone 1				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Site is within a Sand and Gravel MSA and within the buffer.				
What is the proximity of the site to designated heritage assets?	Approx. 329m away from Milestone.				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	Development could be managed so as to not impact upon the setting of heritage assets.				

Subject

Employment Proformas – Site Selection

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<p>Capacity of the landscape to accommodate development while respecting its character.</p> 	<p>Class 2 Mossland Landscape.</p>		
<p>Could allocation of the site have a potential impact on a European Site SPA or SAC?</p> 	<p>Yes, Rixton Clay Pits SAC.</p>		
<p>Could allocation of the site have a potential impact on a SSSI?</p> 	<p>Yes, Woolston Eyes SSSI.</p>		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?</p> 	<p>Yes, BAP Wetlands and Grassland Habitat and Woodland and Orchard Habitat.</p>		
<p>What is the potential impact on TPOs?</p> 	<p>None.</p>		
<p>Would allocation of the site result in the use of previously developed land?</p> 	<p>Site is greenfield.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Mixed Assessment - Mitigation measures may be required with some unavoidable impacts.</p> <p>Site visit: Adjacent to the main A57 Manchester Road where there is an existing field access into the site, the site is flat open agricultural land, it is part of the Rixton Moss Local Wildlife Site and also wholly within the Rixton Moss SSSI Buffer Zone.</p> <p>The northern boundary is a low level field ditch with open agricultural land beyond, the eastern boundary is open to further agricultural land, the western boundary is with the main A57 Manchester Road, and the western boundary is also with a low level field ditch and open agricultural land beyond.</p> <p>The assessment of the site in Green Belt terms concluded that the parcel of land makes a strong contribution.</p> <p>Economic Development Needs Assessment Conclusions: The site is graded ‘D’ in the context of the Council’s EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington’s employment land needs.</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability The site is graded ‘D’ in the context of the Council’s EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington’s employment land needs.</p> <p>The site is likely to require mitigation measures and have some unavoidable impacts.</p> <p>The site is available and is being promoted through the Local Plan process.</p> <p>Development of the site is less likely to be achievable given the EDNA Grade ‘D’ rating.</p> <p>The site performs poorly against the Local Plan Objectives for the Borough.</p> <p>SITE CONCLUSION: Taking into account and balancing a range of factors, the site is <i>not selected</i> as a suitable site to meet the Council’s economic development needs.</p>	

Subject

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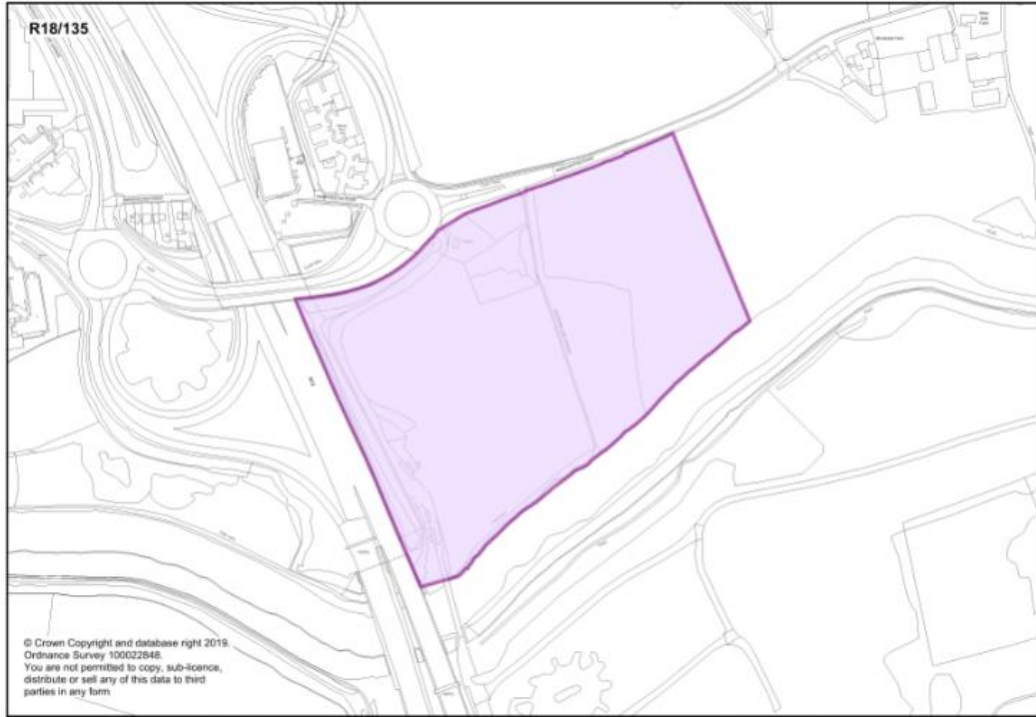
Local Plan Objectives:

The low EDNA Grade limits any positive contribution the site can make to providing employment land to meet Warrington's future needs in accordance with Objective W1. The site is unlikely to contribute to wider infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with the wider aims of Objective W1 and Objective W4. The site could form part of a wider urban extension to the east of Warrington, but this is not considered a reasonable option given the significant environmental constraints and is therefore not being taken forward in the draft Local Plan.

Subject Employment Proformas – Site Selection

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Site Ref: R18/135

Site Name	Stantham Meadows				
Site Address	Stantham Meadows, adjacent to M6 motorway				
Ward	Rixton & Woolston				
Existing Use	Construction landfill site				
Gross Site Area (Ha)	12.80				
Net: Developable Site Area (Ha)					
Site Potential (capacity)	Mixed use				
Green Belt Assessment	General Area Assessment Parcel Reference: 23 General Area Assessment Parcel Result: Strong Green Belt Parcel Reference: R18/135 Green Belt Parcel Result: Moderate				
Suitability		Availability		Achievability	
Criteria	<ul style="list-style-type: none"> Promotes sustainable growth Unlikely to have a major impact on trends Mitigation may be required/unavoidable impacts Mitigation likely to be required/unavoidable impacts 	Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land?	Employment land proposed.				
Distance to Principal Road Network by vehicle?	Within 1 Mile of Principal Road Network.				
Is there a physical point of highway access into the site?	Yes, off roundabout from A57.	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate viability
How close is the site to key employment sites?	Approx. 153m from Juniper Lane Martinscroft.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes, owner is developer.
Is the area supported by community facilities? (Village)	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes

Subject

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halls, places of worship, community centres)?		4. Could the site be developed now?	No, could be available in 5 years.	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes, part of land is potentially contaminated.
How accessible is the site to the nearest primary school on foot?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the developer owner with no known ownership issues, site could be available in 5 years because remediation is required.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is developer interest and/or demand and potential abnormal development costs. EDNA site Grade 'D'.	
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service? 	Within 200m of bus stop.				
How accessible is the site to the nearest train station? 	Within 5km of Birchwood Station.				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality? 	Site is within an AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination? 	Potentially contaminated land.				
Would allocation of the site result in the loss of High Quality Agricultural Land? 	Grade 2 agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency? 	Site within a Groundwater Source Protection Zone 3.				
Is the site (or part of) within an identified flood zone? 	Site within flood zone 2 and 3.				
Is there potential for safeguarded or identified mineral reserves to be sterilised? 	Site is within a Sand and Gravel MSA.				
What is the proximity of the site to designated heritage assets? 	Approx. 399m away from Milestone.				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	Development could be managed so as to not impact upon the setting of heritage assets.				

Subject

Employment Proformas – Site Selection

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<p>Capacity of the landscape to accommodate development while respecting its character.</p> 	<p>Class 1 Undulating Enclosed Farmland.</p>		
<p>Could allocation of the site have a potential impact on a European Site SPA or SAC?</p> 	<p>Yes, Rixton Clay Pits SAC.</p>		
<p>Could allocation of the site have a potential impact on a SSSI?</p> 	<p>Yes, Woolston Eyes SSSI.</p>		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?</p> 	<p>Yes, BAP Wetlands and Grassland Habitat and Woodland and Orchard Habitat.</p>		
<p>What is the potential impact on TPOs?</p> 	<p>None.</p>		
<p>Would allocation of the site result in the use of previously developed land?</p> 	<p>Site is greenfield</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Mixed Assessment - Mitigation measures may be required with some unavoidable impacts.</p> <p>Site visit: The site is relatively flat agricultural land with some undulating topography across the site, some mature hedge coverage with Statham Lane track off the main A57 Manchester Road running through the site. There is also an existing service track access into the site off the A57/M6 Motorway roundabout.</p> <p>The northern boundary of the site is with the A57 Manchester Road, the eastern boundary is with open agricultural land; the southern boundary is with a Public Right of Way and the River Mersey, and the western boundary is with the M6 Motorway. The site is within the 500m SSSI Buffer for Woolston Eyes SSSI, within Flood zones 2 & 3, with part of the western site being within the M6 Motorway AQMA Buffer Zone.</p> <p>The assessment of the site in Green Belt terms concluded that the parcel of land makes a moderate contribution. The land is also identified as being potentially contaminated land and this would therefore require further investigation.</p> <p>Economic Development Needs Assessment Conclusions: The site is graded ‘D’ in the context of the Council’s EDNA (2019) and therefore performs poorly in terms of its contribution to</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability The site is graded ‘D’ in the context of the Council’s EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington’s employment land needs.</p> <p>The site is likely to require mitigation measures and have some unavoidable impacts.</p> <p>The site is available and is being promoted through the Local Plan process.</p> <p>Development of the site is less likely to be achievable given the EDNA Grade ‘D’ rating.</p> <p>This site and the wider site perform poorly against the Local Plan Objectives for the Borough.</p> <p>SITE CONCLUSION: Taking into account and balancing a range of factors, this site and the wider site is <i>not selected</i> as a suitable site to meet the Council’s economic development needs.</p>	

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meeting Warrington's employment land needs.

Local Plan Objectives:

The low EDNA Grade limits any positive contribution the site can make to providing employment land to meet Warrington's future needs in accordance with Objective W1. The site is unlikely to contribute to wider infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with the wider aims of Objective W1 and Objective W4. The site could form part of a wider urban extension to the east of Warrington, but this is not considered a reasonable option given the significant environmental constraints and is therefore not being taken forward in the draft Local Plan.

This site has also been submitted in January 2019 for a mix of B class uses as part of a wider site reference R18/P2/143. Site R18/P2/143 includes the following sites; R18/020, R18/135 (part), R18/021A, R18/024 and R18/025.

Whilst the scale of development proposed in the wider site could potentially result in a greater contribution towards infrastructure improvements, the sites separation from the main urban area would limit the contribution this infrastructure would make to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with Objectives W1 and W4. It would also result in a large area of Green Belt that makes a strong contribution to Green Belt purposes, contrary to Objective W2.

Subject

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Site Ref: R18/137

Site Name	Land Thelwall Lane West	<p>R18/137</p> <p>© Crown Copyright and database right 2019. Ordnance Survey 100022848. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.</p>			
Site Address	Land Thelwall Lane West				
Ward	Latchford East				
Existing Use	Short term leaseholders for open storage uses B8 and part canal side area				
Gross Site Area (Ha)	2.37				
Net: Developable Site Area (Ha)					
Site Potential (capacity)	Mixed use				
Green Belt Assessment	Site is not in Green Belt.				
Suitability		Availability		Achievability	
Criteria	<ul style="list-style-type: none"> Promotes sustainable growth Unlikely to have a major impact on trends Mitigation may be required/unavoidable impacts Mitigation likely to be required/unavoidable impacts 	Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land?	Employment land proposed.				
Distance to Principal Road Network by vehicle?	Within 1 Mile of Principal Road Network.				
Is there a physical point of highway access into the site?	Yes, from Thelwall Lane.	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate viability
How close is the site to key employment sites?	Adjacent to North Side of Latchford Locks	2. Is there an extant planning consent on the site?	Yes Planning ref: 2018/33436 2016/28847	2. Is there active developer interest in the site?	Yes
Is the area supported by community facilities? (Village	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes

Subject

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halls, places of worship, community centres)?		4. Could the site be developed now?	Not stated	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes, part of land is potentially contaminated.
How accessible is the site to the nearest primary school on foot?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the developer owner with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is developer interest and/or demand and potential abnormal development costs. EDNA site Grade 'D'.	
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service? 	Within 400 m of bus stop.				
How accessible is the site to the nearest train station? 	Within 5km of Warrington Bank Quay Station.				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality? 	Site is not within an AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination? 	Potentially contaminated land.				
Would allocation of the site result in the loss of High Quality Agricultural Land? 	Urban area.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency? 	Site does not fall within a Groundwater Source Protection Zone.				
Is the site (or part of) within an identified flood zone? 	Site within flood zone 2 and 3.				
Is there potential for safeguarded or identified mineral reserves to be sterilised? 	Site is within a Sand and Gravel MSA.				
What is the proximity of the site to designated heritage assets? 	Approx. 925m away from Thelwall Heys.				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	Development could be managed so as to not impact upon the setting of heritage assets.				

Subject

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<p>Capacity of the landscape to accommodate development while respecting its character.</p> 	N/A		
<p>Could allocation of the site have a potential impact on a European Site SPA or SAC?</p> 	No impact		
<p>Could allocation of the site have a potential impact on a SSSI?</p> 	Yes, Woolston SSSI.		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?</p> 	No impacts.		
<p>What is the potential impact on TPOs?</p> 	None.		
<p>Would allocation of the site result in the use of previously developed land?</p> 	Site is brownfield.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Majority Green - Unlikely to have a major impact upon trends, subject to appropriate mitigation measures.</p> <p>Site visit: (desktop analysis)</p> <p>Land is predominantly flat with residential properties to the west and south of the Manchester Ship Canal, industrial use to the north and The Eyes Canal Deposit Ground lies north east of site.</p> <p>Economic Development Needs Assessment Conclusions:</p> <p>The site is graded ‘D’ in the context of the Council’s EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington’s employment land needs.</p> <p>Local Plan Objectives:</p> <p>The low EDNA Grade limits any positive contribution the site can make to providing employment land to meet Warrington’s future needs in accordance with Objective W1. The site is unlikely to contribute to wider infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with the wider aims of Objective W1 and Objective W4.</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is graded ‘D’ in the context of the Council’s EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington’s employment land needs.</p> <p>The site is unlikely to have a major impact on trends.</p> <p>The site is available and is being promoted through the Local Plan process.</p> <p>Development of the site is less likely to be achievable given the EDNA Grade ‘D’ rating.</p> <p>The site performs poorly against the Local Plan Objectives for the Borough.</p> <p>SITE CONCLUSION:</p> <p>Taking into account and balancing a range of factors, the site is <i>not selected</i> as a suitable site to meet the Council’s economic development needs.</p>	

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Site Ref: R18/069

Site Name	Land at Gulliver’s World, Off Shackleton Close				
Site Address	Land at Gulliver’s World				
Ward	Site falls in Ward Westbrook and in Ward Chapelford & Old Hall				
Existing Use	Mixed use - theme park, hotel and museum				
Gross Site Area (Ha)	24.19				
Net: Developable Site Area (Ha)	10				
Site Potential (capacity)	B1(a), B1(b), C1, D1, D2.				
Green Belt Assessment	Urban Area				
Suitability		Availability		Achievability	
Criteria	<ul style="list-style-type: none"> Promotes sustainable growth Unlikely to have a major impact on trends Mitigation may be required/unavoidable impacts Mitigation likely to be required/unavoidable impacts 	Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land? 	Employment land proposed.				
Distance to Principal Road Network by vehicle? 	Within 1 Mile of Principal Road Network.				
Is there a physical point of highway access into the site? 	Yes, off Shackleton Close.	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate viability

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How close is the site to key employment sites? ■	Approx. 580m from Gemini	2. Is there an extant planning consent on the site?	Yes, Planning Ref: 2016/29502 2016/28049	2. Is there active developer interest in the site?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)?	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes
		4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes, part of land is potentially contaminated.
How accessible is the site to the nearest primary school on foot?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner/developer with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is owner/developer interest and/or demand and potential abnormal development costs. EDNA site Grade 'D'.	
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service? ■	Within 200m of bus stop.				
How accessible is the site to the nearest train station? ■	Within 3km of Sankey For Penketh Station.				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality? ■	Site is not within an AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination? ■	Potentially contaminated land.				
Would allocation of the site result in the loss of High Quality Agricultural Land? ■	Grade 2 and 3 agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency? ■	Site not within a Groundwater Source Protection Zone.				
Is the site (or part of) within an identified flood zone? ■	Part of site is within flood zone 2 and 3, however, predominantly in Flood zone 1.				
Is there potential for safeguarded or identified mineral reserves to be sterilised? ■	The site is within a Sand and Gravel mineral reserve including buffer. Given the separation distance between the urban area it is unlikely that proximal sterilisation would be an issue.				

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<p>What is the proximity of the site to designated heritage assets? ■</p>	<p>Approx. 289m from Bewsey Old Hall, Approx. 274m from Bewsey Old Hall Moated Site, Fishpond and connecting tunnel.</p>		
<p>What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment? ■</p>	<p>Development could be managed so as to not impact upon the setting of heritage assets.</p>		
<p>Capacity of the landscape to accommodate development while respecting its character. ■</p>	<p>No Overlap.</p>		
<p>Could allocation of the site have a potential impact on a European Site SPA or SAC? ■</p>	<p>No impacts.</p>		
<p>Could allocation of the site have a potential impact on a SSSI? ■</p>	<p>No impacts.</p>		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)? ■</p>	<p>Yes, BAP Wetlands and Grassland Habitat and Woodland and Orchard Habitat, further investigation required.</p>		
<p>What is the potential impact on TPOs? ■</p>	<p>Some group trees the subject of a TPO within the existing site boundary.</p>		
<p>Would allocation of the site result in the use of previously developed land? ■</p>	<p>Site is part greenfield/part brownfield.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Majority Green - Unlikely to have a major impact upon trends, subject to appropriate mitigation measures.</p> <p>Site visit: (desk top analysis)</p> <p>Land is situated off Shakleton Close, south west of Westbrook retail parks, within the urban area and access to M6 and M62 Motorway, residential properties beyond site boundary.</p> <p>Economic Development Needs Assessment Conclusions:</p> <p>The site is graded ‘D’ in the context of the Council’s EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington’s employment land needs.</p> <p>Local Plan Objectives:</p> <p>The low EDNA Grade limits any positive contribution the site can make to providing employment land to meet Warrington’s</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is graded ‘D’ in the context of the Council’s EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington’s employment land needs.</p> <p>The site is unlikely to have a major impact on trends.</p> <p>The site is available and is being promoted through the Local Plan process.</p> <p>Development of the site is less likely to be achievable given the EDNA Grade ‘D’ rating.</p> <p>The site performs poorly against the Local Plan Objectives for the Borough.</p> <p>SITE CONCLUSION:</p> <p>Taking into account and balancing a range of factors, the site is <i>not selected</i> as a suitable site to meet the Council’s economic development needs.</p>	

Subject

Employment Proformas – Site Selection

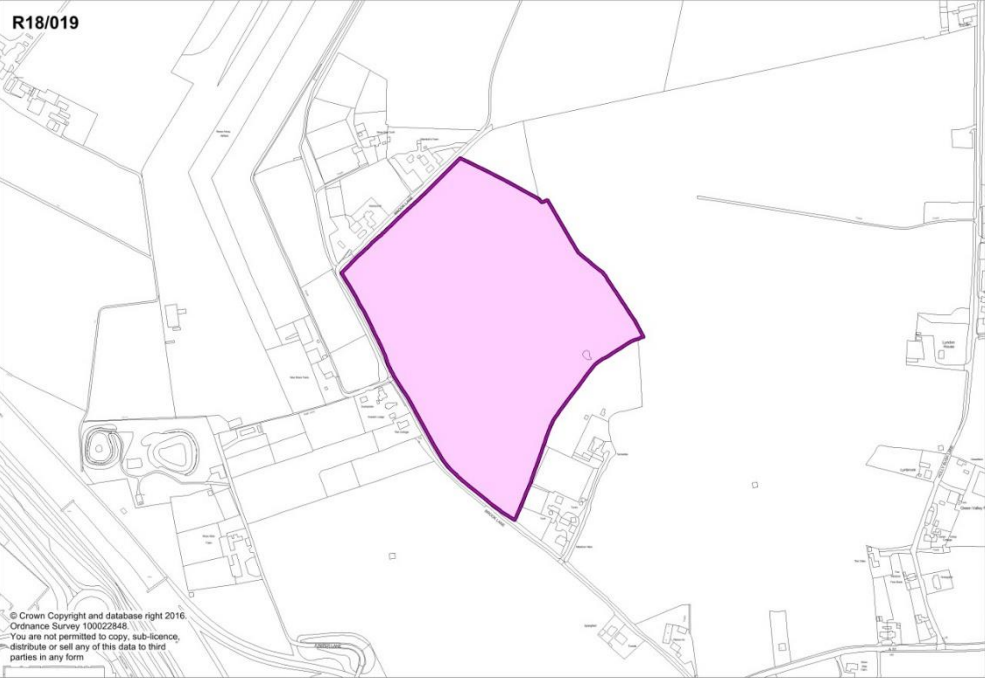
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future needs in accordance with Objective W1. The site is unlikely to contribute to wider infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with the wider aims of Objective W1 and Objective W4.	
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Subject Employment Proformas – Site Selection

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Site Ref: R18/019 (Parcel of R18/P2/131A)

Site Name	Site east of J21, M6 (Site 4690)				
Site Address	Site east of J21, M6 (Site 4690)				
Ward	Rixton & Woolston				
Existing Use	Agricultural				
Gross Site Area (Ha)	11.10				
Net: Developable Site Area (Ha)					
Site Potential (capacity)	Mixed use				
Green Belt Assessment	General Area Assessment Parcel Reference: 4 General Area Assessment Parcel Result: Moderate Green Belt Parcel Reference: R18/019 Green Belt Parcel Result: Strong				
Suitability		Availability		Achievability	
Criteria	<ul style="list-style-type: none"> Promotes sustainable growth Unlikely to have a major impact on trends Mitigation may be required/unavoidable impacts Mitigation likely to be required/unavoidable impacts 	Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land?	Employment land proposed.				
Distance to Principal Road Network by vehicle?	Within 1 Mile of Principal Road Network.				
Is there a physical point of highway access into the site?	Yes, from Brook Lane	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate viability
How close is the site to key employment sites?	Approx. 929m from Juniper Lane Martinscroft	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
Is the area supported by community facilities? (Village	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes

Subject

Employment Proformas – Site Selection








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halls, places of worship, community centres)?		4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes
How accessible is the site to the nearest primary school on foot?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner/developer with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is developer interest and/or demand and known potential abnormal development costs. EDNA site Grade 'D'.	
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service? 	Approx. 411m from bus stop.				
How accessible is the site to the nearest train station? 	Within 5km of Birchwood Station.				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality? 	Site is not within an AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination? 	Potential contaminated land.				
Would allocation of the site result in the loss of High Quality Agricultural Land? 	Mix of Grade 1 and Grade 2.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency? 	Site does not fall within a Groundwater Source Protection Zone.				
Is the site (or part of) within an identified flood zone? 	Site within flood zone 2 and 3.				
Is there potential for safeguarded or identified mineral reserves to be sterilised? 	Site is within a Sand and Gravel MSA and within the buffer.				
What is the proximity of the site to designated heritage assets? 	Approx. 553m away from Milestone.				

Subject

Employment Proformas – Site Selection

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<p>What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment? </p>	<p>Development could be managed so as to not impact upon the setting of heritage assets.</p>		
<p>Capacity of the landscape to accommodate development while respecting its character. </p>	<p>Class 2 Mossland Landscape</p>		
<p>Could allocation of the site have a potential impact on a European Site SPA or SAC? </p>	<p>Within 400m.</p>		
<p>Could allocation of the site have a potential impact on a SSSI? </p>	<p>Within 400m.</p>		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)? </p>	<p>Part of LWS.</p>		
<p>What is the potential impact on TPOs? </p>	<p>None.</p>		
<p>Would allocation of the site result in the use of previously developed land? </p>	<p>Site is greenfield.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Mixed Assessment - Mitigation measures may be required with some unavoidable impacts.</p> <p>Site visit:</p> <p>The site is relatively flat agricultural land, designated as part of Rixton Moss Local Wildlife Site and is accessed down Brook Lane, a narrow lane off the A57 Manchester Road. There is an existing access in to the site from Brook Lane, but for the majority of Brook Lane, a watercourse runs parallel to it. Parts of the site are also so within Flood zones 2 & 3, with limited tree coverage. The northern boundary of the site is with farm buildings and the open countryside beyond, the eastern boundary is with a field hedge and the open countryside, the southern boundary is with an existing and operational nursery, and the western boundary is with Brook Lane and a Public Right of way.</p> <p>A large proportion of the site is Grade 1 Agricultural Land and the assessment of the site in Green Belt terms concluded that the parcel of land makes a strong contribution. The land is also identified as being potentially contaminated land and this would therefore require further investigation.</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is graded ‘D’ in the context of the Council’s EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington’s employment land needs.</p> <p>The site is likely to require mitigation measures and have some unavoidable impacts.</p> <p>The site is available and is being promoted through the Local Plan process.</p> <p>Development of the site is less likely to be achievable given the EDNA Grade ‘D’ rating.</p> <p>The site performs poorly against the Local Plan Objectives for the Borough.</p> <p>SITE CONCLUSION:</p> <p>Taking into account and balancing a range of factors, the site is <i>not selected</i> as a suitable site to meet the Council’s economic development needs.</p>	

Subject

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Economic Development Needs Assessment Conclusions:

The site is graded 'D' in the context of the Council's EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington's employment land needs.

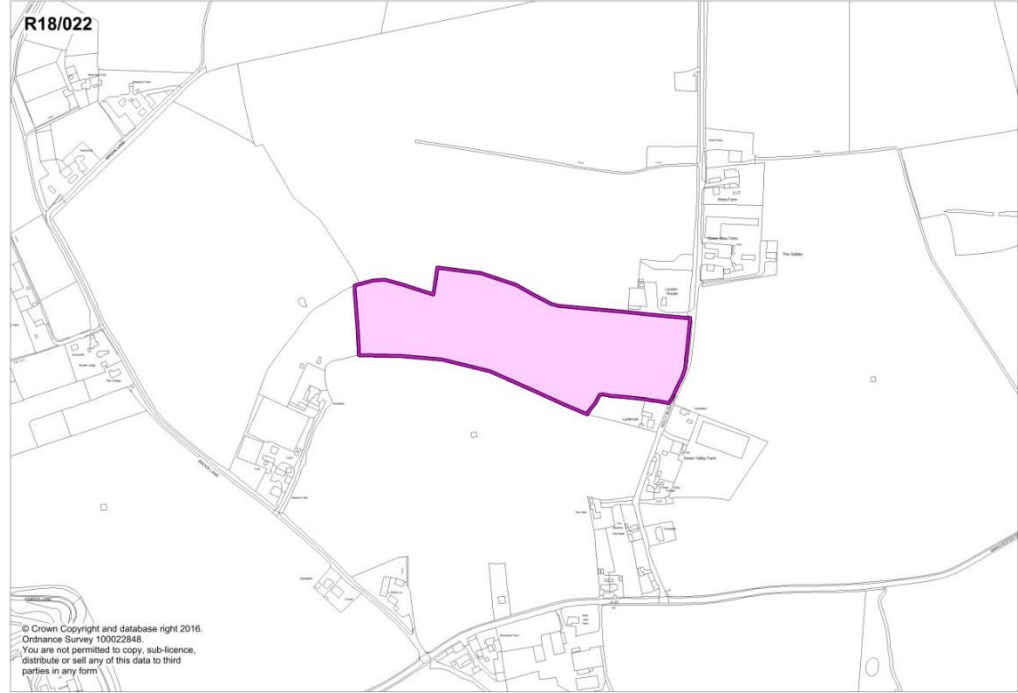
Local Plan Objectives:

The low EDNA Grade limits any positive contribution the site can make to providing employment land to meet Warrington's future needs in accordance with Objective W1. The site is unlikely to contribute to wider infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with the wider aims of Objective W1 and Objective W4. The site could form part of a wider urban extension to the east of Warrington, but this is not considered a reasonable option given the significant environmental constraints and is therefore not being taken forward in the draft Local Plan.

Subject Employment Proformas – Site Selection

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Site Ref: R18/022 (Parcel of R18/P2/131A)

Site Name	Site east of J21, M6 (Site 8979)				
Site Address	Site east of J21, M6 (Site 8979)				
Ward	Rixton & Woolston				
Existing Use	Agricultural				
Gross Site Area (Ha)	5.35				
Net: Developable Site Area (Ha)					
Site Potential (capacity)	Mixed use				
Green Belt Assessment	General Area Assessment Parcel Reference: 4 General Area Assessment Parcel Result: Moderate Green Belt Parcel Reference: R18/022 Green Belt Parcel Result: Strong				
Suitability		Availability		Achievability	
Criteria	<ul style="list-style-type: none"> Promotes sustainable growth Unlikely to have a major impact on trends Mitigation may be required/unavoidable impacts Mitigation likely to be required/unavoidable impacts 	Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land?	Employment land proposed.				
Distance to Principal Road Network by vehicle?	Within 1 Mile of Principal Road Network.				
Is there a physical point of highway access into the site?	Yes from Holly Bush Lane.	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate viability
How close is the site to key employment sites?	Approx. 1170m from Juniper Lane Martinscroft.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
Is the area supported by community facilities? (Village halls, places of worship,	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes

Subject

Employment Proformas – Site Selection








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community centres)?		4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	No
How accessible is the site to the nearest primary school on foot?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner/developer with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is developer interest and/or demand and no known potential abnormal development costs. EDNA site Grade 'D'.	
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service? 	Within 400m of bus stop.				
How accessible is the site to the nearest train station? 	Within 5km of Birchwood Station.				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality? 	Site is not within an AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination? 	Not identified.				
Would allocation of the site result in the loss of High Quality Agricultural Land? 	Mix of Grade 1 and Grade 2 agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency? 	Site does not fall within a Groundwater Source Protection Zone.				
Is the site (or part of) within an identified flood zone? 	Site within flood zone 1				
Is there potential for safeguarded or identified mineral reserves to be sterilised? 	The southern boundary of site is within Sand and Gravel MSA and the rest of land is within the buffer. Any development on the site will need to have regard to the issue of proximal sterilisation of resources within the MSA.				
What is the proximity of the site to designated heritage assets? 	Approx. 261m away from Milestone.				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	Development could be managed so as to not impact upon the setting of heritage assets.				

Subject

Employment Proformas – Site Selection

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<p>Capacity of the landscape to accommodate development while respecting its character.</p> 	<p>Class 2 Mossland Landscape</p>		
<p>Could allocation of the site have a potential impact on a European Site SPA or SAC?</p> 	<p>Within catchment area.</p>		
<p>Could allocation of the site have a potential impact on a SSSI?</p> 	<p>Within 400m.</p>		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?</p> 	<p>Yes, part of LWS.</p>		
<p>What is the potential impact on TPOs?</p> 	<p>None.</p>		
<p>Would allocation of the site result in the use of previously developed land?</p> 	<p>Site is greenfield.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Mixed Assessment - Mitigation measures may be required with some unavoidable impacts.</p> <p>Site visit:</p> <p>The site is flat agricultural land with some sporadic mature trees to its boundaries and is part of the Rixton Moss Local Wildlife Site. The site is off Holly Bush Lane and there is no direct existing access into the sites boundary.</p> <p>The northern boundary is with open agricultural land, the eastern boundary is with Holly Bush Lane and a Public Right of Way, the southern boundary is with a field ditch and agricultural fields beyond, and the western boundary is also with agricultural fields.</p> <p>A large proportion of the site is Grade 1 Agricultural Land and the assessment of the site in Green Belt terms concluded that the parcel of land makes a strong contribution. The site is also part of the Rixton Moss Local Wildlife Site.</p> <p>Economic Development Needs Assessment Conclusions:</p> <p>The site is graded ‘D’ in the context of the Council’s EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington’s employment land needs.</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is graded ‘D’ in the context of the Council’s EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington’s employment land needs.</p> <p>The site is likely to require mitigation measures and have some unavoidable impacts.</p> <p>The site is available and is being promoted through the Local Plan process.</p> <p>Development of the site is less likely to be achievable given the EDNA Grade ‘D’ rating.</p> <p>The site performs poorly against the Local Plan Objectives for the Borough.</p> <p>SITE CONCLUSION:</p> <p>Taking into account and balancing a range of factors, the site is <i>not selected</i> as a suitable site to meet the Council’s economic development needs.</p>	

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Local Plan Objectives:

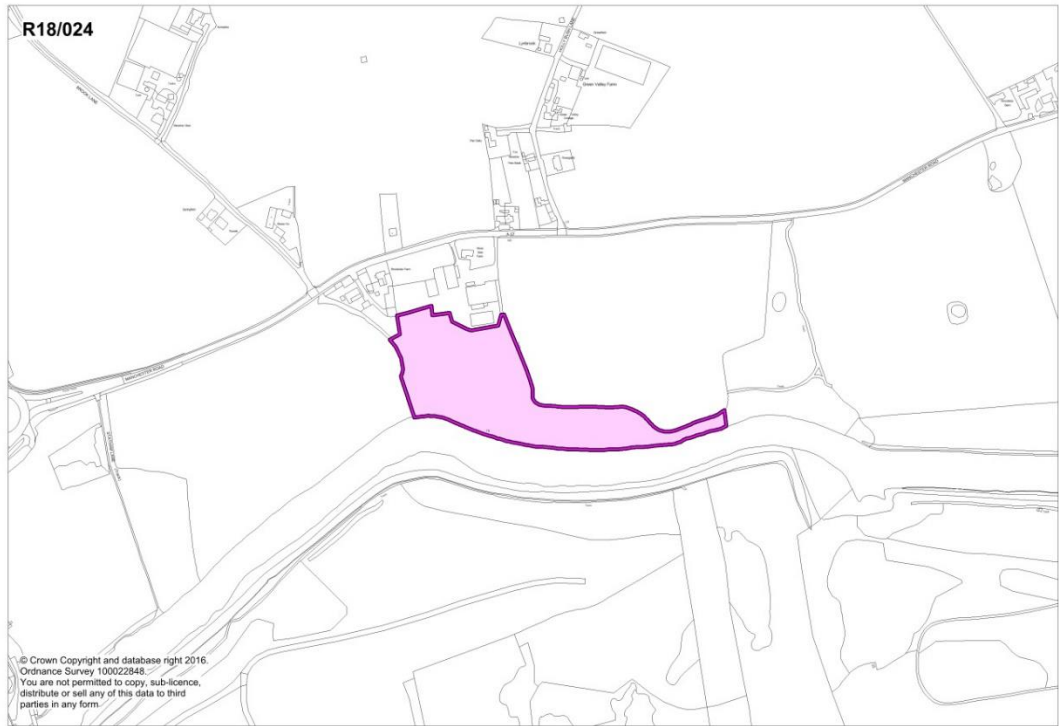
The low EDNA Grade limits any positive contribution the site can make to providing employment land to meet Warrington's future needs in accordance with Objective W1. The site is unlikely to contribute to wider infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with the wider aims of Objective W1 and Objective W4. The site could form part of a wider urban extension to the east of Warrington, but this is not considered a reasonable option given the significant environmental constraints and is therefore not being taken forward in the draft Local Plan.

Subject

Employment Proformas – Site Selection

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Site Ref: R18/024 (Parcel of R18/P2/131A)

Site Name	Site east of J21, M6 (Site 9624)				
Site Address	Site east of J21, M6 (Site 9624)				
Ward	Rixton & Woolston				
Existing Use	Agricultural				
Gross Site Area (Ha)	3.32				
Net: Developable Site Area (Ha)					
Site Potential (capacity)	Mixed use				
Green Belt Assessment	General Area Assessment Parcel Reference: 23 General Area Assessment Parcel Result: Strong Green Belt Parcel Reference: R18/024 Green Belt Parcel Result: Strong				
Suitability		Availability		Achievability	
Criteria	<ul style="list-style-type: none"> Promotes sustainable growth Unlikely to have a major impact on trends Mitigation may be required/unavoidable impacts Mitigation likely to be required/unavoidable impacts 	Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land?	Employment land proposed.				
Distance to Principal Road Network by vehicle?	Within 1 Mile of Principal Road Network.				
Is there a physical point of highway access into the site?	Existing access	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate viability
How close is the site to key employment sites?	Approx. 746m from Juniper Lane Martinscroft	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
Is the area supported by community facilities? (Village)	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes

Subject

Employment Proformas – Site Selection








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halls, places of worship, community centres)?		4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes
How accessible is the site to the nearest primary school on foot?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner/developer with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is developer interest and/or demand and some known potential abnormal development costs. EDNA site Grade 'D'.	
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service?	Approx. 167m from bus stop.				
How accessible is the site to the nearest train station?	Approx. 4311m from Birchwood Station.				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality?	Site is not within an AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination?	Not identified.				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Mix of Grade 2 and 3 agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Site falls within a Groundwater Source Protection Zone 3.				
Is the site (or part of) within an identified flood zone?	Site within flood zone 2 and 3.				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Site is within a Sand and Gravel MSA.				
What is the proximity of the site to designated heritage assets?	Approx. 94m away from Milestone.				

Subject

Employment Proformas – Site Selection

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<p>What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment? </p>	<p>Development could be managed so as to not impact upon the setting of heritage assets.</p>		
<p>Capacity of the landscape to accommodate development while respecting its character. </p>	<p>Class 1 Undulating Enclosed Farmland.</p>		
<p>Could allocation of the site have a potential impact on a European Site SPA or SAC? </p>	<p>Yes</p>		
<p>Could allocation of the site have a potential impact on a SSSI? </p>	<p>Yes</p>		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)? </p>	<p>Yes</p>		
<p>What is the potential impact on TPOs? </p>	<p>None.</p>		
<p>Would allocation of the site result in the use of previously developed land? </p>	<p>Site is greenfield.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Mixed Assessment - Mitigation measures may be required with some unavoidable impacts.</p> <p>Site visit: The site is relatively flat agricultural land located off the main A57 Manchester Road, down a private track associated with Moss Side Farm. The majority of the site is within Flood zone 2 & 3, there is limited tree and hedge coverage and there is a small pond to the southern boundary of the site. The whole site is within the 500m Woolston Eyes SSSI Buffer Zone.</p> <p>The northern boundary of the site is with farm buildings, the eastern boundary is with an access track and open agricultural fields; the southern boundary is with a public foot path and the River Mersey, with the eastern boundary also being with open agricultural fields.</p> <p>The assessment of the site in Green Belt terms concluded that the parcel of land makes a strong contribution. The land is also identified as being potentially contaminated land and this would therefore require further investigation.</p> <p>Economic Development Needs Assessment Conclusions: The site is graded ‘D’ in the context of the Council’s EDNA (2019) and therefore performs poorly in terms of its contribution to</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability The site is graded ‘D’ in the context of the Council’s EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington’s employment land needs.</p> <p>The site is likely to require mitigation measures and have some unavoidable impacts.</p> <p>The site is available and is being promoted through the Local Plan process.</p> <p>Development of the site is less likely to be achievable given the EDNA Grade ‘D’ rating.</p> <p>This site and the wider site perform poorly against the Local Plan Objectives for the Borough.</p> <p>SITE CONCLUSION: Taking into account and balancing a range of factors, this site and the wider site is <i>not selected</i> as a suitable site to meet the Council’s economic development needs.</p>	

Subject

Employment Proformas – Site Selection

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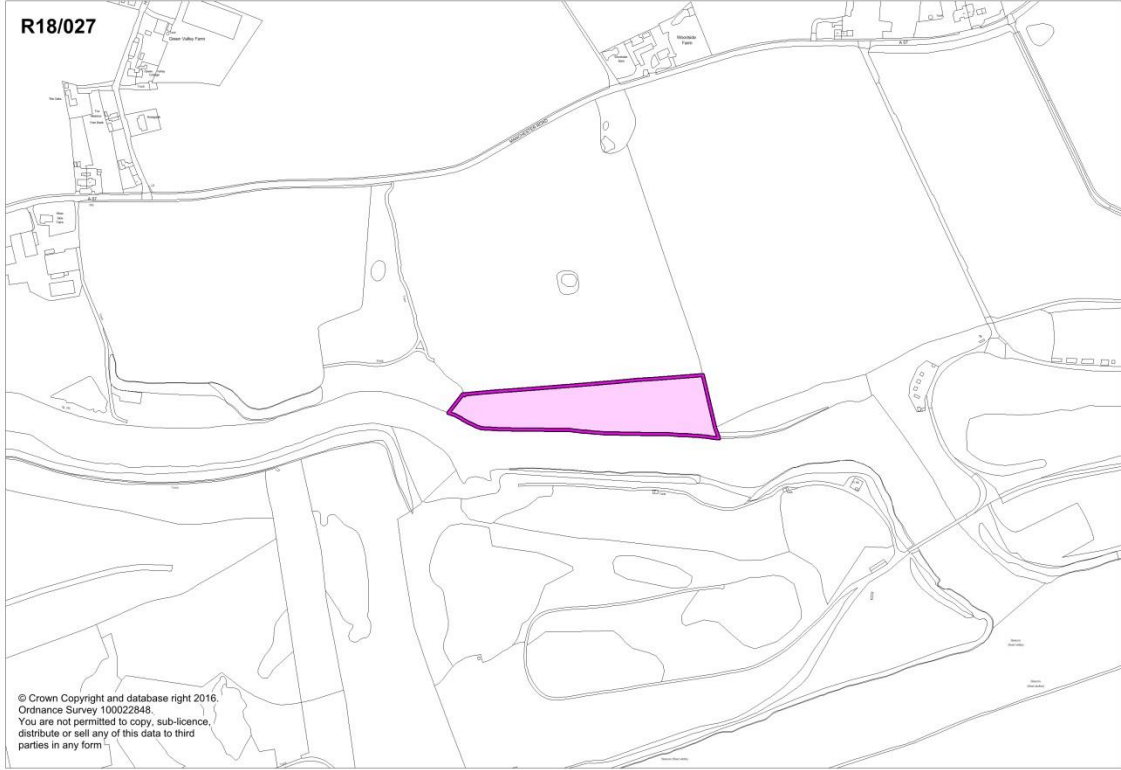
<p>meeting Warrington’s employment land needs.</p> <p><u>Local Plan Objectives:</u></p> <p>The low EDNA Grade limits any positive contribution the site can make to providing employment land to meet Warrington’s future needs in accordance with Objective W1. The site is unlikely to contribute to wider infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with the wider aims of Objective W1 and Objective W4. The site could form part of a wider urban extension to the east of Warrington, but this is not considered a reasonable option given the significant environmental constraints and is therefore not being taken forward in the draft Local Plan.</p> <p>This site has also been submitted in January 2019 for a mix of B class uses as part of a wider site reference R18/P2/143. Site R18/P2/143 includes the following sites; R18/020, R18/135 (part), R18/021A, R18/024 and R18/025.</p> <p>Whilst the scale of development proposed in the wider site could potentially result in a greater contribution towards infrastructure improvements, the sites separation from the main urban area would limit the contribution this infrastructure would make to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with Objectives W1 and W4. It would also result in a large area of Green Belt that makes a strong contribution to Green Belt purposes, contrary to Objective W2.</p>	
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Subject

Employment Proformas – Site Selection

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Site Ref: R18/027 (Parcel of R18/P2/131A)

Site Name	Site east of J21, M6 (Site 6318)				
Site Address	Site east of J21, M6 (Site 6318)				
Ward	Rixton & Woolston				
Existing Use	Agricultural				
Gross Site Area (Ha)	1.80				
Net: Developable Site Area (Ha)					
Site Potential (capacity)	Mixed use				
Green Belt Assessment	<p>General Area Assessment Parcel Reference: 23 General Area Assessment Parcel Result: Strong Green Belt Parcel Reference: R18/027 Green Belt Parcel Result: Strong</p>				
Suitability		Availability		Achievability	
Criteria	<ul style="list-style-type: none"> Promotes sustainable growth Unlikely to have a major impact on trends Mitigation may be required/unavoidable impacts Mitigation likely to be required/unavoidable impacts 	Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land?	Employment land proposed.				
Distance to Principal Road Network by vehicle?	Within 1 Mile of Principal Road Network.				
Is there a physical point of highway access into the site?	No existing access.	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate viability
How close is the site to key employment sites?	Approx. 1158m from Juniper Lane Martinscroft	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
Is the area supported by community facilities? (Village	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes

Subject

Employment Proformas – Site Selection








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halls, places of worship, community centres)		4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes
How accessible is the site to the nearest primary school on foot?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner/developer with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is developer interest and/or demand and some known potential abnormal development costs. EDNA site Grade 'D'.	
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service? 	Approx. 232m from bus stop.				
How accessible is the site to the nearest train station? 	Approx. 3823m from Birchwood Station.				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality? 	Site is not within an AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination? 	Not identified.				
Would allocation of the site result in the loss of High Quality Agricultural Land? 	Grade 2 agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency? 	Site does not fall within a Groundwater Source Protection Zone.				
Is the site (or part of) within an identified flood zone? 	Site within flood zone 1.				
Is there potential for safeguarded or identified mineral reserves to be sterilised? 	Site is within a Sand and Gravel MSA and within the buffer.				
What is the proximity of the site to designated heritage assets? 	Approx. 329m away from Milestone.				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	Development could be managed so as to not impact upon the setting of heritage assets.				

Subject

Employment Proformas – Site Selection

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<p>Capacity of the landscape to accommodate development while respecting its character.</p> 	<p>Class 2 Mossland Landscape</p>		
<p>Could allocation of the site have a potential impact on a European Site SPA or SAC?</p> 	<p>Yes, within 400m</p>		
<p>Could allocation of the site have a potential impact on a SSSI?</p> 	<p>Yes, within 400m</p>		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?</p> 	<p>Yes, BAP Wetlands and Grassland Habitat and Woodland and Orchard Habitat.</p>		
<p>What is the potential impact on TPOs?</p> 	<p>None.</p>		
<p>Would allocation of the site result in the use of previously developed land?</p> 	<p>Site is greenfield.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Mixed Assessment - Mitigation measures may be required with some unavoidable impacts.</p> <p>Site visit: The site is flat open agricultural land with some mature tree cover to one boundary, The site is accessed from the main A57 Manchester Road, where there is an existing open field access track into the site and the whole site is within the 500m Woolston Eyes SSSI Buffer Zone.</p> <p>The northern boundary of the site is with site R18/026, the eastern boundary is with open agricultural land, the southern boundary is with the River Mersey, with the western boundary being a mature wooded area with open agricultural fields beyond.</p> <p>The assessment of the site in Green Belt terms concluded that the parcel of land makes a strong contribution. The land is also identified as being potentially contaminated land and this would therefore require further investigation.</p> <p>Economic Development Needs Assessment Conclusions: The site is graded 'D' in the context of the Council's EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington's employment land needs.</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability The site is graded 'D' in the context of the Council's EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington's employment land needs.</p> <p>The site is likely to require mitigation measures and have some unavoidable impacts.</p> <p>The site is available and is being promoted through the Local Plan process.</p> <p>Development of the site is less likely to be achievable given the EDNA Grade 'D' rating.</p> <p>The site performs poorly against the Local Plan Objectives for the Borough.</p> <p>SITE CONCLUSION: Taking into account and balancing a range of factors, the site is <i>not selected</i> as a suitable site to meet the Council's economic development needs.</p>	

Subject

Employment Proformas – Site Selection

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Local Plan Objectives:

The low EDNA Grade limits any positive contribution the site can make to providing employment land to meet Warrington's future needs in accordance with Objective W1. The site is unlikely to contribute to wider infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with the wider aims of Objective W1 and Objective W4. The site could form part of a wider urban extension to the east of Warrington, but this is not considered a reasonable option given the significant environmental constraints and is therefore not being taken forward in the draft Local Plan.

Subject

Employment Proformas – Site Selection

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Site Ref: R18/030 (Parcel of R18/P2/131A)

Site Name	Site east of J21, M6 (Site 3174)				
Site Address	Site east of J21, M6 (Site 3174)				
Ward	Rixton & Woolston				
Existing Use	Agricultural				
Gross Site Area (Ha)	6.04				
Net: Developable Site Area (Ha)					
Site Potential (capacity)	Mixed use				
Green Belt Assessment	General Area Assessment Parcel Reference: 4 General Area Assessment Parcel Result: Moderate Green Belt Parcel Reference: R18/030 Green Belt Parcel Result: Strong				
Suitability		Availability		Achievability	
Criteria	<ul style="list-style-type: none"> Promotes sustainable growth Unlikely to have a major impact on trends Mitigation may be required/unavoidable impacts Mitigation likely to be required/unavoidable impacts 	Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land? 	Employment land proposed.				
Distance to Principal Road Network by vehicle? 	Within 1 Mile of Principal Road Network.				
Is there a physical point of highway access into the site? 	Yes, from Holly Bush Lane.	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate viability
How close is the site to key employment sites? 	Approx. 1178m from Juniper Lane Martinscroft	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes

Subject

Employment Proformas – Site Selection

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Is the area supported by community facilities? (Village halls, places of worship, community centres)?	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes
		4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes
How accessible is the site to the nearest primary school on foot?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner/developer with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is developer interest and/or demand and some known potential abnormal development costs. EDNA site Grade 'D'.	
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service? 	Within 400m of bus stop.				
How accessible is the site to the nearest train station? 	Within 5km of Birchwood Station.				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality? 	Site is not within an AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination? 	Potentially contaminated land.				
Would allocation of the site result in the loss of High Quality Agricultural Land? 	Mix of Grade 1 and Grade 2 agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency? 	Site does not fall within a Groundwater Source Protection Zone.				
Is the site (or part of) within an identified flood zone? 	Site within flood zone 1.				
Is there potential for safeguarded or identified mineral reserves to be sterilised? 	Site is within a Sand and Gravel buffer.				
What is the proximity of the site to designated heritage assets? 	Approx. 283m away from Milestone.				

Subject

Employment Proformas – Site Selection

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<p>What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment? ■</p>	<p>Development could be managed so as to not impact upon the setting of heritage assets.</p>		
<p>Capacity of the landscape to accommodate development while respecting its character. ■</p>	<p>Class 2 Mossland Landscape.</p>		
<p>Could allocation of the site have a potential impact on a European Site SPA or SAC? ■</p>	<p>No impacts</p>		
<p>Could allocation of the site have a potential impact on a SSSI? ■</p>	<p>No impacts</p>		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)? ■</p>	<p>Yes.</p>		
<p>What is the potential impact on TPOs? ■</p>	<p>None.</p>		
<p>Would allocation of the site result in the use of previously developed land? ■</p>	<p>The site is greenfield.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Mixed Assessment - Mitigation measures may be required with some unavoidable impacts.</p> <p>Site visit:</p> <p>The site is accessed down Holly Bush Lane (off the A57 Manchester Road) then a track, where there is an existing field access into the site. Flat open agricultural land, the site is part of the Rixton Moss Local Wildlife Site and also part within the Rixton Moss SSSI Buffer Zone.</p> <p>The northern boundary is with a field ditch and open agricultural land beyond, the eastern boundary is with open agricultural land, the southern boundary is with a filed ditch and operational nursery, and the western boundary is with an access track and a Public Right of Way.</p> <p>The assessment of the site in Green Belt terms concluded that the parcel of land makes a strong contribution.</p> <p>Economic Development Needs Assessment Conclusions:</p> <p>The site is graded ‘D’ in the context of the Council’s EDNA (2019) and therefore performs poorly in terms of its contribution to</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is graded ‘D’ in the context of the Council’s EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington’s employment land needs.</p> <p>The site is likely to require mitigation measures and have some unavoidable impacts.</p> <p>The site is available and is being promoted through the Local Plan process.</p> <p>Development of the site is less likely to be achievable given the EDNA Grade ‘D’ rating.</p> <p>The site performs poorly against the Local Plan Objectives for the Borough.</p> <p>SITE CONCLUSION:</p> <p>Taking into account and balancing a range of factors, the site is <i>not selected</i> as a suitable site to meet the Council’s economic development needs.</p>	

Subject

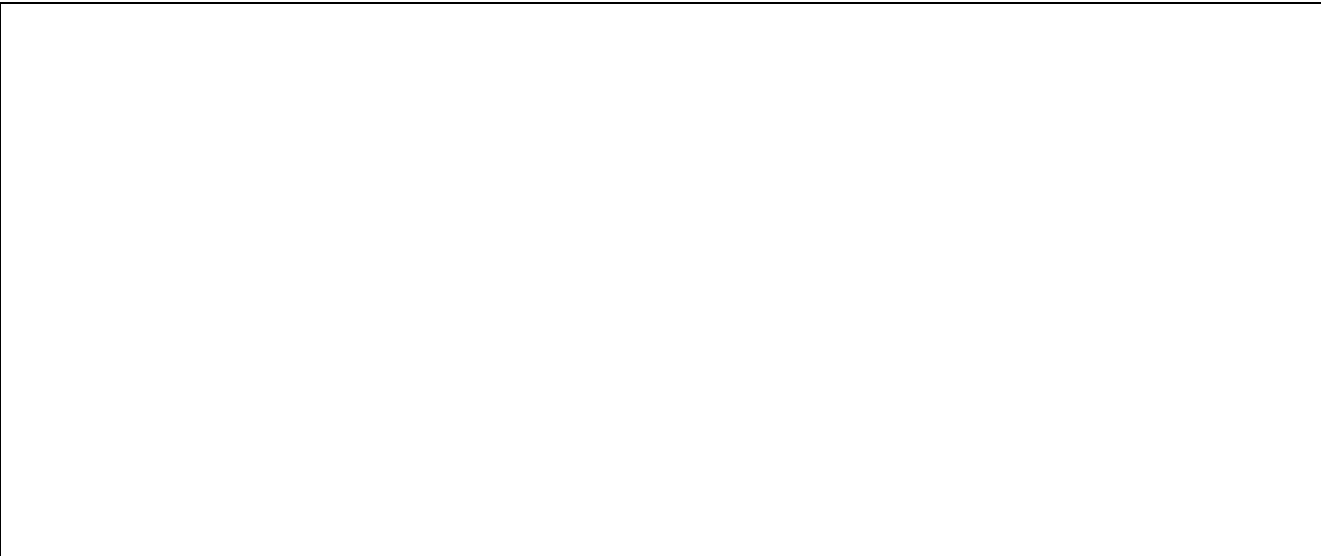
Employment Proformas – Site Selection

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meeting Warrington’s employment land needs.

Local Plan Objectives:

The low EDNA Grade limits any positive contribution the site can make to providing employment land to meet Warrington’s future needs in accordance with Objective W1. The site is unlikely to contribute to wider infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with the wider aims of Objective W1 and Objective W4. The site could form part of a wider urban extension to the east of Warrington, but this is not considered a reasonable option given the significant environmental constraints and is therefore not being taken forward in the draft Local Plan.



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Site Ref: R18/077

Site Name	Land to South of Birchwood Train Station.				
Site Address	Land to South of Birchwood Train Station, Moss Lane.				
Ward	Rixton & Woolston				
Existing Use	Agricultural				
Gross Site Area (Ha)	20.11				
Net: Developable Site Area (Ha)	19				
Site Potential (capacity)	Mixed use				
Green Belt Assessment	General Area Assessment Parcel Reference: 4 General Area Assessment Parcel Result: Moderate Green Belt Parcel Reference: R18/077 Green Belt Parcel Result: Strong				
Suitability		Availability		Achievability	
Criteria	<ul style="list-style-type: none"> Promotes sustainable growth Unlikely to have a major impact on trends Mitigation may be required/unavoidable impacts Mitigation likely to be required/unavoidable impacts 	Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land?	Employment land proposed.				
Distance to Principal Road Network by vehicle?	Within 1 Mile of Principal Road Network.				
Is there a physical point of highway access into the site?	Yes, from Moss Lane.	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate viability
How close is the site to key employment sites?	Approx. 975m from Juniper Lane Martinscroft	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes

Subject

Employment Proformas – Site Selection

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Is the area supported by community facilities? (Village halls, places of worship, community centres)	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes
		4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	No
How accessible is the site to the nearest primary school on foot?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner/developer with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is developer interest and/or demand and no known potential abnormal development costs. EDNA site Grade 'D'.	
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service? 	Over 800m from bus stop.				
How accessible is the site to the nearest train station? 	Within 5km of Birchwood Station.				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality? 	Within an AQMA				
Could development of the site lead to the remediation of land potentially affected by contamination? 	Not identified.				
Would allocation of the site result in the loss of High Quality Agricultural Land? 	Grade 2 agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency? 	Site does not fall within a Groundwater Source Protection Zone.				
Is the site (or part of) within an identified flood zone? 	Site within flood zone 2 and 3.				
Is there potential for safeguarded or identified mineral reserves to be sterilised? 	Site is within a Sand and Gravel MSA.				
What is the proximity of the site to designated heritage assets? 	Approx. 892m away from Milestone.				

Subject

Employment Proformas – Site Selection

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<p>What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment? ■</p>	<p>Development could be managed so as to not impact upon the setting of heritage assets.</p>		
<p>Capacity of the landscape to accommodate development while respecting its character. ■</p>	<p>Class 2 Mossland Landscape.</p>		
<p>Could allocation of the site have a potential impact on a European Site SPA or SAC? ■</p>	<p>Outside catchment area.</p>		
<p>Could allocation of the site have a potential impact on a SSSI? ■</p>	<p>Outside catchment area.</p>		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)? ■</p>	<p>No impacts.</p>		
<p>What is the potential impact on TPOs? ■</p>	<p>None.</p>		
<p>Would allocation of the site result in the use of previously developed land? ■</p>	<p>Site is greenfield.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Mixed Assessment - Mitigation measures may be required with some unavoidable impacts.</p> <p>Site visit: The site is flat agricultural land with some sporadic tree and hedge cover to its boundaries, with Moss Lane Nursey and its associated buildings still in operation on part of the site. The site is accessed via Moss Lane after crossing over the top of the M6 motorway and some of the western part of the site is in the Buffer Zone for the M6 Motorway Air Quality Management Area (AQMA).</p> <p>The northern boundary of the site is with an active Railway line and Birchwood Train Station, the eastern boundary is with open fields, the southern boundary is with open fields and Brookfield Farm and its associated buildings beyond and the western boundary is with the M6 Motorway.</p> <p>Approximately 80% of the site is within Flood zones 2&3, with the exception being the far north western corner of the site being in Flood zone 1. Part of the site is also within the Health and Safety outer National Grid Gas pipe line zone. The assessment of the site in Green Belt terms concluded that the parcel of land makes a strong contribution.</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability The site is graded ‘D’ in the context of the Council’s EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington’s employment land needs.</p> <p>The site is likely to require mitigation measures and have some unavoidable impacts.</p> <p>The site is available and is being promoted through the Local Plan process.</p> <p>Development of the site is less likely to be achievable given the EDNA Grade ‘D’ rating.</p> <p>The site performs poorly against the Local Plan Objectives for the Borough.</p> <p>SITE CONCLUSION: Taking into account and balancing a range of factors, the site is <i>not selected</i> as a suitable site to meet the Council’s economic development needs.</p>	

Subject

Employment Proformas – Site Selection

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Economic Development Needs Assessment Conclusions:

The site is graded 'D' in the context of the Council's EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington's employment land needs.

Local Plan Objectives:

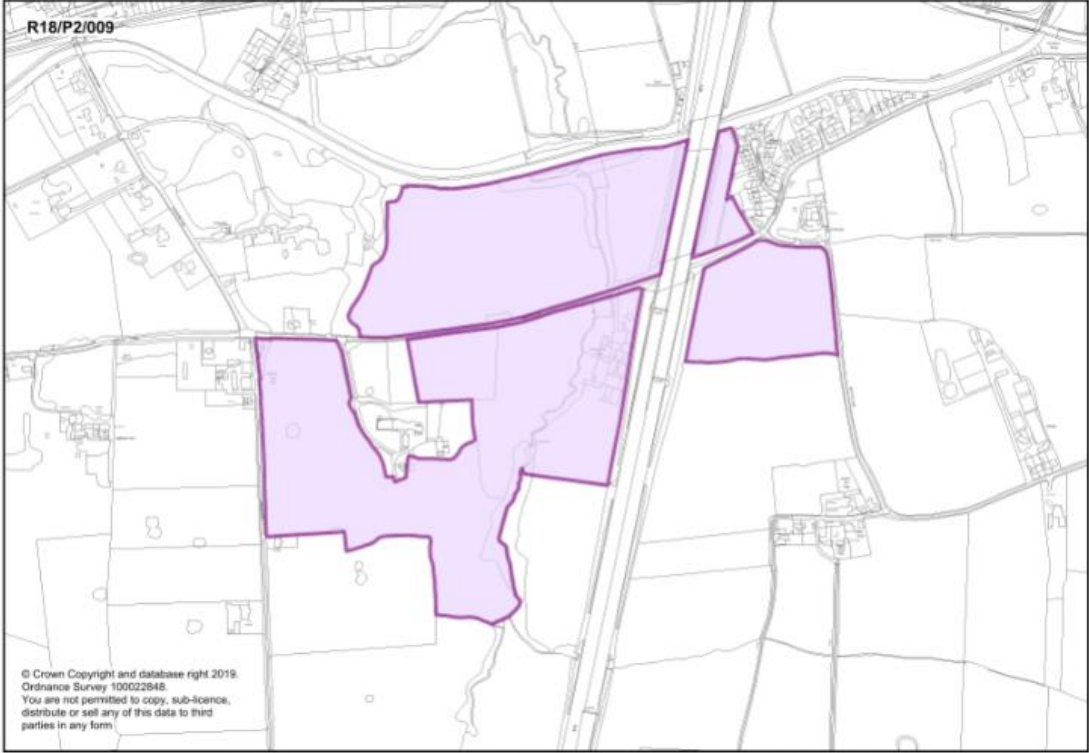
The low EDNA Grade limits any positive contribution the site can make to providing employment land to meet Warrington's future needs in accordance with Objective W1. The site is unlikely to contribute to wider infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with the wider aims of Objective W1 and Objective W4. The site could form part of a wider urban extension to the east of Warrington, but this is not considered a reasonable option given the significant environmental constraints and is therefore not being taken forward in the draft Local Plan.

Subject

Employment Proformas – Site Selection

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Site Ref: R18/P2/009

Site Name	Land to the East and West of M6, Massey Brook Farm,				
Site Address	Land at Massey Brook Farm, Weaste Lane, Lymm				
Ward	Site falls in Ward Lymm North and in Ward Thelwall & Lymm South				
Existing Use	Agricultural				
Gross Site Area (Ha)	30.24				
Net: Developable Site Area (Ha)					
Site Potential (capacity)	Mixed use				
Green Belt Assessment	General Area Assessment Parcel Reference: Sites falls in 8 and 9 General Area Assessment Parcel Result: Strong/Moderate Green Belt Parcel Reference: R18/P2/009 Green Belt Parcel Result: Strong				
Suitability		Availability		Achievability	
Criteria	<ul style="list-style-type: none"> Promotes sustainable growth Unlikely to have a major impact on trends Mitigation may be required/unavoidable impacts Mitigation likely to be required/unavoidable impacts 	Key Questions	Assessment	Key Questions	Assessment
Would site development lead to the loss of employment land?	Employment land proposed				
Distance to Principal Road Network by vehicle?	Within 1 Mile of Principal Road Network.				
Is there a physical point of highway access into the site?	Yes, from Weaste Lane.	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High viability

Subject

Employment Proformas – Site Selection

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How close is the site to key employment sites? 	Approx. 2602m from Appleton Thorn Trading Estate	2. Is there an extant planning consent on the site?	Yes, Planning Ref: 2017/30576 2016/27677	2. Is there active developer interest in the site?	Not known
Is the area supported by community facilities? (Village halls, places of worship, community centres)?	N/A	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes
		4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	N/A	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes, small part of land is potentially contaminated.
How accessible is the site to the nearest primary school on foot?	N/A	Summary: Is the site available for development? (conclusion based on all of the above) Site being promoted by the owner with no known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of high viability. There is no developer interest/partners identified to drive the site forward some potential abnormal development costs. EDNA site Grade 'D'.	
How accessible is the site to the nearest Secondary school?	N/A				
How well served is the site by a bus service? 	Approx.58m from bus stop.				
How accessible is the site to the nearest train station? 	Over 5km from Warrington Bank Quay Station.				
What is the overall distance to a GP service or health centre?	N/A				
What are the potential impacts on air quality? 	Site is within an AQMA				
Could development of the site lead to the remediation of land potentially affected by contamination? 	Potentially				
Would allocation of the site result in the loss of High Quality Agricultural Land? 	Grade 3 agricultural land.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency? 	Site within a Groundwater Source Protection Zone 3.				
Is the site (or part of) within an identified flood zone? 	Site within flood zone 1				
Is there potential for safeguarded or identified mineral reserves to be sterilised? 	Not within identified areas.				
What is the proximity of the site to designated heritage assets?	Approx. 512m away from Halfacre Lane Aqueduct.				

Subject

Employment Proformas – Site Selection

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<p>What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?</p>	<p>Development could be managed so as to not impact upon the setting of heritage assets.</p>		
<p>Capacity of the landscape to accommodate development while respecting its character.</p>	<p>Class 3 Red Sandstone Escarpment</p>		
<p>Could allocation of the site have a potential impact on a European Site SPA or SAC?</p>	<p>No impacts</p>		
<p>Could allocation of the site have a potential impact on a SSSI?</p>	<p>No Impacts</p>		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?</p>	<p>Yes, BAP Wetlands and Grassland Habitat and Woodland and Orchard Habitat.</p>		
<p>What is the potential impact on TPOs?</p>	<p>Sporadic TPO coverage to the site boundaries.</p>		
<p>Would allocation of the site result in the use of previously developed land?</p>	<p>Site is greenfield.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Suitability: Majority Green - Unlikely to have a major impact upon trends, subject to appropriate mitigation measures.</p> <p>Site visit: (desk top analysis)</p> <p>The site comprises of four parcels of land and are separated east/west by the M6 motorway and north/south by Weaste Lane. The parcels are predominantly flat with some buildings, TPO trees and residential properties to the north of site.</p> <p>Economic Development Needs Assessment Conclusions:</p> <p>The site is graded ‘D’ in the context of the Council’s EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington’s employment land needs.</p> <p>Local Plan Objectives:</p>		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is graded ‘D’ in the context of the Council’s EDNA (2019) and therefore performs poorly in terms of its contribution to meeting Warrington’s employment land needs.</p> <p>The site is unlikely to have a major impact on trends.</p> <p>The site is available and is being promoted through the Local Plan process.</p> <p>Development of the site is less likely to be achievable given the EDNA Grade ‘D’ rating.</p> <p>The site performs poorly against the Local Plan Objectives for the Borough.</p> <p>SITE CONCLUSION:</p> <p>Taking into account and balancing a range of factors, the site is <i>not selected</i> as a suitable site to meet the Council’s economic development needs.</p>	

Subject

Employment Proformas – Site Selection

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<p>The low EDNA Grade limits any positive contribution the site can make to providing employment land to meet Warrington's future needs in accordance with Objective W1. The site is unlikely to contribute to wider infrastructure improvements to support the regeneration of Inner Warrington and the growth of the Borough as a whole in accordance with the wider aims of Objective W1 and Objective W4.</p>	
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**Additional Sites considered as part of
Options Assessment for the Main Urban
Area**

Site Name: **Cliff Lane Aqueduct**

Settlement Profile: **South Warrington**

Location in Profile: **Fringe**

Ward: **Lymm North & Thelwall**

Owner / Developer / Promoter: **Peel Holdings (Management) Ltd**

Agent: **Turley**

Site submitted by: **A Bickerdike (Agent)**

Submitted Site Area (Hectares): **8.999999999999997E-2**

Mapinfo measured Site Area(Hectares): **9.0008107303643003E-2**

Greenfield or Brownfield: **GF**



Preferred Use for Site: **Multi**

Preferred Use Comments

Residential

Dwelling Total Submitted: **5**

Assumed 30dph Total: **0**

Employment

Employment Site Area: **0**

Employment Floorspace (sqm): **0**

Assumed 35% Plot Ration (sqm): **0**

Other

G&T Pitches:

Constraints

Floodzone 2: **Yes**

Floodzone 3: **Yes**

Green Belt: **Yes**

TPO Issues: **No**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **None**

Local Highway Access: **Cliff Lane**

Access comments: **Access from Cliff Lane**

Neighbouring Uses: **Residential**

Air Quality Management Areas: **No**

Agricultural Land Classification: **2**

Potentially Contaminated Land: **Yes**

Hazardous Installation Zone: **No**

Public Rights of Way: **No**

Green Belt Assessment

General Area Assessment Parcel Reference: **9**

General Area Assessment Parcel Result: **Moderate**

Green Belt Parcel Reference: **WR36**

Green Belt Parcel Result: **Weak**

Additional Site Appraisal Information (based on SA objectives)

<i>Distance to Principal Road Network by vehicle?</i> The site is adjacent to the A50 Knutsford Road and Approx. 2.2km from the M6 (J20) and M56 (J9).	
<i>How close is the site to key employment sites?</i> Approx. 4.4km from Barleycastle Trading Estate & Approx. 1.2km from Latchford Locks.	
<i>Is the area supported by community facilities?</i> Nearest services are Approx. 1km away in Grappenhall Village Centre – including a church, public houses and a school (using existing roads).	
<i>Access to local natural greenspace (with reference to WBC Open Space Audit 2015).</i> Approx. 6.2km from Grappenhall Heys Long Woodland and 5.7km from the Dingle (using existing roads).	
<i>Access to formal play space.</i> Approx. 1.1km from Bellhouse Lane/Portola Close play space and Approx. 7km from Bretland Drive (using existing roads).	
<i>How accessible is the site to the nearest primary school on foot?</i> Approx. 1.1km from St Wilfrid's CofE Aided Primary School (using existing roads).	
<i>How accessible is the site to the nearest secondary school?</i> Approx. 2.5km from Sir Thomas Boteler CofE School (using existing roads).	
<i>How well served is the site by bus service?</i> Approx. 0.4km from bus stops on Knutsford Road (A50) – Bus no.47 which provides links between Grappenhall and Warrington Interchange and Bus no.5A which provides links between Stockton Heath, Grappenhall, Thelwall, Lymm (using existing roads).	
<i>How accessible is the site to the nearest train station?</i> Approx. 4km from Warrington Bank Quay Station (using existing roads).	
<i>What is the overall distance to a GP service or health centre?</i> Approx. 1.7km from Grappenhall Surgery (using existing road).	

What are the potential impacts on air quality? Site is not in an AQMA or 1km from AQMA.	
Could development of the site lead to the remediation of land affected by contamination? The land is identified as being potentially contaminated land and this would therefore require further investigation.	
Would allocation of the site result in the loss of High Quality Agricultural Land? Land classed as Grade 2 agricultural land.	
Does the site fall within a Groundwater Source Protection Zone? No, site not affected.	
Is any part of the site within an identified floodzone? The site lies in Flood Zone 2 and 3.	
Is there potential for safeguarded or identified mineral reserves to be sterilised? The northern part of the land lies adjacent to sand and gravel mineral reserve buffer. This should not have an impact on development on the site.	
Proximity to designated heritage assets? The nearest listed buildings are west to the site The Cottage (Formerly Bellhouse Farmhouse and 2, 4 Laurel Bank (Grade II) approx. 1km away and approx. 0.8km away from Church of St Wilfrid (Grade I), The Hall with gates and forecourt walls, Grappenhall Rectory, Church Cottage, Greenbank Canal Side, Church Lane Bridge (all Grade II) (using existing roads).	
Effects upon the significance and setting of heritage assets/the historic environment. Given the distance from locally listed and statutory heritage assets and Grappenhall Village Conservation Area the development of the site would have very limited impact.	
Capacity of the landscape to accommodate development while respecting its character. Sites lie within the Red Sandstone Escarpment local character area (3A Appleton Park and Grappenhall). This area covers a large amount of land and so has different features and sensitivities. Broadly this area is reasonably well-wooded with a diversity of features in the landscape, including small ponds, ridges, knolls and incised stream valleys. The agricultural landscape including hedgerows appears generally well-maintained and the area presents an attractive rural quality. However, the site sits close to the adjoining urban area and so its development could be readily accommodated by the landscape.	
Impact on European Site, SPA or SAC? Approx. 5.6km from Rixton Claypits SAC	
Impact on SSSI? Nearest site Approx. 2.3km from Woolston Eyes SSSI	
Impact on local wildlife sites? Approx 6.2km from Grappenhall Heys Long Woodland and 5.7km from the Dingle (using existing roads).	
What is the potential impact on TPOs? No TPOs within or adjacent to the site.	
Would allocation of the site result in the use of previously developed land? No, site is greenfield.	
Is there good access to a Household Waste Recycling Centre? Nearest is Woolston WRC Approx. 6km (using existing roads).	

Suitability	To be considered as part of the wider Garden Suburb assessment.
Availability	Yes, Promoted by land owner.

Site Comments

Steep vegetated embankment adjacent to Cliff Lane – access to the site subsequently appears to be beyond the site boundary. The site appears to comprise a car parking area to access the Bridgewater Canal which borders the site to the north west. The A50 lies to the east and is raised above the site in this location.

Site Name: **Land at Barleycastle Farm**

Settlement Profile: **South Warrington**

Location in Profile: **Fringe**

Ward: **Grappenhall**

Owner / Developer / Promoter:

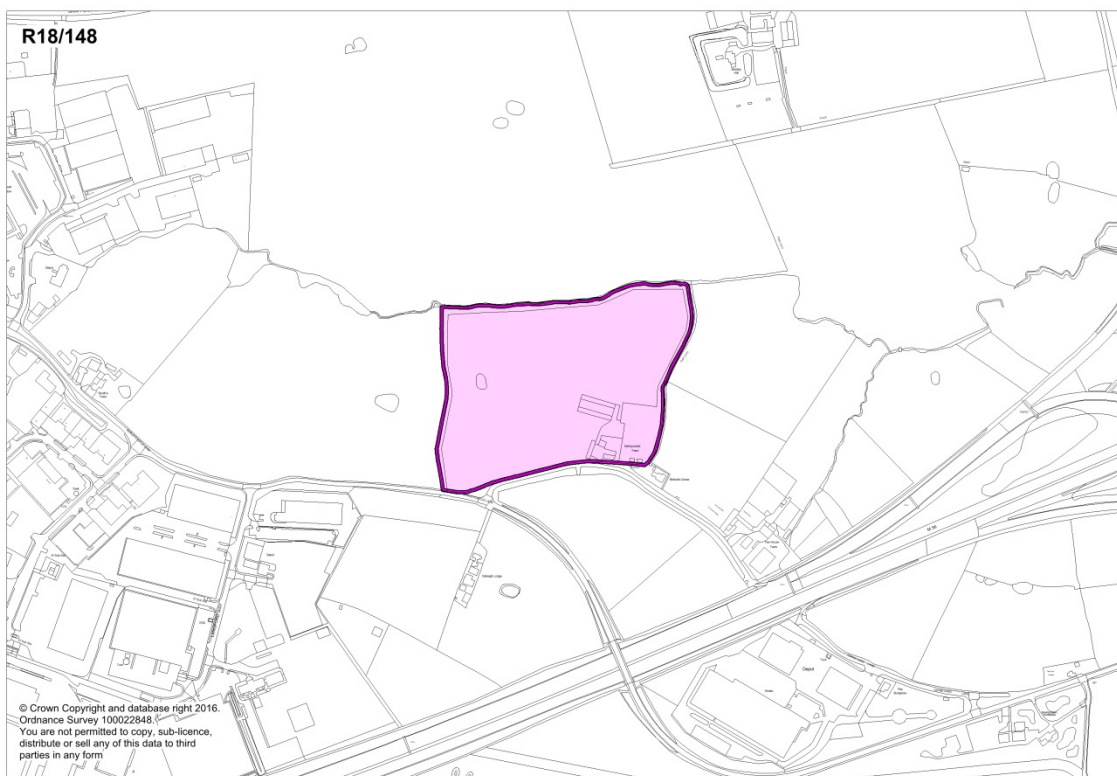
Agent: **Liberty Properties**

Site submitted by: **Emyr Williams (Agent)**

Submitted Site Area (Hectares): **8.689999999999995**

Mapinfo measured Site Area (Hectares): **8.689999999999995**

Greenfield or Brownfield: **GF**



Preferred Use for Site: **Employment**

Preferred Use Comments

Residential

Dwelling Total Submitted: **0**

Assumed 30dph Total: **0**

Employment

Employment Site Area: **8.689999999999995**

Employment Floorspace (sqm): **32500**

Assumed 35% Plot Ratio (sqm): **0**

Other

G&T Pitches:

Constraints

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **No**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **Yes**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **None**

Local Highway Access: **Barleycastle Lane**

Access comments: **Existing access from Barleycastle Lane**

Neighbouring Uses: **Farm**

Air Quality Management Areas: **No**

Agricultural Land Classification: **2 & 3**

Potentially Contaminated Land: **Yes**

Hazardous Installation Zone: **No**

Public Rights of Way: **Located along (part) of the eastern boundary**

Green Belt Assessment

General Area Assessment Parcel Reference: **10**

General Area Assessment Parcel Result: **Weak**

Green Belt Parcel Reference: **AT9**

Green Belt Parcel Result: **Strong**

Additional Site Appraisal Information (based on SA objectives)

Distance to Principal Road Network by vehicle?

The site is approx. 2.7m to the A50 Knutsford Road merging with M6 (J20) and M56 (J9).

How close is the site to key employment sites?

The site is approx. 0.9km from Barleycastle Trading Estate.

Is the area supported by community facilities?

Nearest services are approx. 4km away in Grappenhall Village Centre – including a church, public houses and a school (using existing roads).

Access to local natural greenspace (with reference to WBC Open Space Audit 2015).

Approx. 4.1km from Grappenhall Heys Long Woodland and 3.4km from the Dingle (using existing roads).

Access to formal play space.

Approx. 4.7km from Bellhouse Lane/Portola Close play space and Approx. 4.7km from Bretland Drive (using existing roads).

How accessible is the site to the nearest primary school on foot?

Approx. 2.5km from Appleton Thorn Primary School (using existing roads).

How accessible is the site to the nearest secondary school?

Approx. 5km from Bridgewater High School (using existing roads).

How well served is the site by bus service?

Approx. 0.8km from bus stops on Lyncastle Road off Barleycastle Lane – Bus no. CAT 8A which provides links between Appleton, Grappenhall and Warrington Interchange (using existing roads).

How accessible is the site to the nearest train station?	Approx. 8.3km from Warrington Bank Quay Station (using existing roads).
What is the overall distance to a GP service or health centre?	Approx. 4.4km from Grappenhall Surgery (using existing road).
What are the potential impacts on air quality?	Site is not in an AQMA or 1km from AQMA.
Could development of the site lead to the remediation of land affected by contamination?	The land is identified as being potentially contaminated land and this would therefore require further investigation.
Would allocation of the site result in the loss of High Quality Agricultural Land?	The land is classed as Grade 2 and 3 agricultural land.
Does the site fall within a Groundwater Source Protection Zone?	Site does not fall within a Groundwater Source protection zone
Is any part of the site within an identified floodzone?	Site is within Flood Zone 1.
Is there potential for safeguarded or identified mineral reserves to be sterilised?	This would not have an impact on development on the site.
Proximity to designated heritage assets?	Barleycastle Farmhouse Grade II, located along the southern edge of the site and Tan House Farm Building Grade II located east 0.2km away from site. Beehive Farmhouse Grade II located along Barleycastle Lane which is approximately 0.8km away and Shippon & Booth's Farm Farmhouse 0.7km away. Yew Tree Farmhouse Grade II 2km away, Bradley Hall moated site – Scheduled Monument, north of the site approx. 2km away (using existing roads).
Effects upon the significance and setting of heritage assets/the historic environment.	The setting of Barleycastle Farmhouse would be adversely affected, though it could be possible to retain the heritage asset in use. Development could be managed so as to not impact upon the setting of the listed buildings.
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type 1B – Undulating Enclosed Farmland – Appleton Thorn. The farmland in this area is generally undulating and slopes down to reasonably level areas of mossland known as Appleton and Stretton Moss. Agriculture is mainly arable and is characteristically composed of very large fields with a sparsity of hedgerows. Strong visible and audible effect of M56 motorway. Appleton Thorn Church tower is a prominent ridgeline feature. Although much of the land in the area has been lost to development and agricultural modernisation, there should be strong control of the type, quality and location of new development. New development should aim to reassert the village centre and prevent further skyline intrusions.
Impact on European Site, SPA or SAC?	Approx. 7km from Rixton Claypits SAC
Impact on SSSI?	Nearest site approx. 4.7km from Woolston Eyes SSSI
Impact on local wildlife sites?	Approx. 4.1km from Grappenhall Heys Long Woodland and 3.4km from the Dingle (using existing roads).
What is the potential impact on TPOs?	None
Would allocation of the site result in the use of previously developed land?	No, site is greenfield.
Is there good access to a Household Waste Recycling Centre?	Nearest is Woolston WRC Approx. 5.3km (using existing roads).

Suitability	To be considered as part of the wider Garden Suburb assessment.
Availability	Yes, Promoted by land owner.

Site Comments

Gently undulating agricultural land, slopes down towards the road. Established trees along site boundaries and some new tree planting towards western end of the site. Land includes cattery which appears to be currently in use.

Site Name: **Land south of Barleycastle Lane**

Settlement Profile: **South Warrington**

Location in Profile: **Fringe**

Ward: **Grappenhall**

Owner / Developer / Promoter: **Morley Estates**

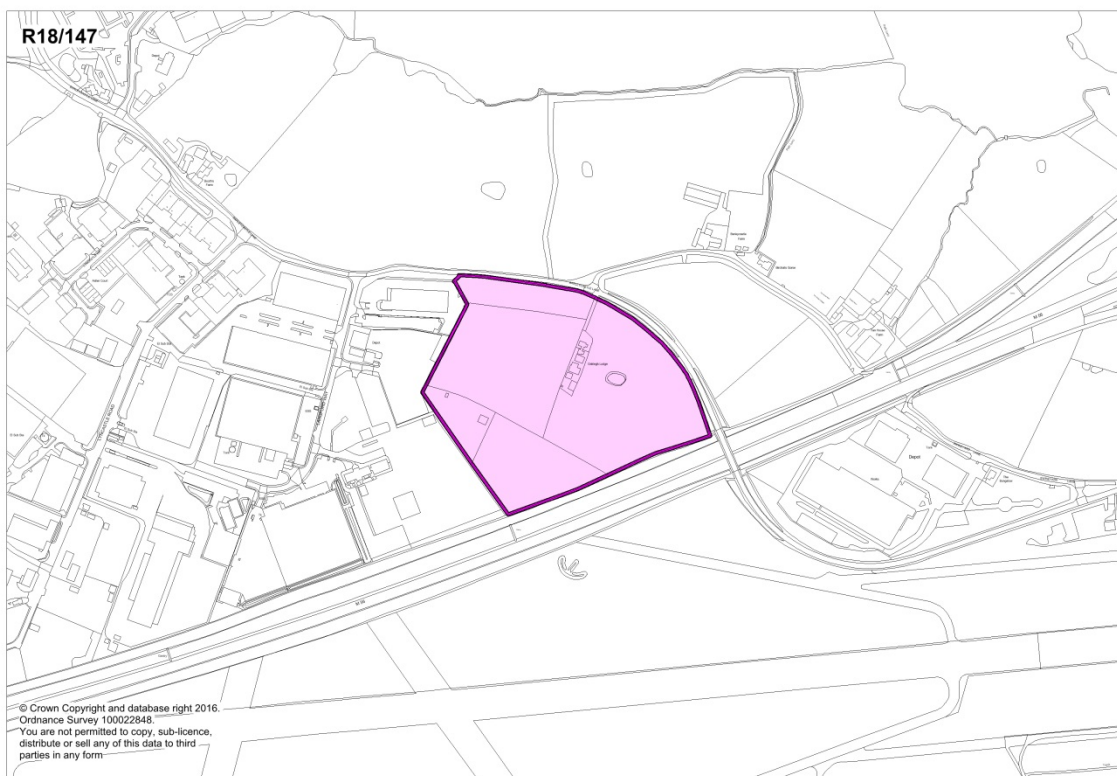
Agent: **Roman Summer Associates Ltd**

Site submitted by: **Richard Gee (Agent)**

Submitted Site Area (Hectares): **9.468999999999994**

Mapinfo measured Site Area(Hectares): **9.468999999999994**

Greenfield or Brownfield:



Preferred Use for Site: **Employment**

Preferred Use Comments

Residential

Dwelling Total Submitted: **0**

Assumed 30dph Total: **0**

Employment

Employment Site Area: **9.468999999999994**

Employment Floorspace (sqm): **40000**

Assumed 35% Plot Ratio (sqm): **0**

Other

G&T Pitches:

Constraints

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **No**

Nature Designations: **None**

Conservation Areas: **no**

Statutory Listed Buildings: **None**

Locally Listed Buildings: **None**

Area of Archaeological Assessment: **None**

Scheduled Ancient Monuments: **None**

Strategic Road Network Access: **None**

Local Highway Access: **Barleycastle Lane**

Access comments: **Existing access from Barleycastle Lane**

Neighbouring Uses: **Employment/agriculture**

Air Quality Management Areas: **Yes**

Agricultural Land Classification: **Grade 2**

Potentially Contaminated Land: **Yes**

Hazardous Installation Zone: **No**

Public Rights of Way:

Green Belt Assessment

General Area Assessment Parcel Reference: **10**

General Area Assessment Parcel Result: **Weak**

Green Belt Parcel Reference: **AT10**

Green Belt Parcel Result: **Weak**

Additional Site Appraisal Information (based on SA objectives)

Significant positive effects	Positive effects possible	Negative effects possible	Significant negative effects possible
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Would the site lead to loss of employment land? No – employment development proposed.	
Distance to Principal Road Network by vehicle? The site is approx. 2km to the A50 Knutsford Road merging with to the M6 (J20) and M56 (J9).	
How close is the site to key employment sites? Adjacent to Barleycastle Trading Estate.	
Is the area supported by community facilities? Nearest services are approx. 3.8km away in Grappenhall Village Centre – including a church, public houses and a school (using existing roads).	
Access to local natural greenspace (with reference to WBC Open Space Audit 2015). Approx. 3.9km from Grappenhall Heys Long Woodland and 3.2km from the Dingle (using existing roads).	
Access to formal play space. Approx. 4.5km from Bellhouse Lane/Portola Close play space and Approx. 4.5km from Bretland Drive (using existing roads).	
How accessible is the site to the nearest primary school on foot? Approx. 2.3km from Appleton Thorn Primary School (using existing roads).	
How accessible is the site to the nearest secondary school? Approx. 5.6km from Bridgewater High School (using existing roads).	

How well served is the site by bus service? Approx. 0.6km from bus stops on Lyncastle Road off Barleycastle Lane – Bus no. CAT 8A which provides links between Appleton, Grappenhall and Warrington Interchange (using existing roads).	
How accessible is the site to the nearest train station? 8.1km from Warrington Bank Quay Station (using existing roads).	
What is the overall distance to a GP service or health centre? Approx. 4.2km from Grappenhall Surgery (using existing road).	
To what extent will the development help to meet housing needs? Site to be considered for employment.	
What are the potential impacts on air quality? Site within 1km of AQMA (M56 corridor).	
Could development of the site lead to the remediation of land affected by contamination? The land is identified as being potentially contaminated land and this would therefore require further investigation.	
Would allocation of the site result in the loss of High Quality Agricultural Land? Land is classed as Grade 2 agricultural land.	
Does the site fall within a Groundwater Source Protection Zone? No, site not affected.	
Is any part of the site within an identified floodzone? Site within flood zone 1.	
Is there potential for safeguarded or identified mineral reserves to be sterilised? Not within identified areas.	
Proximity to designated heritage assets? Barleycastle Farmhouse Grade II located beyond northern boundary 0.2km away, Tan House Farm Building Grade II located 0.4km away, Beehive Farmhouse Grade II along Barleycastle Lane which is approx.0.7km away and Shippon & Booth's Farm Farmhouse 0.6km away and Yew Tree Farmhouse Grade II is 1.9km away (using existing roads).	
Effects upon the significance and setting of heritage assets/the historic environment. Development could be managed so as to not impact upon the setting of the listed buildings.	
Capacity of the landscape to accommodate development while respecting its character. The site falls within Character Type 4C – Former Stretton Airfield. The former Stretton Airfield occupies an area of level ground situated adjoining the Appleton Thorn Trading Estate. In common with Burtonwood Airfield, the site is split into two sections by motorway construction. To the north of the M56 a trading estate has developed over former runways. To the south of the M62 However, no new development has taken place and the airfield remains a very large open expanse of grassland intersected by concrete runways. The land is unrestricted by any notable tree growth and is dominated by the M56 along its northern boundary. Access to the site is restricted.	
Impact on European Site, SPA or SAC? Approx. 6km from Rixton Claypits SAC	
Impact on SSSI? Nearest site Approx. 4km from Woolston Eyes SSSI.	
Impact on local wildlife sites? Approx. 3.9km from Grappenhall Heys Long Woodland and approx. 3.2km from the Dingle (using existing roads).	
What is the potential impact on TPOs? None	
Would allocation of the site result in the use of previously developed land? No, site is greenfield	
Is there good access to a Household Waste Recycling Centre? Nearest is Woolston WRC Approx. 4.9km (using existing roads).	

Suitability	To be considered as part of the wider Garden Suburb assessment.
Availability	Yes, promoted by land owner.

Site Comments

Largely flat agricultural land with a pond in the centre of the site and a collection of farm buildings. There are hedges along the road boundary and some established tree planting. M56 borders the site along its southern boundary, with Barleycastle Lane forming the northern and eastern boundary. Barleycastle Trading estate borders the site to the west.

Site Name: Land at E End of Barleycastle Lane (North)

Settlement Profile: **South Warrington**

Location in Profile: **Fringe**

Ward: **Appleton**

Owner / Developer / Promoter:

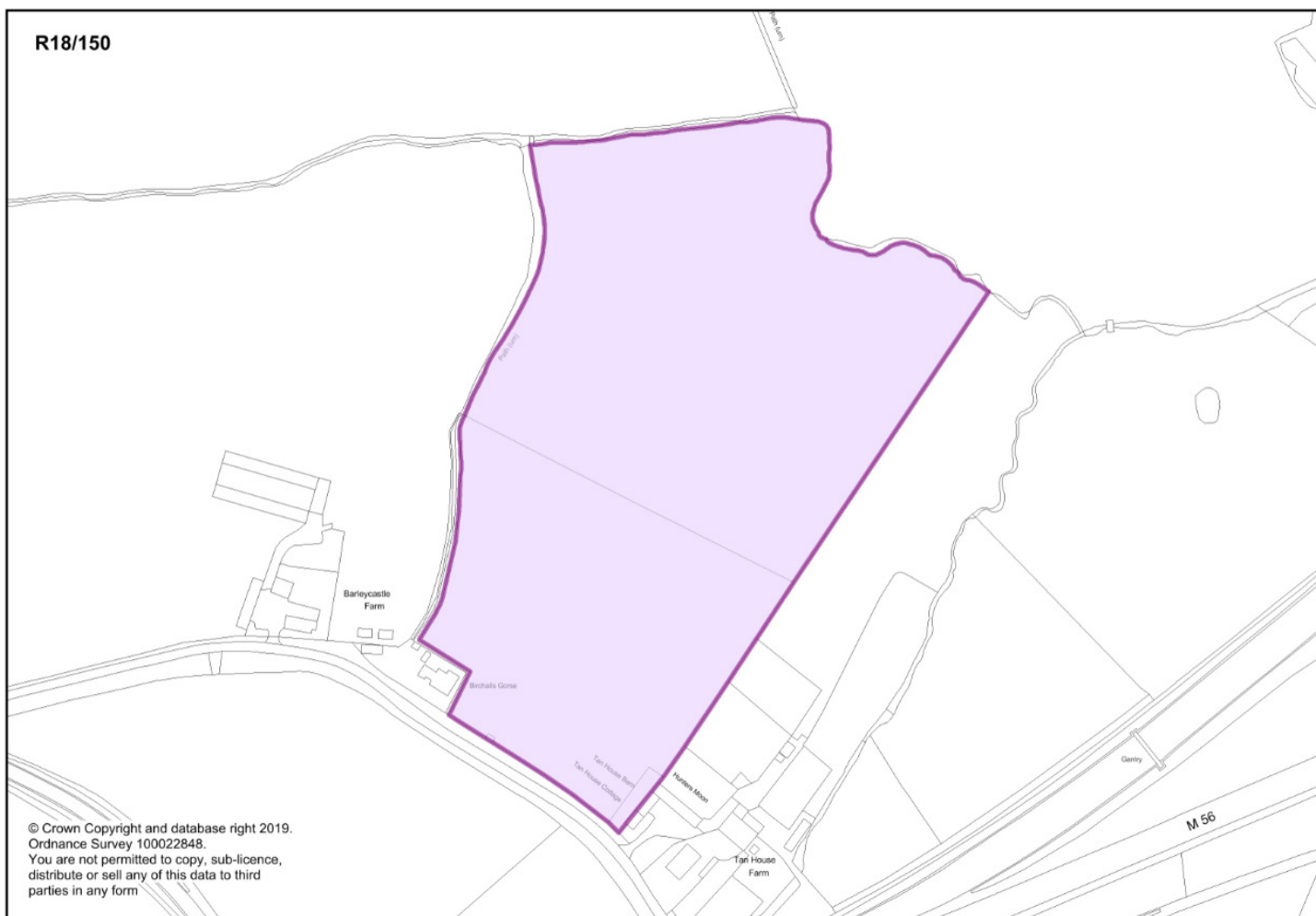
Agent: **Liberty Properties**

Site submitted by: Emyr Williams

Submitted Site Area (Hectares): **6.4**

Mapinfo measured Site Area(Hectares): **6.4**

Greenfield or Brownfield: **GF**



Preferred Use for Site: **Employment**

Preferred Use Comments

Residential

Dwelling Total Submitted: **0**

Assumed 30dph Total: **0**

Employment

Employment Site Area: **6.4**

Employment Floorspace (sqm): **22,300**

Assumed 35% Plot Ration (sqm): **0**

Other

Call for Sites Submissions – Site Proformas

G&T Pitches:

Constraints

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **No**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **None**

Local Highway Access: **Barleycastle Lane**

Access comments: **Existing access from Barleycastle Lane**

Neighbouring Uses: **Predominantly residential and agriculture. Employment Site to West**

Air Quality Management Areas: **No**

Agricultural Land Classification: **3**

Potentially Contaminated Land: **No**

Hazardous Installation Zone: **No**

Public Rights of Way: **No**

Green Belt Assessment

General Area Assessment Parcel Reference: **10**

General Area Assessment Parcel Result: **Weak**

Green Belt Parcel Reference: **R18/150**

Green Belt Parcel Result: **Strong**

Additional Site Appraisal Information (based on SA objectives)

<i>Distance to Principal Road Network by vehicle?</i> Approx. 3.1km to A50 Knutsford Road merging with M6 (J20) & M56 (J9).
<i>How close is the site to key employment sites?</i> Approx. 1.3km from Barleycastle Trading Estate.
<i>Is the area supported by community facilities?</i> Nearest services are approx. 4.3km away in Grappenhall Village Centre – including a church, public houses and a school (using existing roads).
<i>Access to local natural greenspace (with reference to WBC Open Space Audit 2015).</i> Approx. 4.4km from Grappenhall Heys Long Woodland and 3.7km from the Dingle (using existing roads).
<i>Access to formal play space.</i> Approx. 5km from Bellhouse Lane/Portola Close play space and Approx. 5km from Bretland Drive (using existing roads).
<i>How accessible is the site to the nearest primary school on foot?</i> Approx. 2.8km from Appleton Thorn Primary School (using existing roads).
<i>How accessible is the site to the nearest secondary school?</i> Approx. 5.9km from Bridgewater High School (using existing roads).
<i>How well served is the site by bus service?</i> Approx. 0.7km from bus stops on Lyncastle Road off Barleycastle Lane – Bus no. CAT 8A which provides links between Appleton, Grappenhall and Warrington Interchange (using existing roads).
<i>How accessible is the site to the nearest train station?</i>

Approx. 8.6km from Warrington Bank Quay Station (using existing roads).
What is the overall distance to a GP service or health centre? Approx. 4.7km from Grappenhall Surgery (using existing road).
What are the potential impacts on air quality? Site is not in an AQMA or 1km from AQMA.
Could development of the site lead to the remediation of land affected by contamination? No, site not affected.
Would allocation of the site result in the loss of High Quality Agricultural Land? The land is classed as Grade 3 agricultural land.
Does the site fall within a Groundwater Source Protection Zone? No, site not affected.
Is any part of the site within an identified floodzone? Site is within flood zone 1.
Is there potential for safeguarded or identified mineral reserves to be sterilised? Not within identified areas.
Proximity to designated heritage assets? Barleycastle Farmhouse Grade II located north of the site 0.7km away from the site. The site and Tan House Farm Building Grade II located 1.1km away from site. Beehive Farmhouse Grade II along Barleycastle Lane which is approximately 1.2km away and Shippon & Booth's Farm Farmhouse 1.1km away. Yew Tree Farmhouse Grade II is 2.4km away (using existing roads).
Effects upon the significance and setting of heritage assets/the historic environment. Development could be managed so as to not impact upon the setting of the listed buildings.
Capacity of the landscape to accommodate development while respecting its character. The site falls within Character Type 1B – Undulating Enclosed Farmland – Appleton Thorn. The farmland in this area is generally undulating and slopes down to reasonably level areas of mossland known as Appleton and Stretton Moss. Agriculture is mainly arable and is characteristically composed of very large fields with a sparsity of hedgerows. Strong visible and audible effect of M56 motorway. Appleton Thorn Church tower is a prominent ridgeline feature. Although much of the land in the area has been lost to development and agricultural modernisation, there should be strong control of the type, quality and location of new development. New development should aim to reassert the village centre and prevent further skyline intrusions.
Impact on European Site, SPA or SAC? Approx. 6.7km from Rixton Claypits SAC
Impact on SSSI? Nearest site Approx. 4.4km from Woolston Eyes SSSI
Impact on local wildlife sites? Approx. 4.4km from Grappenhall Heys Long Woodland and 3.7km from the Dingle (using existing roads).
What is the potential impact on TPOs? None
Would allocation of the site result in the use of previously developed land? No, site is greenfield
Is there good access to a Household Waste Recycling Centre? Nearest is Woolston WRC Approx. 5.6km (using existing roads).

Suitability	To be considered as part of the wider Garden Suburb assessment.
Availability	Yes, promoted by land owner.

Site Comments

<p>Agricultural land. Slopes down away from Barleycastle Lane. Bradley Brook forms the site boundary to the north. Farm buildings out with the site but adjacent to it fronting onto Barleycastle Lane. Cattery to the west.</p>
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Site Name: Land at E End of Barleycastle Lane (South)

Settlement Profile: **South Warrington**

Location in Profile: **Fringe**

Ward: **Appleton**

Owner / Developer / Promoter:

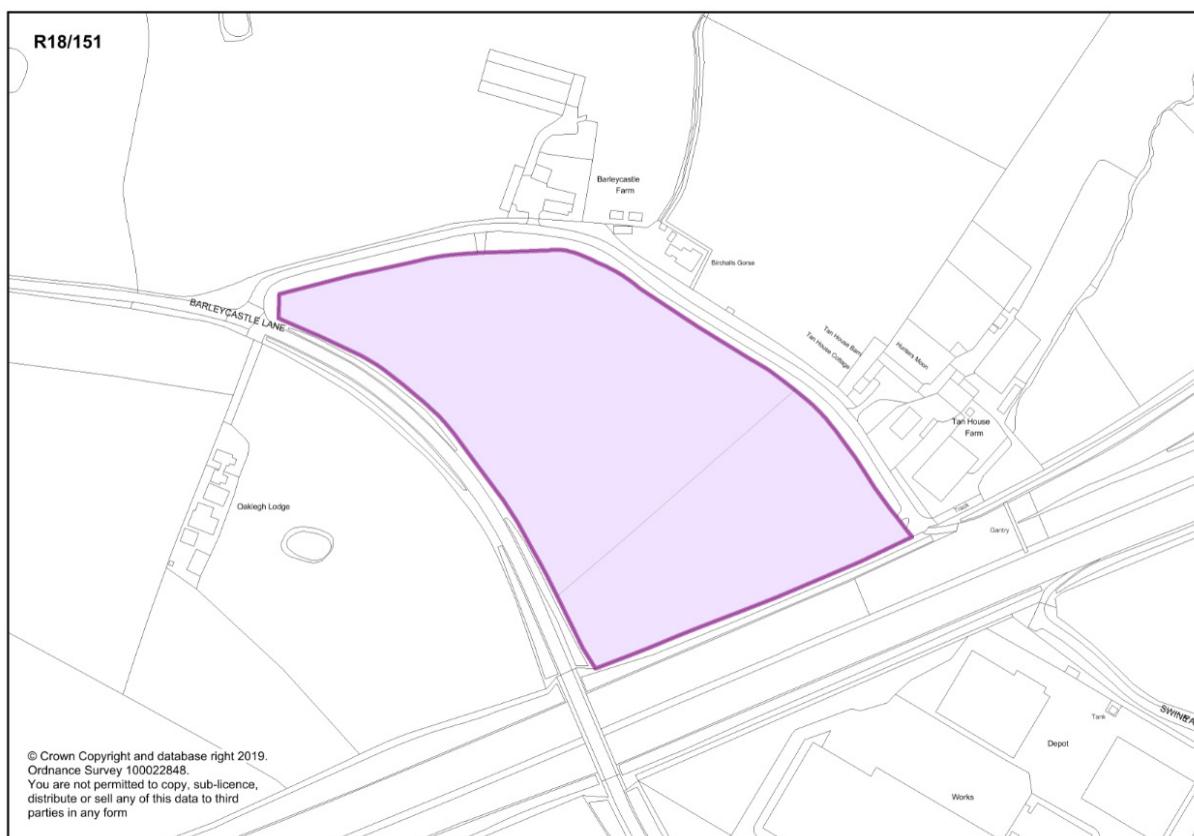
Agent: **Liberty Properties**

Site submitted by: Emyr Williams

Submitted Site Area (Hectares):**4.45**

Mapinfo measured Site Area(Hectares):4.45

Greenfield or Brownfield: **GF**



Preferred Use for Site: **Employment**

Preferred Use Comments

Residential

Dwelling Total Submitted: **0**

Assumed 30dph Total: **0**

Employment

Employment Site Area: **4.45**

Employment Floorspace (sqm): **15,330**

Assumed 35% Plot Ration (sqm): **0**

Other

G&T Pitches:

Constraints

Call for Sites Submissions – Site Proformas

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **No**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **None**

Local Highway Access: **Barleycastle Lane**

Access comments: **Existing access from Barleycastle Lane**

Neighbouring Uses: **Predominantly residential and agriculture. Employment Site to West**

Air Quality Management Areas: **Yes**

Agricultural Land Classification: **2/3**

Potentially Contaminated Land: **Yes**

Hazardous Installation Zone: **No**

Public Rights of Way: **No**

Green Belt Assessment

General Area Assessment Parcel Reference: **10**

General Area Assessment Parcel Result: **Weak**

Green Belt Parcel Reference: **R18/151**

Green Belt Parcel Result: **Weak**

Additional Site Appraisal Information (based on SA objectives)

Distance to Principal Road Network by vehicle?

The site is Approx. 3km to the A50 Knutsford Road merging with M6 (J20) and M56 (J9).

How close is the site to key employment sites?

Approx. 0.9km from Barleycastle Trading Estate.

Is the area supported by community facilities?

Nearest services are approx. 3.9km away in Grappenhall Village Centre – including a church, public houses and a school (using existing roads).

Access to local natural greenspace (with reference to WBC Open Space Audit 2015).

Approx. 4km from Grappenhall Heys Long Woodland and 3.3km from the Dingle (using existing roads).

Access to formal play space.

Approx. 4.6km from Bellhouse Lane/Portola Close play space and Approx. 4.6km from Bretland Drive (using existing roads).

How accessible is the site to the nearest primary school on foot?

Approx. 2.4km from Appleton Thorn Primary School (using existing roads).

How accessible is the site to the nearest secondary school?

Approx. 5.7km from Bridgewater High School (using existing roads).

How well served is the site by bus service?

Approx. 0.7km from bus stops on Lyncastle Road off Barleycastle Lane – Bus no. CAT 8A which provides links between Appleton, Grappenhall and Warrington Interchange (using existing roads).

How accessible is the site to the nearest train station?

Approx. 8.2km from Warrington Bank Quay Station (using existing roads).

<p>What is the overall distance to a GP service or health centre? Approx. 4.2km from Grappenhall Surgery (using existing road).</p>
<p>What are the potential impacts on air quality? Site within 1km of AQMA (M56 corridor).</p>
<p>Could development of the site lead to the remediation of land affected by contamination? Yes, part of the site suspected to be contaminated. Further investigation required.</p>
<p>Would allocation of the site result in the loss of High Quality Agricultural Land? The land is classed as Grade 2 and 3 agricultural land.</p>
<p>Does the site fall within a Groundwater Source Protection Zone? No, site not affected.</p>
<p>Is any part of the site within an identified floodzone? Site is within flood zone 1.</p>
<p>Is there potential for safeguarded or identified mineral reserves to be sterilised? Not within identified areas.</p>
<p>Proximity to designated heritage assets? Barleycastle Farmhouse Grade II located north of the site 0.3km away from the site. The site and Tan House Farm Building Grade II located 0.5km away from site. Beehive Farmhouse Grade II along Barleycastle Lane which is approximately 0.8km away and Shippon & Booth's Farm Farmhouse 0.7km away. Yew Tree Farmhouse Grade II is 2km away (using existing roads).</p>
<p>Effects upon the significance and setting of heritage assets/the historic environment. Development could be managed so as to not impact upon the setting of the listed buildings.</p>
<p>Capacity of the landscape to accommodate development while respecting its character. The site falls within Character Type 1B – Undulating Enclosed Farmland – Appleton Thorn. The farmland in this area is generally undulating and slopes down to reasonably level areas of mossland known as Appleton and Stretton Moss. Agriculture is mainly arable and is characteristically composed of very large fields with a sparsity of hedgerows. Strong visible and audible effect of M56 motorway. Appleton Thorn Church tower is a prominent ridgeline feature. Although much of the land in the area has been lost to development and agricultural modernisation, there should be strong control of the type, quality and location of new development. New development should aim to reassert the village centre and prevent further skyline intrusions.</p>
<p>Impact on European Site, SPA or SAC? Approx. 6.6km from Rixton Claypits SAC</p>
<p>Impact on SSSI? Nearest site 4.3km from Woolston Eyes SSSI</p>
<p>Impact on local wildlife sites? Approx. 4km from Grappenhall Heys Long Woodland and 3.3km from the Dingle (using existing roads).</p>
<p>What is the potential impact on TPOs? None</p>
<p>Would allocation of the site result in the use of previously developed land? No, site is greenfield</p>
<p>Is there good access to a Household Waste Recycling Centre? Nearest is Woolston WRC Approx. 4.8km (using existing roads).</p>

Suitability	To be considered as part of the wider Garden Suburb assessment.
Availability	Yes, promoted by land owner.

Site Comments

<p>Undulating farmland. Site gently slopes downward towards Barleycastle Lane. Trees along boundary with motorway. Hedges along boundary with Barleycastle Lane to the north. M56 located to the south. Tan House Farm opposite the site in south eastern corner.</p>

Site Reference: **R18/152(and R18/P2/087)**

Site Name: North Side of Cartridge Lane

Settlement Profile: **South Warrington**

Location in Profile: **Fringe**

Ward: **Appleton**

Owner / Developer / Promoter: **N Garnett**

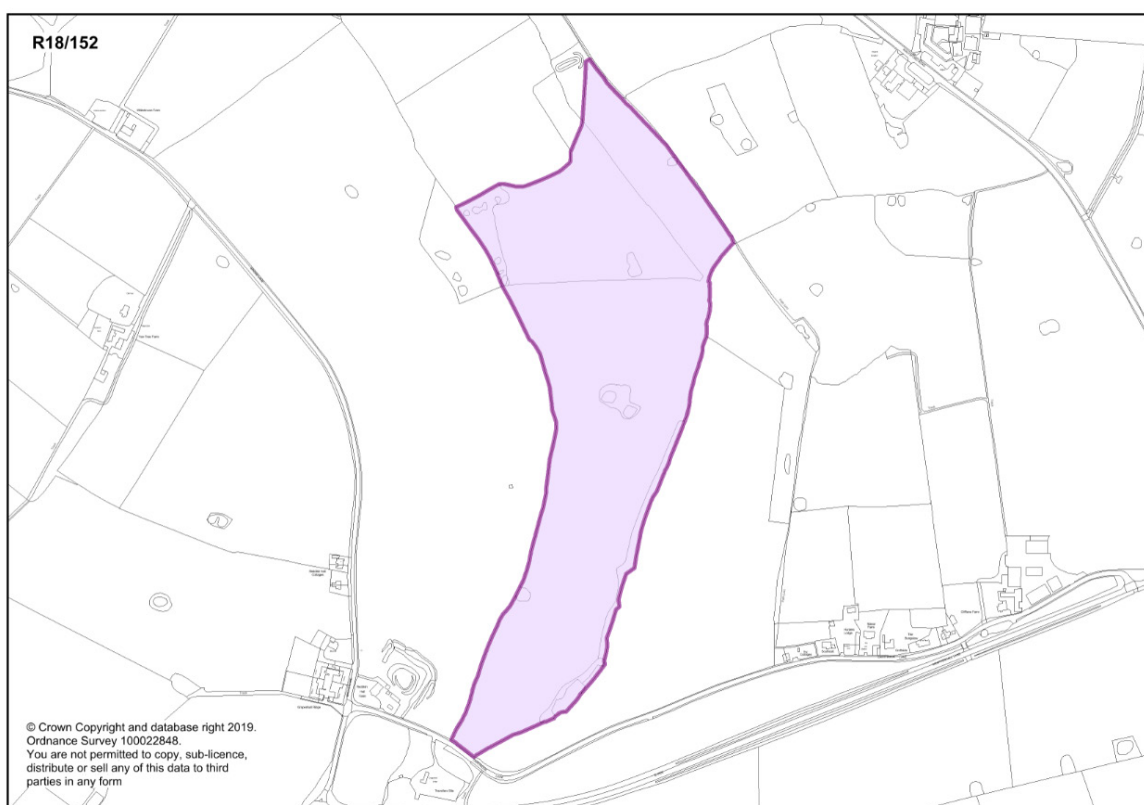
Agent:

Site submitted by: **Neil Garnett**

Submitted Site Area (Hectares):**19**

Mapinfo measured Site Area(Hectares):**18.63**

Greenfield or Brownfield: **GF**



Preferred Use for Site: **Multi**

Preferred Use Comments

Residential

Dwelling Total Submitted: **0**

Assumed 30dph Total: **559**

Employment

Employment Site Area: **18.63**

Employment Floorspace (sqm):

Assumed 35% Plot Ratio (sqm): **0**

Other

G&T Pitches:

Constraints

Floodzone 2:**No**

Call for Sites Submissions – Site Proformas

Floodzone 3: No

Green Belt: **Yes**

TPO Issues: **No**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **None**

Local Highway Access: **Cartridge Lane**

Access comments: **Existing access from Cartridge Lane (South edge)**

Neighbouring Uses: **Predominantly agriculture.**

Air Quality Management Areas: **No**

Agricultural Land Classification: 2

Potentially Contaminated Land: **No**

Hazardous Installation Zone: **No**

Public Rights of Way: **No**

Green Belt Assessment

General Area Assessment Parcel Reference: **10**

General Area Assessment Parcel Result: **Weak**

Green Belt Parcel Reference: **R18/152**

Green Belt Parcel Result: **Moderate**

Additional Site Appraisal Information (based on SA objectives)

<i>Distance to Principal Road Network by vehicle?</i> The site is Approx. 1.7km the A50 Knutsford Road merging with M6 (J20) & M56 (J9).
<i>How close is the site to key employment sites?</i> Approx. 1.4km from Barleycastle Trading Estate.
<i>Is the area supported by community facilities?</i> Nearest services are Approx. 3.3km away in Grappenhall Village Centre – including a church, public houses and a school (using existing roads).
<i>Access to local natural greenspace (with reference to WBC Open Space Audit 2015).</i> Approx. 2.6km from Grappenhall Heys Long Woodland and Approx. 4.6km from the Dingle (using existing roads).
<i>Access to formal play space.</i> Approx. 3.2km from Bellhouse Lane/Portola Close play space and Approx. 5.8km from Bretland Drive (using existing roads).
<i>How accessible is the site to the nearest primary school on foot?</i> Approx. 2.5km from St Wilfrid's CofE Aided Primary School (using existing roads).
<i>How accessible is the site to the nearest secondary school?</i> Approx. 6.8km from Sir Thomas Boteler CofE School (using existing roads).
<i>How well served is the site by bus service?</i> Approx. 2.6km from bus stops on Chester Road (A56) – Bus no.6 which provides links between Grappenhall and Warrington Interchange (using existing roads).
<i>How accessible is the site to the nearest train station?</i> Approx. 4.5km from Warrington Bank Quay Station (using existing roads).
<i>What is the overall distance to a GP service or health centre?</i> Approx. 3km from Grappenhall Surgery (using existing road).
<i>What are the potential impacts on air quality?</i>

Site is not in an AQMA or 1km from AQMA.
Could development of the site lead to the remediation of land affected by contamination? No, site not affected.
Would allocation of the site result in the loss of High Quality Agricultural Land? The land is classed as Grade 2 agricultural land.
Does the site fall within a Groundwater Source Protection Zone? Site not affected.
Is any part of the site within an identified floodzone? Site is within flood zone 1.
Is there potential for safeguarded or identified mineral reserves to be sterilised? The sand and gravel MSA buffer zone is located within south of the site, however most of the MSA has already been built upon with housing located within the MSA. As such, the mineral resource beneath the site is already sterilised.
Proximity to designated heritage assets? Beehive Farmhouse Grade II along Barleycastle Lane which is approximately 0.9km away and Shippon & Booth’s Farm Farmhouse 1km away. Yew Tree Farmhouse Grade II 1.4km away (using existing roads).
Effects upon the significance and setting of heritage assets/the historic environment. Given the distance from locally listed and statutory heritage assets development of the site would have very limited impact.
Capacity of the landscape to accommodate development while respecting its character. Sites lie within the Red Sandstone Escarpment local character area (3A Appleton Park and Grappenhall). This area covers a large amount of land and so has different features and sensitivities. Broadly this area is reasonably well-wooded with a diversity of features in the landscape, including small ponds, ridges, knolls and incised stream valleys. The agricultural landscape including hedgerows appears generally well-maintained and the area presents an attractive rural quality.
Impact on European Site, SPA or SAC? Approx.6.8km from Rixton Claypits SAC
Impact on SSSI? Nearest site Approx. 3.4km from Woolston Eyes SSSI
Impact on local wildlife sites? Approx. 2.6km from Grappenhall Heys Long Woodland and 4.6km from the Dingle (using existing roads).
What is the potential impact on TPOs? None
Would allocation of the site result in the use of previously developed land? No, Site is Greenfield
Is there good access to a Household Waste Recycling Centre? Nearest is Woolston WRC Approx. 7.8km (using existing roads).

Suitability	To be considered as part of the wider Garden Suburb assessment.
Availability	Yes, promoted by land owner.

Site Comments

Land slopes generally from south to north in this location. Significant trees and hedges along the site boundary.

Site currently comprises agricultural land. Several ponds present towards the centre of the site.

Site Name: **Land at Massey Brook Farm, Lymm**

Settlement Profile: **South Warrington**

Location in Profile: **Fringe**

Ward: **Lymm South**

Owner / Developer / Promoter: **Mr E Mather**

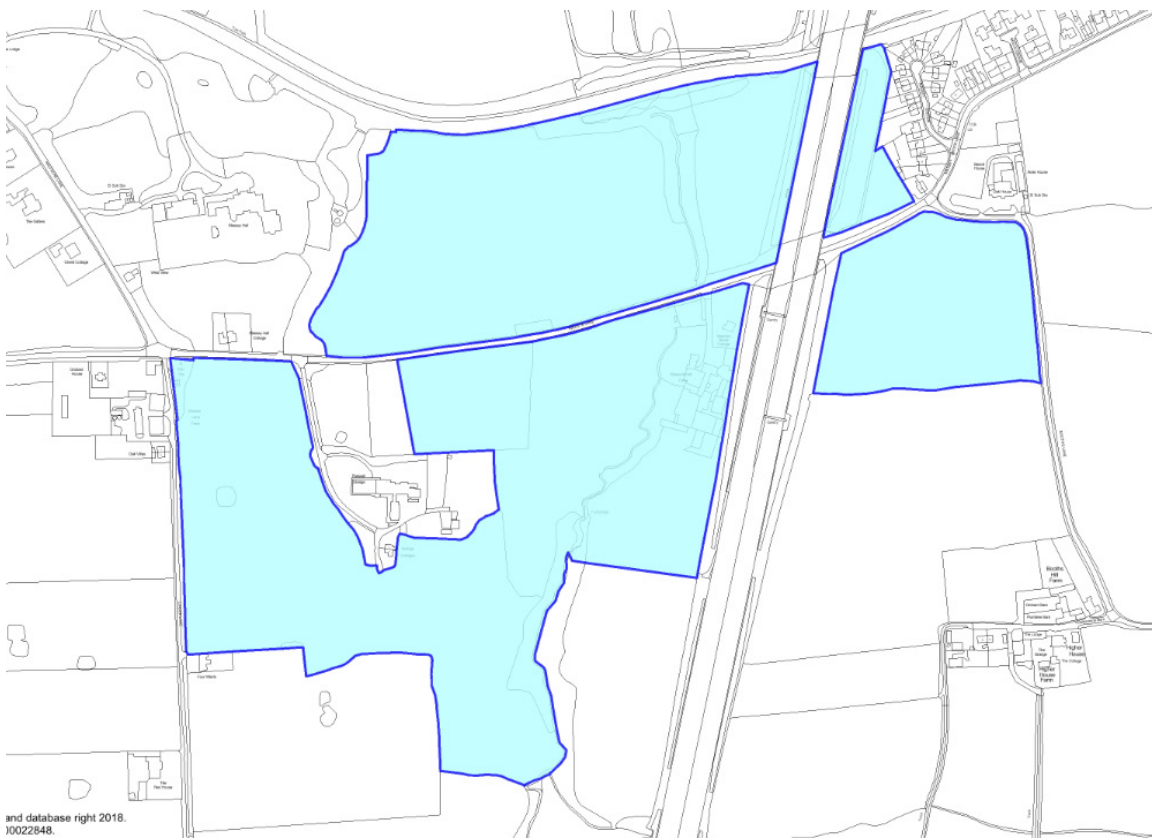
Agent: **Acland Bracewell**

Site submitted by:

Submitted Site Area (Hectares): **0**

Mapinfo measured Site Area(Hectares): **30.149999999999999**

Greenfield or Brownfield: **GF**



Preferred Use for Site: **Mixed Use**

Preferred Use Comments

Residential

Dwelling Total Submitted: **700**

Assumed 30dph Total: **0**

Employment

Employment Site Area: **0**

Employment Floorspace (sqm): **0**

Assumed 35% Plot Ratio (sqm): **0**

Other

G&T Pitches:

Constraints

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **Several TPOs adjacent to boundaries**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **None**

Local Highway Access: **Weaste Lane**

Access comments: **Multiple access points mainly from Weaste Lane**

Neighbouring Uses: **Residential / Agriculture**

Air Quality Management Areas: **Yes**

Agricultural Land Classification: **3**

Potentially Contaminated Land: **Yes**

Hazardous Installation Zone: **No**

Public Rights of Way: **Yes**

Green Belt Assessment

General Area Assessment Parcel Reference: **9**

General Area Assessment Parcel Result: **Moderate**

Green Belt Parcel Reference: **R18/P2/009**

Green Belt Parcel Result: **Strong**

Additional Site Appraisal Information (based on SA objectives)

Significant positive effects	Positive effects possible	Negative effects possible	Significant negative effects possible	
Would the site lead to loss of employment land? No – no existing employment on site and not allocated for employment.				
Distance to Principal Road Network by vehicle? The site is adjacent to the M6 but would be accessed via A50 (Knutsford Road) which is between approx. 1km to 2km from the various parcels.				
How close is the site to key employment sites? Approx. 4km from Barleycastle Trading Estate and approx. 4.5km from north side of Latchford Locks.				
Is the area supported by community facilities? Approx. 1.2km from Thelwall Village Hall and approx. 2.3km from community facilities in Grappenhall village centre – including a community centre and village sports club. Access to services could be improved as part of major development.				
Access to local natural greenspace (with reference to WBC Open Space Audit 2015). Site approximately 1km away from semi-natural greenspace in Thelwall – Thelwall Meadow.				
Access to formal play space. Sites approx. 1km from Elizabeth Park, Thelwall which includes formal play space. Additional play space is available approx. 2km from the site at				

Bellhouse Lane/Portola Close. (Sites to the east are located close to facilities in Lymm though these fall outside of the Garden Suburb area).	
How accessible is the site to the nearest primary school on foot? 1.45km from Thelwall Community Junior School.	
How accessible is the site to the nearest secondary school? 3.8km from Sir Thomas Boteler CE High School.	
How well served is the site by bus service? Bus stop directly adjacent to site at Weaste Lane/Cinder Lane. Low frequency service.	
How accessible is the site to the nearest train station? 6.4km from Warrington Bank Quay station.	
What is the overall distance to a GP service or health centre? 2.5km from Grappenhall Surgery.	
To what extent will the development help to meet housing needs? Site could meet housing needs over plan period, depending on local plan strategy regarding Green Belt release.	
What are the potential impacts on air quality? Sites within 1km of AQMA (M6 corridor).	
Could development of the site lead to the remediation of land affected by contamination? Site not thought to be contaminated.	
Would allocation of the site result in the loss of High Quality Agricultural Land? The site is classed at Grade 3 agricultural land.	
Does the site fall within a Groundwater Source Protection Zone? The majority of the site(s) fall within Groundwater Source Protection Zone 3.	
Is any part of the site within an identified floodzone? The majority of the site is in flood zone 1, with a small area of flood zone 2 following the course of Massey Brook.	
Is there potential for safeguarded or identified mineral reserves to be sterilised? Not within identified areas.	
Proximity to designated heritage assets? 535m from the nearest asset (Halfacre Lane Aqueduct grade II listed building). 2km from Scheduled Ancient Monument at Bradley Hall Farm. There are also locally listed buildings immediately opposite the site at Massey Hall Cottages and at Highfields Farm and Thelwall Massey School.	
Effects upon the significance and setting of heritage assets/the historic environment. No effects likely.	
Capacity of the landscape to accommodate development while respecting its character (with reference to WBC Landscape Character Assessment 2007). The various sites fall within the Red Sandstone Escarpment local character area (3a Appleton and Grappenhall and 3b Massey Brook). This area covers a large amount of land and so has different features and sensitivities. Broadly this area is reasonably well-wooded with a diversity of features in the landscape, including small ponds, ridges, knolls and incised stream valleys. The agricultural landscape including hedgerows appears generally well-maintained and the area presents an attractive rural quality. Development of the sites would involve development in the countryside that may not be a satisfactorily accommodated by the landscape.	
Impact on European Site, SPA or SAC? Unlikely, over 4km to nearest site – Rixton Clay Pits. And outside catchment area.	
Impact on SSSI? Unlikely to have an impact given at least 1.5km away from nearest site (Woolston Eyes).	
Impact on local wildlife sites? None	
What is the potential impact on TPOs? Some TPOs along the periphery of the sites only.	
Would allocation of the site result in the use of previously developed land? No, site comprises greenfield land.	
Is there good access to a Household Waste Recycling Centre? 7km to the nearest centre (New Cut Lane, Woolston).	

Suitability	To be considered as part of the wider Garden Suburb assessment.
Availability	Yes, Promoted by land owner.

Site Comments

Site comprises undulating farmland to the north and south of Weaste Lane. Land to the west of the M6 slopes downward towards the M6 to the east. Some significant tree coverage on all parcels, particularly those bordering the motorway. Massey Brook runs through land to the south of Weaste Lane, close to the boundary with M6 and adjacent to Massey Brook Farm with its associated buildings (also within the site boundary). There also appears to be a pond at the western end of the parcel. Thelwall Grange Care Home is surrounded (but not included in the parcel to the south of Weaste Lane.

(There is a PROW on the southernmost parcel to the east of M6.)

Site Name: **Land adj Haresfield, Stockton Lane**

Settlement Profile: **South Warrington**

Location in Profile: **Fringe**

Ward:

Owner / Developer / Promoter: **D Critchley**

Agent: **Depol Associates**

Site submitted by:

Submitted Site Area (Hectares): **0.6700000000000004**

Mapinfo measured Site Area(Hectares): **0.6700000000000004**

Greenfield or Brownfield: **GF**



Preferred Use for Site: **Residential**

Preferred Use Comments

Residential

Dwelling Total Submitted: **20**

Assumed 30dph Total: **0**

Employment

Employment Site Area: **0**

Employment Floorspace (sqm): **0**

Assumed 35% Plot Ratio (sqm): **0**

Other

G&T Pitches:

Constraints

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **None**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **None**

Local Highway Access: **Stockton Lane**

Access comments: **Access from Stockton Lane**

Neighbouring Uses: **Residential / Agriculture**

Air Quality Management Areas: **No**

Agricultural Land Classification: **2**

Potentially Contaminated Land: **No**

Hazardous Installation Zone: **No**

Public Rights of Way: **No**

Green Belt Assessment

General Area Assessment Parcel Reference: **10**

General Area Assessment Parcel Result: **Weak**

Green Belt Parcel Reference: **R18/P2/012**

Green Belt Parcel Result: **Moderate**

Additional Site Appraisal Information (based on SA objectives)

Significant positive effects	Positive effects possible	Negative effects possible	Significant negative effects possible	
Would the site lead to loss of employment land? No – no existing employment on site and not allocated for employment.				
Distance to Principal Road Network by vehicle? Approx. 320m to Chester Road (A56).				
How close is the site to key employment sites? 3km from Centre Park. 3.65km from Barleycastle Trading Estate.				
Is the area supported by community facilities? Site within 1km of community facilities in Stockton Heath and Grappenhall. Access to services could be improved as part of major development.				
Access to local natural greenspace (with reference to WBC Open Space Audit 2015). 565m from Ackers Pit and 800m from Mountclaire Crescent and Grappenhall Heys Long Woodland.				
Access to formal play space. 330m from formal play space at Millennium Green.				
How accessible is the site to the nearest primary school on foot?				

870m to The Cobbs Infant School.	
How accessible is the site to the nearest secondary school? 1.3km to Bridgewater High School.	
How well served is the site by bus service? 340m from bus stop at Lumb Brook Bridge with access to bus services 40, 41, 42, 5, 5A and 6.	
How accessible is the site to the nearest train station? 3.85km to Bank Quay Station.	
What is the overall distance to a GP service or health centre? 1.26km from Stockton Heath Medical Centre.	
To what extent will the development help to meet housing needs? Site could meet housing needs over plan period, depending on local plan strategy regarding Green Belt release.	
What are the potential impacts on air quality? Development not within 1km of AQMA.	
Could development of the site lead to the remediation of land affected by contamination? Site is not thought to be contaminated.	
Would allocation of the site result in the loss of High Quality Agricultural Land? The majority of the site is Grade 2 land. (Land to the north adjacent to the ship canal is considered to be urban rather than agricultural).	
Does the site fall within a Groundwater Source Protection Zone? The site falls within Groundwater Source Protection Zone 3.	
Is any part of the site within an identified floodzone? Site is in flood zone 1.	
Is there potential for safeguarded or identified mineral reserves to be sterilised? Not within identified areas.	
Proximity to designated heritage assets? 270m from Grade II listed Lumb Brook Bridge (aqueduct).	
Effects upon the significance and setting of heritage assets/the historic environment. No effects likely.	
Capacity of the landscape to accommodate development while respecting its character. The site falls within the Red Sandstone Escarpment local character area (3a Appleton and Grappenhall). This area covers a large amount of land and so has different features and sensitivities. Broadly this area is reasonably well-wooded with a diversity of features in the landscape, including small ponds, ridges, knolls and incised stream valleys. The agricultural landscape including hedgerows appears generally well-maintained and the area presents an attractive rural quality. However, the site sits close to the adjoining urban area and so its development could be more readily accommodated by the landscape.	
Impact on European Site, SPA or SAC? Unlikely – over 7km to nearest site, Rixton Clay Pits.	
Impact on SSSI? Site over 3km away from nearest site - Woolston Eyes SSSI.	
Impact on local wildlife sites? Grappenhall Heys Long Woodland nearby to the south. Though too far removed from site to have an impact.	
What is the potential impact on TPOs? None affecting the site.	
Would allocation of the site result in the use of previously developed land? No, greenfield site.	
Is there good access to a Household Waste Recycling Centre? 5.5km from nearest site (Woolston Community Recycling Centre).	

Suitability	To be considered as part of the wider Garden Suburb assessment.
Availability	Yes, Promoted by land owner.

Site Comments

Flat agricultural land with access road. Bridgewater Canal to west. Residential properties to east and west along Stockton Lane. Athletic ground to the north.

Site Name: **Land off J10, M56, Stretton**

Settlement Profile: **South Warrington**

Location in Profile: **Garden Suburb**

Ward:

Owner / Developer / Promoter: **Wallace Land Investment**

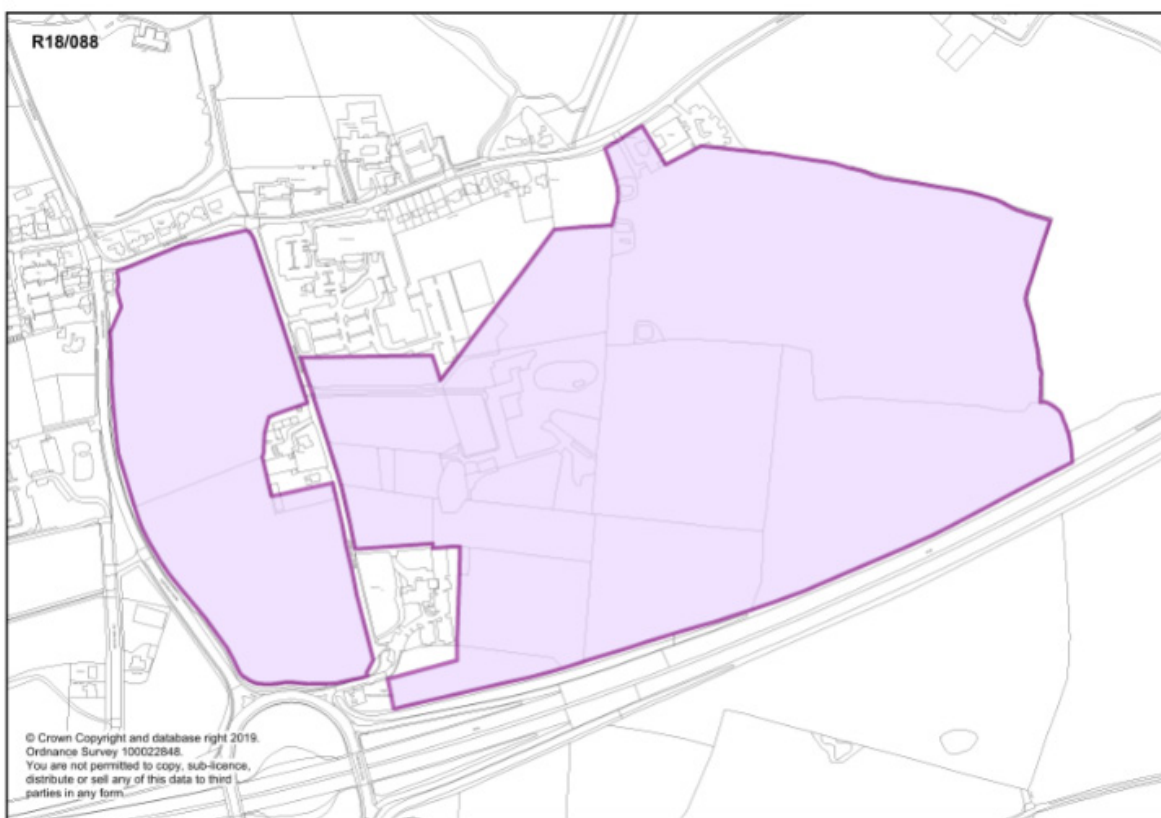
Agent: **Lucy Furber**

Site submitted by: **Lucy Furber**

Submitted Site Area (Hectares): **39.2**

Mapinfo measured Site Area (Hectares):

Greenfield or Brownfield: **GF**



Preferred Use for Site: **Mixed Use**

Preferred Use Comments

Residential

Dwelling Total Submitted: **550-700**

Assumed 30dph Total: **1170**

Employment

Employment Site Area: **4 ha**

Employment Floorspace (sqm):

Assumed 35% Plot Ratio (sqm):

Other

G&T Pitches:

Constraints

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **Yes**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **Yes**

Scheduled Ancient Monuments: **Yes (outside, north of site boundary) & Roman Road (Spark Hall Close)**

Strategic Road Network Access: **None**

Local Highway Access: **Stretton Road, Hatton Lane**

Access comments: **Existing access from London Road, Tarporley Road A49 & J10 M56**

Neighbouring Uses: **Residential / Agriculture**

Air Quality Management Areas: **Yes**

Agricultural Land Classification: **2 and 3**

Potentially Contaminated Land: **No**

Hazardous Installation Zone: **No**

Public Rights of Way: **No**

Green Belt Assessment

General Area Assessment Parcel Reference: **11**

General Area Assessment Parcel Result: **Moderate**

Green Belt Parcel Reference: **R18/088 west and east**

Green Belt Parcel Result: **Weak and Moderate**

Additional Site Appraisal Information (based on SA objectives)

Significant positive effects	Positive effects possible	Negative effects possible	Significant negative effects possible	
Would the site lead to loss of employment land? No – no existing employment on site and not allocated for employment.				
Distance to Principal Road Network by vehicle? Site is adjacent to A49 Tarporley Road merging with A49 London Road and the M56 (J10).				
How close is the site to key employment sites? Approx. 4km from Barleycastle Trading Estate				
Is the area supported by community facilities? Nearest services are adjacent to the site – including a church, public houses and a school. Also access to services 1.7km away on Dudlows Green Road. Improved services could be provided as part of major development.				
Access to local natural greenspace (with reference to WBC Open Space Audit 2015). Nearest point Approx. 0.8km from greenspace on London Road and Approx. 6km from Old Chester Road/Walton Lea Road				
Access to formal play space. Approx. 3km from Longwood Road and Approx. 7.2km from Walton Gardens play space				
How accessible is the site to the nearest primary school on foot? St Mathews CofE Primary School immediately to the north of the site.				
How accessible is the site to the nearest secondary school? Approx. 2.7km from Bridgewater High School				

How well served is the site by bus service? Nearest point Approx. 0.1km from bus stop on Tarporley Road (A49) – Bus no. 40, Cat7, CAT9, CAT 9A, CAT9B which provides links between Lymm, Appleton Hall, Hatton Lane and Warrington Interchange	
How accessible is the site to the nearest train station? Approx. 6.3km from Warrington Bank Quay Station	
What is the overall distance to a GP service or health centre? Nearest point Approx. 100m from Stretton Medical Centre, Hatton Lane.	
To what extent will the development help to meet housing needs? Site could meet housing needs over plan period, depending on local plan strategy regarding Green Belt release.	
What are the potential impacts on air quality? Site within 1km of AQMA (M56 corridor).	
Could development of the site lead to the remediation of land affected by contamination? No, site not affected, however adjacent to land that is potentially contaminated.	
Would allocation of the site result in the loss of High Quality Agricultural Land? Land classed as Grade 2 and 3 agricultural land.	
Does the site fall within a Groundwater Source Protection Zone? Site does not fall within a Groundwater Source protection zone.	
Is any part of the site within an identified floodzone? Site is within flood zone 1.	
Is there potential for safeguarded or identified mineral reserves to be sterilised? Part of the site is within the sand and gravel MSA and buffer zone Any development on the site will need to have regard to the issue of proximal sterilisation of resources within the MSA.	
Proximity to designated heritage assets? The nearest listed buildings are adjacent to the site, these include statutory listed Grade II buildings – Church of St Mathew’s, Stretton Road (28m away) and Fir Tree House, Tarporley Road. There are also Grade II buildings in close proximity to the site Holly Tree PH, Tarporley Road 0.7km away, Stretton Hall, Hall Lane 0.5km away, Tanyard Farm Building Grade II*(Tan House Cottage and Barn), Well Lane 0.5km away, Great Shepcroft Farmhouse, Shepcroft Lane 0.9m away, Stretton House, Northwich Road 0.7km, Former Barn at Stretton House, Northwich Road 0.8km away.	
Effects upon the significance and setting of heritage assets/the historic environment. Allocation of the site may result in alteration of the rural setting and this could result in considerable/moderate harm to the significance to the heritage assets. In order to mitigate harm to the assets and its setting, landscape buffer/screening to west, north and south boundaries could be implemented to mitigate any harm.	
Capacity of the landscape to accommodate development while respecting its character. The site lies within inside of the Red Sandstone Escarpment local character area (1A Stretton and Hatton). This area comprises of a broad, gently undulating agricultural landscape situated to the south-west of the study area. To the north, the land forms the crest of the Red Sandstone Escarpment and from this crest, the land gently falls to the south. The area is strongly influenced by the M56 Motorway which runs through the area just to the south of the crest of the Escarpment. Hatton Lane just north of the M56, is built on the line of a Roman Road. Development in this location would alter the landscape setting but mitigation could be put in place to minimise the impact.	
Impact on European Site, SPA or SAC? Approx. 8.8km from Rixton Claypits SAC. No impact	
Impact on SSSI? Nearest site Approx. 5km from Woolston Eyes SSSI	
Impact on local wildlife sites? Approx. 5.5km from Grappenhall Heys Long Woodland.	
What is the potential impact on TPOs? There are TPOs along the southern, north east and north west boundary of site.	
Would allocation of the site result in the use of previously developed land? No, site is greenfield.	
Is there good access to a Household Waste Recycling Centre? Nearest is Woolston WRC Approx. 9km (using existing roads).	

Suitability	To be considered as part of the wider Garden Suburb assessment.
Availability	Yes, promoted by land owner.

Site Comments

Relatively flat with field boundaries. The site is split by a Roman Road (Spark Hall Close), TPO's along field boundaries including electricity pylons and heritage assets in close proximity. Site is adjacent to the A49 and M56 (J10).

Site Name: **Land south of Hatton Lane, Stretton**

Settlement Profile: **South Warrington**

Location in Profile: **Fringe**

Ward: **Appleton**

Owner / Developer / Promoter: **Wallace Land Investments**

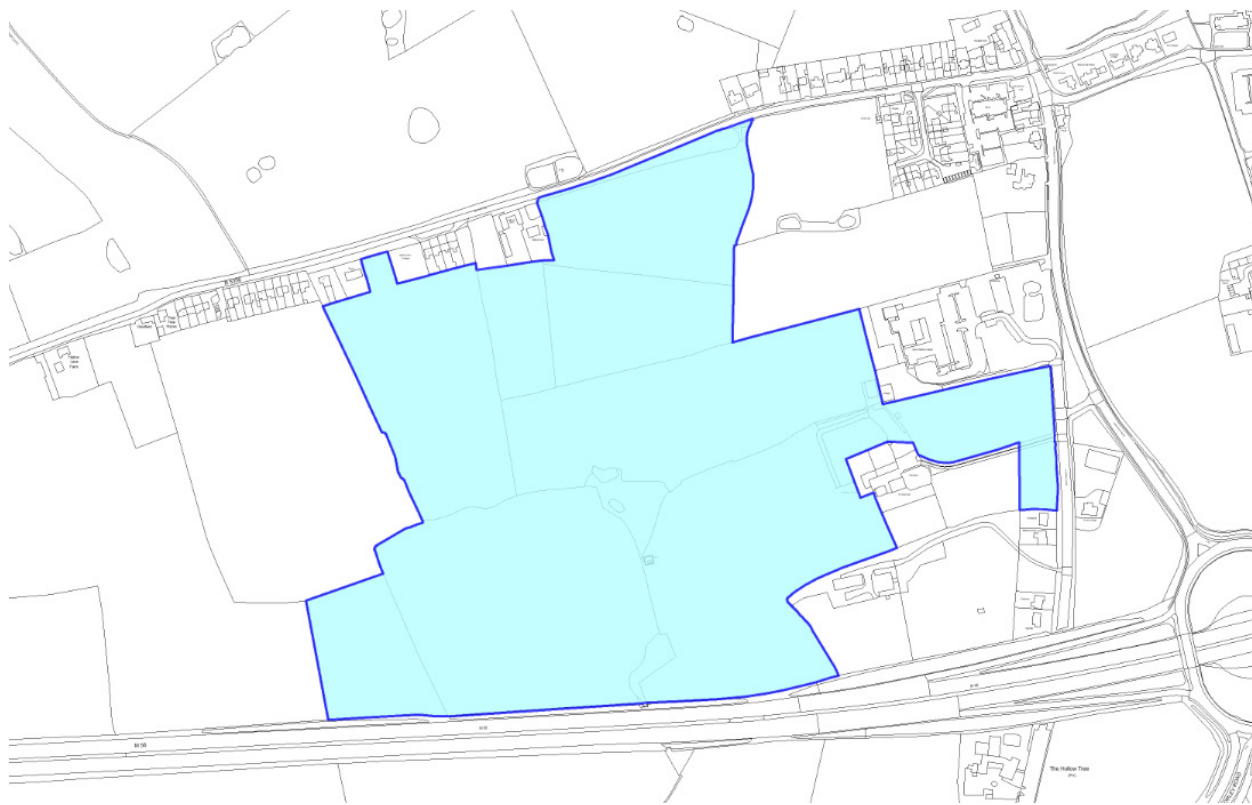
Agent: **Iceni**

Site submitted by:

Submitted Site Area (Hectares): **26.960000000000001**

Mapinfo measured Site Area(Hectares): **26.899999999999999**

Greenfield or Brownfield: **GF**



Preferred Use for Site: **Mixed Use**

Preferred Use Comments

Residential

Dwelling Total Submitted: **510**

Assumed 30dph Total: **0**

Employment

Employment Site Area: **3.29**

Employment Floorspace (sqm): **0**

Assumed 35% Plot Ration (sqm): **0**

Other

G&T Pitches:

Constraints

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **TPOs along northern boundary**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **A50 Tarporley Road**

Local Highway Access: **Tarporley Road / Hatton Lane**

Access comments: **Access from Hatton Lane (North) and Tarporley Road (East)**

Neighbouring Uses: **Residential / Agriculture**

Air Quality Management Areas: **Yes**

Agricultural Land Classification: **3**

Potentially Contaminated Land: **Yes**

Hazardous Installation Zone: **No**

Public Rights of Way: **No**

Green Belt Assessment

General Area Assessment Parcel Reference: **13**

General Area Assessment Parcel Result: **Strong**

Green Belt Parcel Reference: **R18/P2/015**

Green Belt Parcel Result: **Moderate**

Additional Site Appraisal Information (based on SA objectives)

Significant positive effects	Positive effects possible	Negative effects possible	Significant negative effects possible	
Would the site lead to the loss of employment land? No – no existing employment on site and not allocated for employment.				
Distance to Principal Road Network by vehicle? The site is adjacent to the A49 London Road and the M56.				
How close is the site to key employment sites? 3.32km from Barleycastle Trading Estate.				
Is the area supported by community facilities? The site is approx. 500m from St Matthew's Church in Stretton. Other facilities are available in nearby Appleton Thorn and Dudlow's Green. Access to services could be improved as part of major development.				
Access to local natural greenspace (with reference to WBC Open Space Audit 2015). 1.45km to Littlecote Gardens.				
Access to formal play space. 540m to Pewterspear Green Road Park.				

How accessible is the site to the nearest primary school on foot? 735m from St Matthews C of E Aided Primary School.	
How accessible is the site to the nearest secondary school? 2.37km to Bridgewater High School.	
How well served is the site by bus service? There are bus stops immediately adjacent to the site along London Road (9 and 9A serving the Bupa Hospital site) and along Hatton Lane (8, 9B).	
How accessible is the site to the nearest train station? 6.5km to Bank Quay Station.	
What is the overall distance to a GP service or health centre? 150m to Stretton Medical Centre.	
To what extent will the development help to meet housing needs? Site could meet housing needs over plan period, depending on local plan strategy regarding Green Belt release.	
What are the potential impacts on air quality? Site within 1km of AQMA (M56 corridor).	
Could development of the site lead to the remediation of land affected by contamination? Site not thought to be contaminated. Adjoining Spire Hospital site is however considered to be PCL.	
Would allocation of the site result in the loss of High Quality Agricultural Land? Site comprises Grade 3 agricultural land.	
Does the site fall within a Groundwater Source Protection Zone? No, not applicable to the site.	
Is any part of the site within an identified floodzone? Site is in Flood Zone 1.	
Is there potential for safeguarded or identified mineral reserves to be sterilised? Part of the site falls within a Sand & Gravel MSA with some of the land also in the Sand & Gravel MSA 250m buffer.	
Proximity to designated heritage assets? Fir Tree House is a Grade II Listed Building immediately to east of the site along Tarporley Road.	
Effects upon the significance and setting of heritage assets/the historic environment. Impact on the nearby listed building could be managed so impact is limited.	
Capacity of the landscape to accommodate development while respecting its character (ref to 2007 Landscape Character Assessment). The site falls within Character Type 1A – Undulating Enclosed Farmland – Stretton and Hatton. This area comprises of a broad, gently undulating agricultural landscape. It is noted that the area is strongly influenced by M56 motorway. The farmland is a traditional mix of pasture and arable with horse grazing and fishing ponds. The attractive village of Stretton, including the church tower, is prominent in the landscape in this area. Development in this location would create a dramatic change to the landscape character of the area and would need to be carefully managed.	
Impact on European Site, SPA or SAC? Unlikely, the site is 10.5km from Rixton Claypits SAC and 10.4km from the Mersey Estuary Ramsar Site.	
Impact on SSSI? Site over 6.5km from nearest site (Woolston Eyes).	
Impact on local wildlife sites? None – various local sites such as Hill Cliff Quarry, The Longwood, Dipping Brook, but no specific ‘wildlife sites’ closeby.	
What is the potential impact on TPOs? There is a group TPO within the site boundary along the frontage with Hatton Lane.	
Would allocation of the site result in the use of previously developed land? No site is greenfield.	
Is there good access to a Household Waste Recycling Centre? 8.8km to Gatewarth Recycling Centre, 9.7km to Woolston Community Recycling Centre.	

Suitability	To be considered as part of the wider Garden Suburb assessment.
Availability	Yes, Promoted by land owner.

Site Comments

Relatively flat agricultural land, bounding M56 to the south.

Bupa Health Centre lies to the east of the site fronting onto London Road.

Land divided by hedgerows with some concentrated areas of tree planting.

Site Name: **Land north of Hatton Lane, Stretton**

Settlement Profile: **South Warrington**

Location in Profile: **Fringe**

Ward: **Appleton**

Owner / Developer / Promoter: **Wallace Land Investments**

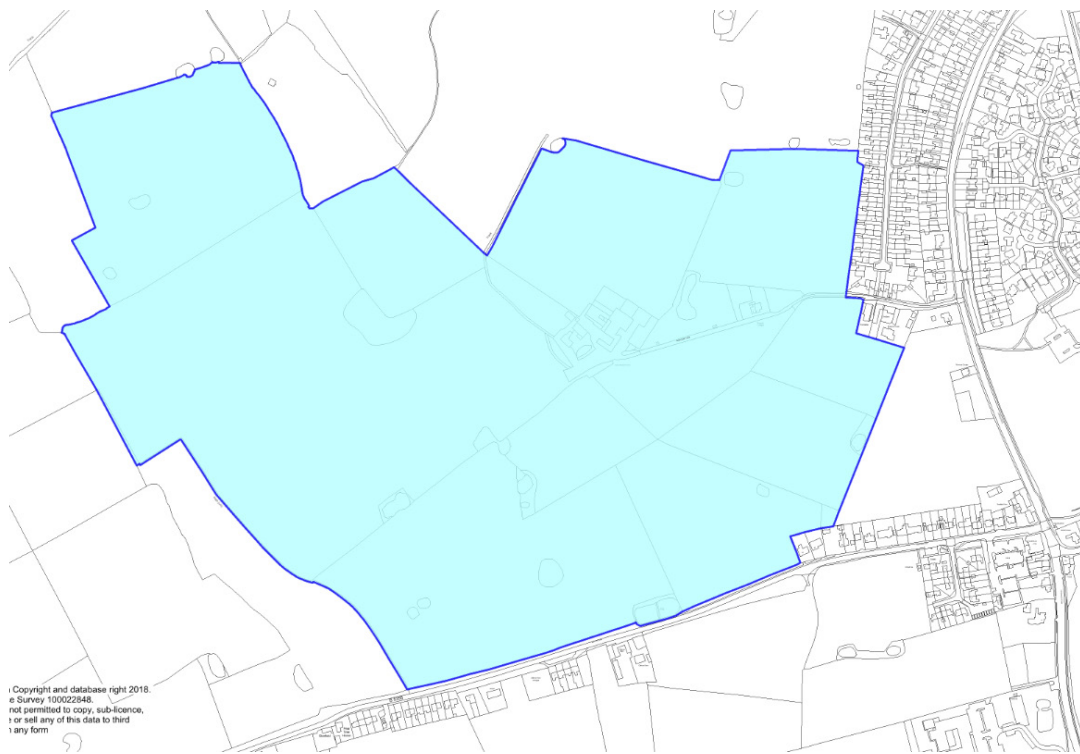
Agent: **Iceni**

Site submitted by:

Submitted Site Area (Hectares): **56.11999999999997**

Mapinfo measured Site Area(Hectares): **55.90999999999997**

Greenfield or Brownfield: **GF**



Preferred Use for Site: **Residential**

Preferred Use Comments

Residential

Dwelling Total Submitted: **1200**

Assumed 30dph Total: **0**

Employment

Employment Site Area: **0**

Employment Floorspace (sqm): **0**

Assumed 35% Plot Ration (sqm): **0**

Other

G&T Pitches:

Constraints

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **None**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **Yes**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **None**

Local Highway Access: **Hatton Lane**

Access comments: **Access from Hatton Lane only**

Neighbouring Uses: **Residential / Agriculture**

Air Quality Management Areas: **No**

Agricultural Land Classification: **2 and 3**

Potentially Contaminated Land: **No**

Hazardous Installation Zone: **No**

Public Rights of Way: **Yes**

Green Belt Assessment

General Area Assessment Parcel Reference: **13**

General Area Assessment Parcel Result: **Strong**

Green Belt Parcel Reference: WR50 and part WR51

Green Belt Parcel Result: **Strong**

Additional Site Appraisal Information (based on SA objectives)

Significant positive effects	Positive effects possible	Negative effects possible	Significant negative effects possible	
Would the site lead to loss of employment land? No – no existing employment on site and not allocated for employment.				
Distance to Principal Road Network by vehicle? Site fronts onto Hatton Lane and is 374m from A49 London Road.				
How close is the site to key employment sites? 3.4km from Barleycastle Trading Estate.				
Is the area supported by community facilities? The site is approx. 550m from St Matthew’s Church in Stretton. Other facilities are available in nearby Appleton Thorn and Dudlow’s Green. Access to services could be improved as part of major development.				
Access to local natural greenspace (with reference to WBC Open Space Audit 2015). 1.45km to Littlecote Gardens.				
Access to formal play space. 540m to Pewterspear Green Road Park.				
How accessible is the site to the nearest primary school on foot? 735m from St Matthews C of E Aided Primary School.				

How accessible is the site to the nearest secondary school? 2.37km to Bridgewater High School.	
How well served is the site by bus service? Bus stops immediately adjacent to the site along Hatton Lane (8, 8A) and on London Road at the Cat and Lion junction (7, 9, 9A, 9B, 40).	
How accessible is the site to the nearest train station? 6.5km to Bank Quay Station.	
What is the overall distance to a GP service or health centre? 150m to Stretton Medical Centre.	
To what extent will the development help to meet housing needs? Site could potentially meet housing needs over plan period, depending on local plan strategy regarding Green Belt release.	
What are the potential impacts on air quality? Site within 1km of AQMA (M56 corridor).	
Could development of the site lead to the remediation of land affected by contamination? Site not thought to be contaminated.	
Would allocation of the site result in the loss of High Quality Agricultural Land? Site comprises grade 2 and grade 3 agricultural land.	
Does the site fall within a Groundwater Source Protection Zone? No impact.	
Is any part of the site within an identified floodzone? Site in flood zone 1.	
Is there potential for safeguarded or identified mineral reserves to be sterilised? No impact.	
Proximity to designated heritage assets? Grade II listed building within the site at Great Shepcroft Farm.	
Effects upon the significance and setting of heritage assets/the historic environment. Development could impact upon the setting of the listed building within the site boundary and this would need to be considered carefully.	
Capacity of the landscape to accommodate development while respecting its character. The site falls within Character Type 1A – Undulating Enclosed Farmland – Stretton and Hatton. This area comprises a broad, gently undulating agricultural landscape. It is noted that the area is strongly influenced by M56 motorway. The farmland is a traditional mix of pasture and arable with horse grazing and fishing ponds. The attractive village of Stretton, including the church tower, is prominent in the landscape in this area. Development in this location would create a dramatic change to the landscape character of the area and would need to be carefully managed.	
Impact on European Site, SPA or SAC? Unlikely, the site is 10.5km from Rixton Claypits SAC and 10.4km from the Mersey Estuary Ramsar Site.	
Impact on SSSI? Site over 6.5km from nearest site (Woolston Eyes).	
Impact on local wildlife sites? None – various local sites such as Hill Cliff Quarry, The Longwood, Dipping Brook, but no specific ‘wildlife sites’ close by.	
What is the potential impact on TPOs? No TPOs within the site boundary. Group TPO opposite the site on the south side of Hatton Lane.	
Would allocation of the site result in the use of previously developed land? No – greenfield site.	
Is there good access to a Household Waste Recycling Centre? 8.8km to Gatewarth Recycling Centre, 9.7km to Woolston Community Recycling Centre.	

Suitability	To be considered as part of the wider Garden Suburb assessment.
Availability	Yes, Promoted by land owner.

Site Comments

Undulating agricultural land, divided by hedgerows. Includes farm buildings (Great Shepcroft Farm). Also some areas of well-established trees. Elevated from Hatton Road and is more elevated than land to the south. Evidence of some ponds/watercourses.

Site Name: **Land at White House Farm, Broad Lane, Grappenhall.**

Settlement Profile: **South Warrington**

Location in Profile: **Fringe**

Ward: **Grappenhall**

Owner / Developer / Promoter: **Mr Philip Wright**

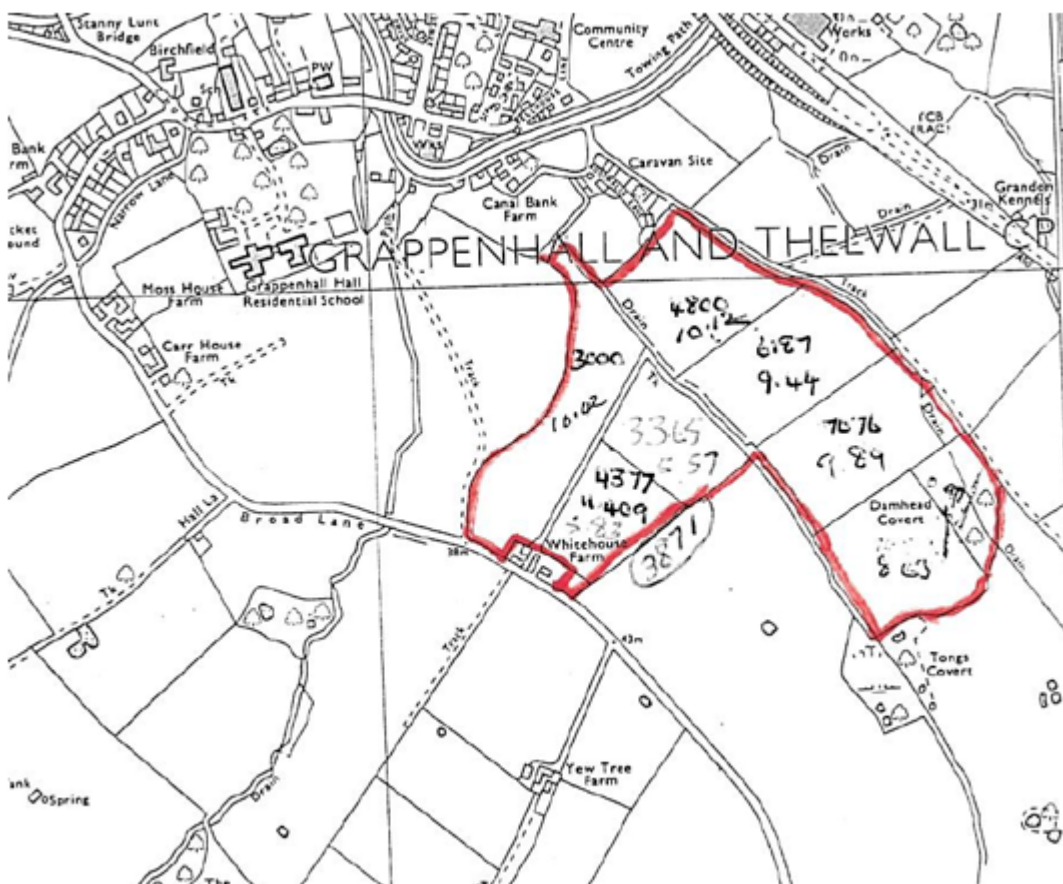
Agent:

Site submitted by: **Mr Phillip Wright**

Submitted Site Area (Hectares): 25 ha

Mapinfo measured Site Area(Hectares):

Greenfield or Brownfield: **GF**



Preferred Use for Site: **Residential**

Preferred Use Comments

Residential

Dwelling Total Submitted:

Assumed 30dph Total: **750**

Employment

Employment Site Area:

Employment Floorspace (sqm):

Assumed 35% Plot Ration (sqm):

Other

G&T Pitches:

Constraints

Floodzone 2: **Yes**

Floodzone 3: **Yes**

Green Belt: **Yes**

TPO Issues: **None**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **None**

Local Highway Access: **Broad Lane**

Access comments: **Existing access from Broad Lane**

Neighbouring Uses: **Agricultural**

Air Quality Management Areas: **No**

Agricultural Land Classification: **2**

Potentially Contaminated Land: **No**

Hazardous Installation Zone: **No**

Public Rights of Way: **No, however public right of way along eastern boundary edge**

Green Belt Assessment

General Area Assessment Parcel Reference: **10**

General Area Assessment Parcel Result: **Weak**

Green Belt Parcel Reference: **R18/P2/036**

Green Belt Parcel Result: **Strong**

Additional Site Appraisal Information (based on SA objectives)

Significant positive effects	Positive effects possible	Negative effects possible	Significant negative effects possible	
Would the site lead to loss of employment land? No – no existing employment on site and not allocated for employment.				
Distance to Principal Road Network by vehicle? Approx. 2.6km to the A50 Knutsford Road merging with the M6 (J20) & M56 (J9).				
How close is the site to key employment sites? Approx. 2.1 km from Barleycastle Trading Estate (using existing roads).				
Is the area supported by community facilities? Nearest services are approx. 1.3km away in Grappenhall Village Centre – including a church, public houses and a school (using existing roads). Access to services could be improved as part of major development proposals.				
Access to local natural greenspace (with reference to WBC Open Space Audit 2015). Approx. 1.4km from Grappenhall Heys Long Woodland and 3.4km from the Dingle (using existing roads).				
Access to formal play space. Approx. 2km from Bellhouse Lane/Portola Close play space and Approx. 4.6km from Bretland Drive (using existing roads).				
How accessible is the site to the nearest primary school on foot? Approx. 1.3km from St Wilfrid’s CofE Aided Primary School (using existing roads).				
How accessible is the site to the nearest secondary school? Approx. 4.3km from Sir Thomas Boteler CofE School (using existing roads).				

How well served is the site by bus service? Approx. 1.4km from bus stops on Chester Road (A56) – Bus no.6 which provides links between Grappenhall and Warrington Interchange (using existing roads).	
How accessible is the site to the nearest train station? Approx. 4.5km from Warrington Bank Quay Station (using existing roads).	
What is the overall distance to a GP service or health centre? Approx. 1.8km from Grappenhall Surgery (using existing road).	
To what extent will the development help to meet housing needs? Site could meet housing needs over plan period, depending on local plan strategy regarding Green Belt release.	
What are the potential impacts on air quality? Site is not in an AQMA or 1km from AQMA.	
Could development of the site lead to the remediation of land affected by contamination? No, site not affected.	
Would allocation of the site result in the loss of High Quality Agricultural Land? Land classed as Grade 2 agricultural land.	
Does the site fall within a Groundwater Source Protection Zone? Site not affected.	
Is any part of the site within an identified floodzone? Yes, flood zone 2 and 3 (eastern boundary of site).	
Is there potential for safeguarded or identified mineral reserves to be sterilised? Part of the site lies within a sand and gravel MSA (south of the site).	
Proximity to designated heritage assets? The nearest listed buildings are Grade II listed Beehive Farmhouse along Barleycastle Lane which is approximately 1.7km away and Shippon at Booth's Farm 1.8km away. Approx. 1.3km away from Church of St Wilfrid (Grade I), The Hall with gates and forecourt walls, Grappenhall Rectory, Church Cottage, Greenbank Canal Side, Church Lane Bridge (all Grade II) (using existing roads).	
Effects upon the significance and setting of heritage assets/the historic environment. Given the distance from locally listed and statutory heritage assets development of the site would have very limited impact.	
Capacity of the landscape to accommodate development while respecting its character. Sites lie within the Red Sandstone Escarpment local character area (3A Appleton Park and Grappenhall). This area covers a large amount of land and so has different features and sensitivities. Broadly this area is reasonably well-wooded with a diversity of features in the landscape, including small ponds, ridges, knolls and incised stream valleys. The agricultural landscape including hedgerows appears generally well-maintained and the area presents an attractive rural quality. Development of the site would have an impact on landscape character but this could be mitigated.	
Impact on European Site, SPA or SAC? Approx. 6km from Rixton Claypits SAC	
Impact on SSSI? Nearest site Approx. 3km from Woolston Eyes SSSI	
Impact on local wildlife sites? Approx. 1.4km from Grappenhall Heys Long Woodland and approx. 3.4km from the Dingle (using existing roads).	
What is the potential impact on TPOs? None	
Would allocation of the site result in the use of previously developed land? No, site is greenfield.	
Is there good access to a Household Waste Recycling Centre? Nearest is Woolston WRC Approx. 7.5km (using existing roads).	

Suitability	To be considered as part of the wider Garden Suburb assessment.
Availability	Yes, promoted by land owner.

Site Comments

Expansive agricultural site which slopes down in line with Broad Lane towards Grappenhall village. Telephone cable running along western edge of the site following the road, including field boundaries consisting of small sparse trees and hedges.

Site Name: **Field behind Hunters Moon, Barleycastle Lane**

Settlement Profile: **South Warrington**

Location in Profile: **Fringe**

Ward:

Owner / Developer / Promoter: **P & L Johnson**

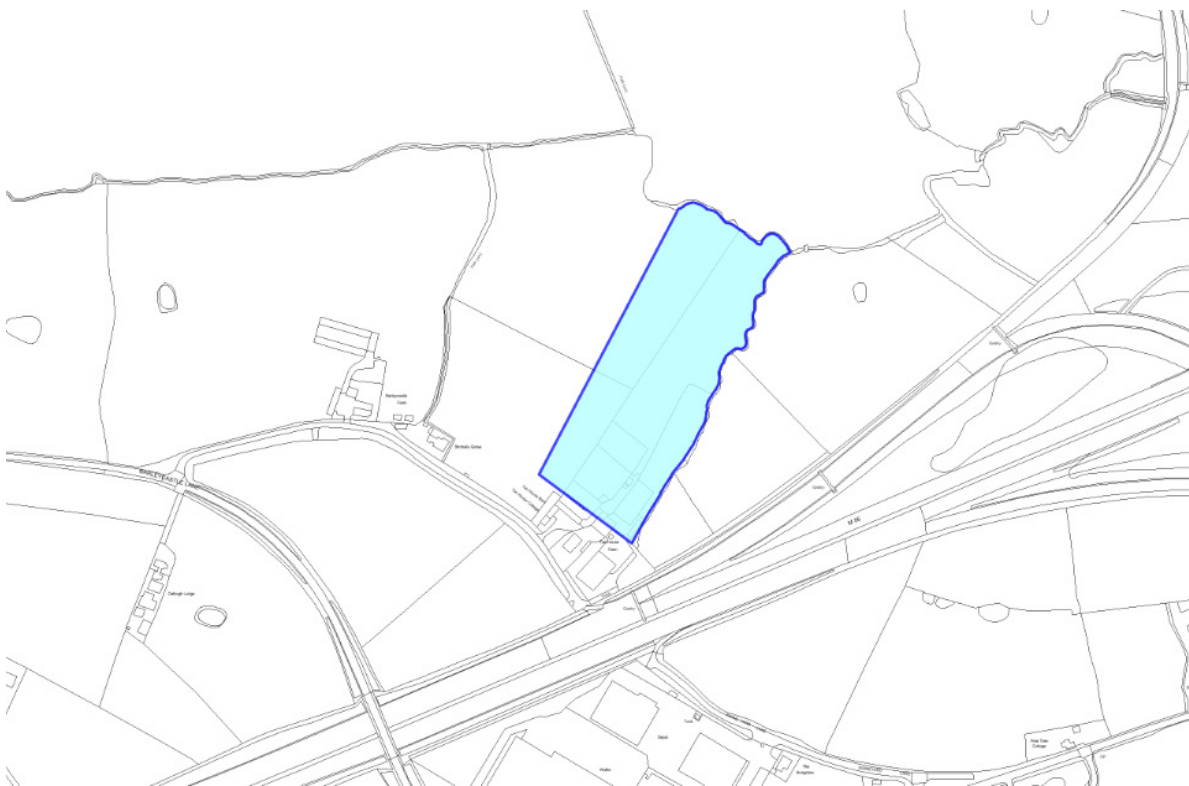
Agent:

Site submitted by: **Paul Johnson**

Submitted Site Area (Hectares): **3.04**

Mapinfo measured Site Area(Hectares): **3.5**

Greenfield or Brownfield: **GF**



Preferred Use for Site: **Residential**

Preferred Use Comments

Residential

Dwelling Total Submitted: **90**

Assumed 30dph Total: **0**

Employment

Employment Site Area: **0**

Employment Floorspace (sqm): **0**

Assumed 35% Plot Ration (sqm): **0**

Other

G&T Pitches:

Constraints

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **None**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **Yes**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **None**

Local Highway Access: **Barleycastle Lane**

Access comments: **Existing access from Barleycastle Lane**

Neighbouring Uses: **Residential / Agriculture**

Air Quality Management Areas: **Yes**

Agricultural Land Classification: **3**

Potentially Contaminated Land: **No**

Hazardous Installation Zone: **No**

Public Rights of Way: **No**

Green Belt Assessment

General Area Assessment Parcel Reference: **10**

General Area Assessment Parcel Result: **Weak**

Green Belt Parcel Reference: **R18/P2/039**

Green Belt Parcel Result: **Strong**

Additional Site Appraisal Information (based on SA objectives)

Significant positive effects	Positive effects possible	Negative effects possible	Significant negative effects possible	
Would the site lead to loss of employment land? No – no existing employment on site and not allocated for employment.				
Distance to Principal Road Network by vehicle? The site is located on Barleycastle Lane. Approx. 3km from Knutsford Road (A50) and J20 of M6.				
How close is the site to key employment sites? 750m from Barleycastle Trading Estate.				
Is the area supported by community facilities? Approx. 2.3km from local community facilities in Appleton Thorn - incl. St Cross Church. But new facilities could be delivered as part of large scale development.				
Access to local natural greenspace (with reference to WBC Open Space Audit 2015). Approx. 3km to Fords Rough and Dingle in Appleton.				
Access to formal play space. Approx. 3km to formal playspace in Dudlow's Green and Appleton.				
How accessible is the site to the nearest primary school on foot?				

1.9km from Appleton Thorn Primary School.	
How accessible is the site to the nearest secondary school? 4.5km from Bridgewater High School.	
How well served is the site by bus service? Nearest bus stop is 1.8km away on Broad Lane (42).	
How accessible is the site to the nearest train station? 8.5km from Bank Quay Station.	
What is the overall distance to a GP service or health centre? Approx. 5km to Stretton Medical Centre. Similar distance to Appleton Medical Centre.	
To what extent will the development help to meet housing needs? Site could meet housing needs over plan period, depending on local plan strategy regarding Green Belt release.	
What are the potential impacts on air quality? Within 1km of AQMA (M6/M56 corridor).	
Could development of the site lead to the remediation of land affected by contamination? Yes, part of the site suspected to be contaminated but could be remediated.	
Would allocation of the site result in the loss of High Quality Agricultural Land? Grade 3 agricultural land.	
Does the site fall within a Groundwater Source Protection Zone? Site not affected.	
Is any part of the site within an identified floodzone? Site is within flood zone 1.	
Is there potential for safeguarded or identified mineral reserves to be sterilised? Site not affected.	
Proximity to designated heritage assets? Immediately adjacent to Tanyard Farm Building Grade II*(Tan House Cottage and Barn) listed building.	
Effects upon the significance and setting of heritage assets/the historic environment. Development could be managed so as to not impact upon the setting of the listed building.	
Capacity of the landscape to accommodate development while respecting its character (ref to 2007 Landscape Character Assessment). The site falls within Character Type 1B – Undulating Enclosed Farmland – Appleton Thorn. The farmland in this area is generally undulating and slopes down to reasonably level areas of mossland known as Appleton and Stretton Moss. Agriculture is mainly arable and is characteristically composed of very large fields with a sparsity of hedgerows. Strong visible and audible effect of M56 motorway. Appleton Thorn Church tower is a prominent ridgeline feature. Although much of the land in the area has been lost to development and agricultural modernisation, there should be strong control of the type, quality and location of new development. New development should aim to reassert the village centre and prevent further skyline intrusions.	
Impact on European Site, SPA or SAC? Unlikely to have an impact on the nearest site – Rixton Claypits is 7.12km away.	
Impact on SSSI? Unlikely to have an impact – nearest site is Woolston Eyes which is 4.5km away.	
Impact on local wildlife sites? No, there are no local wildlife sites in the immediate vicinity.	
What is the potential impact on TPOs? No TPOs either within or adjoining the site boundary.	
Would allocation of the site result in the use of previously developed land? No, greenfield site.	
Is there good access to a Household Waste Recycling Centre? Approx. 11km from Woolston Community Recycling Centre.	

Suitability	To be considered as part of the wider Garden Suburb assessment.
Availability	Yes, Promoted by land owner.

Site Comments

Flat agricultural land, appears to be partly in use as a paddock. No outstanding features. Bradley Brook located to the rear, along the north eastern boundary.

Site Name: **Land at Nook Farm, Arley Road**

Settlement Profile: **South Warrington**

Location in Profile: **Fringe**

Ward:

Owner / Developer / Promoter:

Agent: **Randle White**

Site submitted by: **Roger White**

Submitted Site Area (Hectares): **0.45700000000000002**

Mapinfo measured Site Area(Hectares): **0.56000000000000005**

Greenfield or Brownfield: **BF**



Preferred Use for Site: **Residential**

Preferred Use Comments

Residential

Dwelling Total Submitted: **14**

Assumed 30dph Total: **0**

Employment

Employment Site Area: **0**

Employment Floorspace (sqm): **0**

Assumed 35% Plot Ratio (sqm): **0**

Other

G&T Pitches:

Constraints

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **None**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **Yes**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **None**

Local Highway Access: **Arley Road**

Access comments: **Existing access from Arley Road**

Neighbouring Uses: **Residential / Education**

Air Quality Management Areas: **No**

Agricultural Land Classification: **2**

Potentially Contaminated Land: **Yes**

Hazardous Installation Zone: **No**

Public Rights of Way: **No**

Green Belt Assessment

General Area Assessment Parcel Reference: **10**

General Area Assessment Parcel Result: **Weak**

Green Belt Parcel Reference: **R18/P2/051**

Green Belt Parcel Result: **Strong**

Additional Site Appraisal Information (based on SA objectives)

Significant positive effects	Positive effects possible	Negative effects possible	Significant negative effects possible
Would the site lead to loss of employment land? No – no existing employment on site and not allocated for employment.			
Distance to Principal Road Network by vehicle? The site is located on Arley Road and is approx. 2.6km from A49 (London Road) and 2.9km from A50 (Knutsford Road).			
How close is the site to key employment sites? Less than 200m from Barleycastle Trading Estate.			
Is the area supported by community facilities? Yes – adjacent to services and amenities in Appleton Thorn, including church, primary school and public house. Access to services could be			

improved as part of major development	
Access to local natural greenspace (with reference to WBC Open Space Audit 2015). 1.37km from Fords Rough/Dipping Brook.	
Access to formal play space. 2.4km from Dudlow's Green Park play area.	
How accessible is the site to the nearest primary school on foot? Approx. 60m from Appleton Thorn Primary School. Access to services could be improved as part of major development.	
How accessible is the site to the nearest secondary school? Approx. 3km to Bridgewater High School.	
How well served is the site by bus service? Nearest stop 450m along Grappenhall Lane – services 7, 8 and 8A providing links between Dudlow's Green, Appleton Thorn and Hatton and the town centre.	
How accessible is the site to the nearest train station? Approximately 8km from Warrington Bank Quay station.	
What is the overall distance to a GP service or health centre? 3km to Stretton Medical Centre.	
To what extent will the development help to meet housing needs? Site potentially available for development over the plan period, depending on Green Belt strategy within Local Plan.	
What are the potential impacts on air quality? Outside of the AQMA despite being in close proximity to the motorway.	
Could development of the site lead to the remediation of land affected by contamination? Site itself not PCL but land to the rear is and needs to be considered.	
Would allocation of the site result in the loss of High Quality Agricultural Land? Though largely brownfield land associated with the farm buildings, the site falls within a wider area of Grade 2 agricultural land.	
Does the site fall within a Groundwater Source Protection Zone? No, not relevant to site.	
Is any part of the site within an identified floodzone? Site lies in Flood zone 1.	
Is there potential for safeguarded or identified mineral reserves to be sterilised? Yes – the site falls within the mineral safeguarding buffer zone.	
Proximity to designated heritage assets? 450m from Grade II Listed Church of St Cross on Stretton Road.	
Effects upon the significance and setting of heritage assets/the historic environment. None given the distance between the site and nearest asset.	
Capacity of the landscape to accommodate development while respecting its character. The site falls within Character Type 1B – Undulating Enclosed Farmland – Appleton Thorn. The farmland in this area is generally undulating and slopes down to reasonably level areas of mossland known as Appleton and Stretton Moss. Agriculture is mainly arable and is characteristically composed of very large fields with a sparsity of hedgerows. Strong visible and audible effect of M56 motorway. Appleton Thorn Church tower is a prominent ridgeline feature. Although much of the land in the area has been lost to development and agricultural modernisation, there should be strong control of the type, quality and location of new development. Development in this location would create a dramatic change to the landscape character of the area and would need to be carefully managed.	
Impact on European Site, SPA or SAC? Unlikely, 8km from nearest site – Rixton Claypits SAC.	
Impact on SSSI? Site 4.5km from nearest site (Woolston Eyes).	
Impact on local wildlife sites? None – various local sites such as Dipping Brook and Fords Rough but no specific 'wildlife sites' close by.	
What is the potential impact on TPOs? No TPOs within or adjoining the site.	
Would allocation of the site result in the use of previously developed land? Yes, the site is mostly brownfield.	
Is there good access to a Household Waste Recycling Centre? 10.8km to Woolston Community Recycling Centre	



Suitability	To be considered as part of the wider Garden Suburb assessment.
Availability	Yes, Promoted by land owner.

Site Comments

Existing farm and associated buildings. Flat site, some well-established trees particularly to the front of the site on the boundary with Arley Road. Footpath noted nearby to the east of the site boundary. Appleton Thorn Primary School to the west. Arley Road fairly narrow and visibility not great along this stretch.

Site Name: **Land at Barondale Grange, Stockport Road**

Settlement Profile: **South Warrington**

Location in Profile: **Fringe**

Ward: **Lymm North & Thelwall**

Owner / Developer / Promoter:

Agent: **Randle White**

Site submitted by: **Roger White**

Submitted Site Area (Hectares): **0**

Mapinfo measured Site Area (Hectares): **1.3700000000000001**

Greenfield or Brownfield: **BF**



Preferred Use for Site: **Residential**

Preferred Use Comments

Residential

Dwelling Total Submitted: **0**

Assumed 30dph Total: **41**

Employment

Employment Site Area: **0**

Employment Floorspace (sqm): **0**

Assumed 35% Plot Ration (sqm): **0**

Other

G&T Pitches:

Constraints

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **Several along north edge and east part of site**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **A56 Stockport Road**

Local Highway Access: **Stockport Road**

Access comments: **Existing access from Stockport Road**

Neighbouring Uses: **Residential**

Air Quality Management Areas: **No**

Agricultural Land Classification: **3**

Potentially Contaminated Land: **No**

Hazardous Installation Zone: **No**

Public Rights of Way: **No**

Green Belt Assessment

General Area Assessment Parcel Reference: **9**

General Area Assessment Parcel Result: **Moderate**

Green Belt Parcel Reference: **R18/P2/052**

Green Belt Parcel Result: **Weak**

Additional Site Appraisal Information (based on SA objectives)

Significant positive effects	Positive effects possible	Negative effects possible	Significant negative effects possible	
<i>Would the site lead to loss of employment land?</i> No – no existing employment on site and not allocated for employment.				
<i>Distance to Principal Road Network by vehicle?</i> The site is adjacent to the A56 Stockport Road which provides links to the M6 (via A50 – Knutsford Road).				
<i>How close is the site to key employment sites?</i> 4.5km from Barleycastle Trading Estate and approx. 3.6km from north side of Latchford Locks.				
<i>Is the area supported by community facilities?</i> Approx. 600m to All Saints Church in Thelwall and approx. 850m from Thelwall Parish Hall. Access to services could be improved as part of major development.				
<i>Access to local natural greenspace (with reference to WBC Open Space Audit 2015).</i> Approx. 600m from Thelwall Meadow.				

<p>Access to formal play space. Approx. 400m from Elizabeth Park, Thelwall.</p>	
<p>How accessible is the site to the nearest primary school on foot? Approx. 560m from Thelwall Community Primary School.</p>	
<p>How accessible is the site to the nearest secondary school? Approx. 2.5km from Sir Thomas Boteler C of E Primary School.</p>	
<p>How well served is the site by bus service? Bus stops immediately adjacent to the site on Stockport Road/All Saints Drive – services 39, 39A, 41, 41A and 41B.</p>	
<p>How accessible is the site to the nearest train station? 5.2km from Warrington Bank Quay station.</p>	
<p>What is the overall distance to a GP service or health centre? 1.3km to Grappenhall Surgery.</p>	
<p>To what extent will the development help to meet housing needs? Site could potentially meet housing needs over plan period.</p>	
<p>What are the potential impacts on air quality? Site is not within an AQMA, or within 1km of AQMA.</p>	
<p>Could development of the site lead to the remediation of land affected by contamination? The site backs on to an area of potentially previously contaminated land (the TPT).</p>	
<p>Would allocation of the site result in the loss of High Quality Agricultural Land? Grade 3 agricultural land.</p>	
<p>Does the site fall within a Groundwater Source Protection Zone? The majority of the site falls within Groundwater Source Protection Zone 3.</p>	
<p>Is any part of the site within an identified floodzone? The site falls in Flood Zone 1.</p>	
<p>Is there potential for safeguarded or identified mineral reserves to be sterilised? The site appears to lie within the Sand and Gravel MSA 250m buffer.</p>	
<p>Proximity to designated heritage assets? Approx. 415m from All Saints Church which is Grade II Listed. 450m from Halfacre Lane aqueduct – also Grade II Listed.</p>	
<p>Effects upon the significance and setting of heritage assets/the historic environment. None likely.</p>	
<p>Capacity of the landscape to accommodate development while respecting its character. The site just falls outside of the main urban area of Warrington and lies within the Red Sandstone Escarpment local character area (3A Appleton Park and Grappenhall), the boundary of which is formed by Stockport Road in this location. This area covers a large amount of land and so has different features and sensitivities. Broadly this area is reasonably well-wooded with a diversity of features in the landscape, including small ponds, ridges, knolls and incised stream valleys. The agricultural landscape including hedgerows appears generally well-maintained and the area presents an attractive rural quality. However, the site sits close to the adjoining urban area and so its development could be readily accommodated by the landscape.</p>	
<p>Impact on European Site, SPA or SAC? The site is approximately 4.7km from Rixton Claypits but development here would not have an impact on the SAC.</p>	
<p>Impact on SSSI? The site is approx. 930m from Woolston Eyes SSSI. Much of Thelwall falls within the 500m SSSI buffer, however the site falls outside of this. No impact expected.</p>	
<p>Impact on local wildlife sites? Thelwall Meadow is the closest local wildlife site, development of the site would not have an impact.</p>	
<p>What is the potential impact on TPOs? Various TPOs along site boundary and some within the site at its eastern end.</p>	
<p>Would allocation of the site result in the use of previously developed land? Yes.</p>	
<p>Is there good access to a Household Waste Recycling Centre? 6km from Woolston Community Recycling Centre.</p>	

Suitability	To be considered as part of the wider Garden Suburb assessment.
Availability	Yes, Promoted by land owner.

Site Comments

Site very well screened from Stockport Road with some dense and well established tree cover. Appears to have some residential properties within site boundary and immediately adjacent. Site backs on to Trans Pennine Trail. Disused area to the eastern end of site – former use unclear?

Site Name: **Land NE of Knutsford Road**

Settlement Profile: **South Warrington**

Location in Profile: **Fringe**

Ward: **Grappenhall**

Owner / Developer / Promoter: **Mark Dommett**

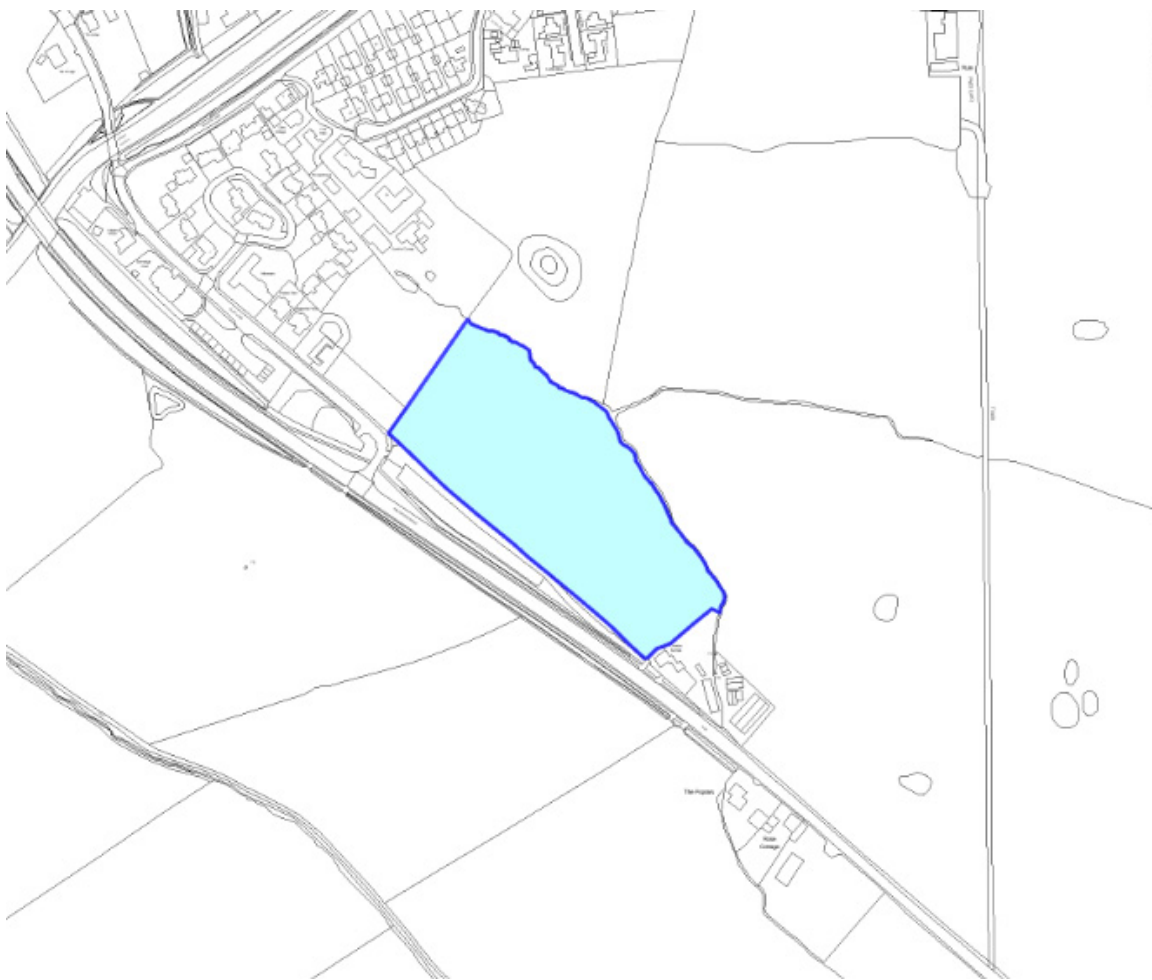
Agent:

Site submitted by: **M Dommett**

Submitted Site Area (Hectares): **2.3999999999999999**

Mapinfo measured Site Area(Hectares): **2.3730000000000002**

Greenfield or Brownfield: **GF**



Preferred Use for Site: **Residential**

Preferred Use Comments

Residential

Dwelling Total Submitted: **60**

Assumed 30dph Total: **0**

Employment

Employment Site Area: **0**

Employment Floorspace (sqm): **0**

Assumed 35% Plot Ration (sqm): **0**

Other

G&T Pitches:

Constraints

Floodzone 2: **Yes**

Floodzone 3: **Yes**

Green Belt: **Yes**

TPO Issues: **None**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **A50 Knutsford Road**

Local Highway Access: **Knutsford Road / Cliff Lane**

Access comments: **Access from Cliff Lane and Knutsford Road**

Neighbouring Uses: **Residential / Agriculture**

Air Quality Management Areas: **No**

Agricultural Land Classification: **2**

Potentially Contaminated Land: **No**

Hazardous Installation Zone: **No**

Public Rights of Way: **No**

Green Belt Assessment

General Area Assessment Parcel Reference: **9**

General Area Assessment Parcel Result: **Moderate**

Green Belt Parcel Reference: **R18/P2/077**

Green Belt Parcel Result: **Strong**

Additional Site Appraisal Information (based on SA objectives)

Significant positive effects	Positive effects possible	Negative effects possible	Significant negative effects possible	
<i>Would the site lead to loss of employment land?</i> No – no existing employment on site and not allocated for employment.				
<i>Distance to Principal Road Network by vehicle?</i> The site fronts onto the A50 Knutsford Road.				
<i>How close is the site to key employment sites?</i> 2.95km from Barleycastle Trading Estate.				
<i>Is the area supported by community facilities?</i> Approximately 1km from community facilities in Grappenhall village centre. Community facilities could be enhanced as part of a major development site.				
<i>Access to local natural greenspace (with reference to WBC Open Space Audit 2015).</i>				

Linear parkland/natural greenspace at Bellhouse Lane/Portola Close approx. 800m. Also close to Bridgewater Canal tow path green corridor (320m).	
Access to formal play space. Approx. 800m at Bellhouse Lane/Portola Close.	
How accessible is the site to the nearest primary school on foot? Approx. 1.35km from St Wilfrid's CofE aided Primary School.	
How accessible is the site to the nearest secondary school? 2.6km from Sir Thomas Boteler CofE High School.	
How well served is the site by bus service? Nearest bus stop 165m from site on Cliff Lane – 42 and 47 to Knutsford and High Legh. Buses into Warrington available along A50 Knutsford Road in Grappenhall, approx. 1km from the site.	
How accessible is the site to the nearest train station? 5.3km from Warrington Bank Quay station.	
What is the overall distance to a GP service or health centre? 1.6km from Grappenhall Clinic.	
To what extent will the development help to meet housing needs? Site could meet housing needs over plan period, depending on local plan strategy regarding Green Belt release.	
What are the potential impacts on air quality? Site is not within an AQMA, or within 1km of AQMA. No impact anticipated.	
Could development of the site lead to the remediation of land affected by contamination? The site itself is not expected to be contaminated, though land adjacent to the south east is identified on the PCL register.	
Would allocation of the site result in the loss of High Quality Agricultural Land? The site comprises Grade 2 agricultural land.	
Does the site fall within a Groundwater Source Protection Zone? No.	
Is any part of the site within an identified floodzone? The site falls in flood zone 1, though the watercourse along the northern boundary of the site is identified as flood zone 2.	
Is there potential for safeguarded or identified mineral reserves to be sterilised? Site not affected.	
Proximity to designated heritage assets? Site is 830m away from Grade II Listed 'The Cottage' on Bellhouse Lane. Site approximately 900m from Grappenhall Village Conservation Area	
Effects upon the significance and setting of heritage assets/the historic environment. No impact expected on heritage assets.	
Capacity of the landscape to accommodate development while respecting its character. The site sits on the edge of the urban area and just inside of the Red Sandstone Escarpment local character area (3A Appleton Park and Grappenhall). This area covers a large amount of land and so has different features and sensitivities. Broadly this area is reasonably well-wooded with a diversity of features in the landscape, including small ponds, ridges, knolls and incised stream valleys. The agricultural landscape including hedgerows appears generally well-maintained and the area presents an attractive rural quality. However, the site sits close to the adjoining urban area and so its development could be readily accommodated by the landscape.	
Impact on European Site, SPA or SAC? Site is 5.74km from Rixton Clay Pits SAC.	
Impact on SSSI? Site is 1.72km from Woolston Eyes SSSI.	
Impact on local wildlife sites? Grappenhall Heys Long Woodland is approx. 2km from the site. No impact.	
What is the potential impact on TPOs? Site not affected by TPOs.	
Would allocation of the site result in the use of previously developed land? No, greenfield site.	
Is there good access to a Household Waste Recycling Centre? 6.22km from Woolston Community Recycling Centre.	

Suitability	To be considered as part of the wider Garden Suburb assessment.
Availability	Yes, Promoted by land owner.

Site Comments

Site comprises two fields which appear to be in agricultural use.

Heavy planting and trees to the boundary with A50 and along the northern boundary.

Steady incline in line with the elevation along Knutsford Road.

Site Name: **Land at Dingle Farm, Grappenhall.**

Settlement Profile: **South Warrington**

Location in Profile: **Fringe**

Ward: **Grappenhall**

Owner / Developer / Promoter:

Agent: Barton Willmore for Lane End Strategic Land

Site submitted by: Barton Willmore

Submitted Site Area (Hectares): 2.01 ha

Mapinfo measured Site Area(Hectares):

Greenfield or Brownfield: **GF**



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Preferred Use for Site: **Residential**

Preferred Use Comments

Residential

Dwelling Total Submitted: **34**

Assumed 30dph Total:

Employment

Employment Site Area:

Employment Floorspace (sqm):

Assumed 35% Plot Ratio (sqm):

Other

G&T Pitches:

Constraints

Floodzone 2: **Yes**

Floodzone 3: **Yes**

Green Belt: **Yes**

TPO Issues: **None**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **None**

Local Highway Access: **Dingle Lane**

Access comments: **Existing access from Dingle Lane**

Neighbouring Uses: **Agricultural**

Air Quality Management Areas: **No**

Agricultural Land Classification: **2**

Potentially Contaminated Land: **YES**

Hazardous Installation Zone: **No**

Public Rights of Way: **No**

Green Belt Assessment

General Area Assessment Parcel Reference: **10**

General Area Assessment Parcel Result: **Weak**

Green Belt Parcel Reference: **WR43**

Green Belt Parcel Result: **Weak**

Additional Site Appraisal Information (based on SA objectives)

Significant positive effects	Positive effects possible	Negative effects possible	Significant negative effects possible

Would the site lead to loss of employment land? No – no existing employment on site and not allocated for employment.	
Distance to Principal Road Network by vehicle? Site is Approx. 2.3km to the east of A49 London Road (using existing roads).	
How close is the site to key employment sites? Approx. 2.7km from Barleycastle Trading Estate (using existing roads).	
Is the area supported by community facilities? Nearest services are adjacent to the site – including a church, public houses and schools. Also access to services 1.5km away on Bridge Lane (using existing roads). Access to services could be improved as part of major development.	

<p>Access to local natural greenspace (with reference to WBC Open Space Audit 2015). Site shares its southern boundary with the Dingle and Approx. 2.3km from Grappenhall Heys Long Woodland (using existing roads).</p>	
<p>Access to formal play space. Approx. 0.5km from Longwood Road play space and Approx.1.3km from Bretland Drive play space (using existing roads).</p>	
<p>How accessible is the site to the nearest primary school on foot? Approx. 1.2km from Broomfields Junior School and Approx. 1.7km from St Monica's Catholic Primary School and 1.8km from Grapenhall Heys Community Primary School (using existing roads).</p>	
<p>How accessible is the site to the nearest secondary school? Approx. 1.9km from Bridgewater High School (using existing roads).</p>	
<p>How well served is the site by bus service? Approx. 0.3km (nearest point) from bus stop on Longwood Road – Bus no. Cat7, which provides links between Appleton Thorn Village Hall and Warrington Interchange (using existing roads).</p>	
<p>How accessible is the site to the nearest train station? Approx. 6.3km from Warrington Bank Quay Station (using existing roads).</p>	
<p>What is the overall distance to a GP service or health centre? Nearest point Approx. 1.3km from Appleton Health Centre, Dudlow Green Road.</p>	
<p>To what extent will the development help to meet housing needs? Site could meet housing needs over plan period, depending on local plan strategy regarding Green Belt release.</p>	
<p>What are the potential impacts on air quality? None</p>	
<p>Could development of the site lead to the remediation of land affected by contamination? The land is identified as being potentially contaminated land and this would therefore require further investigation.</p>	
<p>Would allocation of the site result in the loss of High Quality Agricultural Land? Land classed as Grade 2 agricultural land.</p>	
<p>Does the site fall within a Groundwater Source Protection Zone? Site not affected.</p>	
<p>Is any part of the site within an identified floodzone? Site is within flood zone 1.</p>	
<p>Is there potential for safeguarded or identified mineral reserves to be sterilised? Not within identified areas.</p>	
<p>Proximity to designated heritage assets? Wright's Green house, Grade II, Lumb Brook Road, Approx. 300m away from site.</p>	
<p>Effects upon the significance and setting of heritage assets/the historic environment. Given the distance from statutory heritage and locally listed assets development of the site would have very limited impact.</p>	
<p>Capacity of the landscape to accommodate development while respecting its character. Sites lie within the Red Sandstone Escarpment local character area (3A Appleton Park and Grappenhall). This area covers a large amount of land and so has different features and sensitivities. Broadly this area is reasonably well-wooded with a diversity of features in the landscape, including small ponds, ridges, knolls and incised stream valleys. The agricultural landscape including hedgerows appears generally well-maintained and the area presents an attractive rural quality. However, the site sits close to the adjoining urban area and so its development could be accommodated by the landscape.</p>	
<p>Impact on European Site, SPA or SAC? Approx. 7km from Rixton Claypits SAC</p>	
<p>Impact on SSSI? Approx. 3km from Woolston Eyes SSSI</p>	
<p>Impact on local wildlife sites? Approx. 2.3km from Grappenhall Heys Long Woodland.</p>	
<p>What is the potential impact on TPOs? None</p>	
<p>Would allocation of the site result in the use of previously developed land? No, site is greenfield.</p>	
<p>Is there good access to a Household Waste Recycling Centre? Nearest is Woolston WRC Approx. 8km (using existing roads).</p>	

Suitability	To be considered as part of the wider Garden Suburb assessment.
Availability	Yes, promoted by land owner.

Site Comments

The site is currently occupied by buildings to the north of the site and comprises of a tea room, residential house, a farm shop, a former barn building used for feed storage, a farm shop, timber stables and other associated buildings. Land is predominantly agriculture and is relatively flat with field boundaries. Overhead electricity cables are located off site along the road. Mature trees are present along the field drains and brook in the south and south west.

Site Name: **Land north and south of Weaste Lane**

Settlement Profile: **South Warrington**

Location in Profile: **Fringe**

Ward:

Owner / Developer / Promoter: **Lowe / Jones / Stubbs / O'Reilly**

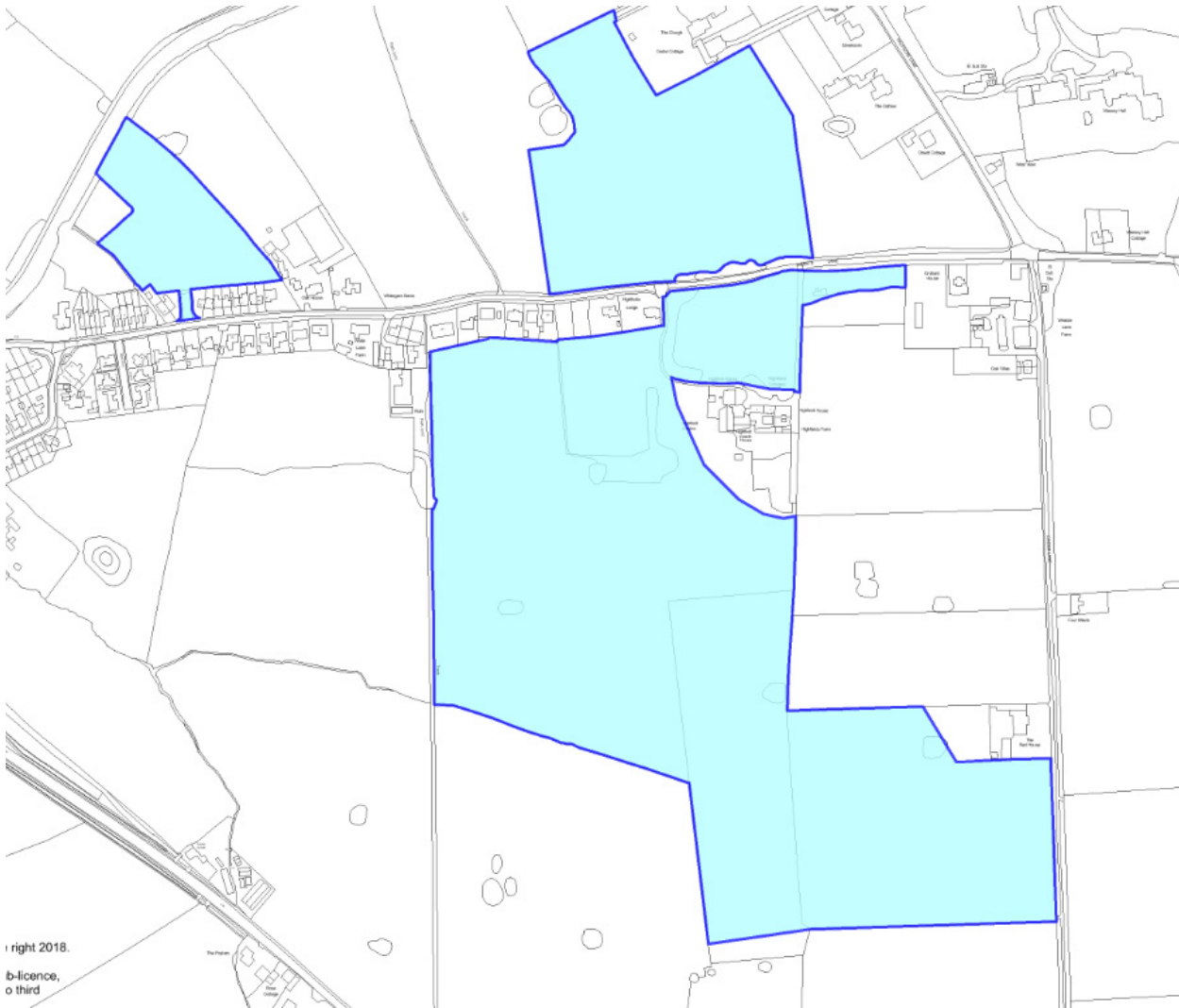
Agent: **Fisher German**

Site submitted by: **A Smedley**

Submitted Site Area (Hectares): **0**

Mapinfo measured Site Area (Hectares): **24.190000000000001**

Greenfield or Brownfield: **GF**



Preferred Use for Site: **Mixed Use**

Preferred Use Comments

Residential

Dwelling Total Submitted: **0**

Assumed 30dph Total: **726**

Employment

Employment Site Area: **0**

Employment Floorspace (sqm): **0**

Assumed 35% Plot Ration (sqm): **0**

Other

G&T Pitches:

Constraints

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **None**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **Yes**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **None**

Local Highway Access: **Weaste Lane**

Access comments: **Multiple access points from Weaste Lane**

Neighbouring Uses: **Residential / Agriculture**

Air Quality Management Areas: **No**

Agricultural Land Classification: **2 and 3**

Potentially Contaminated Land: **Yes**

Hazardous Installation Zone: **No**

Public Rights of Way: **Yes**

Green Belt Assessment

General Area Assessment Parcel Reference: **9**

General Area Assessment Parcel Result: **Moderate**

Green Belt Parcel Reference: **R18/P2/094**

Green Belt Parcel Result: **Strong**

Additional Site Appraisal Information (based on SA objectives)

Significant positive effects	Positive effects possible	Negative effects possible	Significant negative effects possible

Would the site lead to loss of employment land? No – no existing employment on site and not allocated for employment.	
Distance to Principal Road Network by vehicle? At its nearest point the site is approx. 650m from the A50 Knutsford Road which provides links to the M6.	
How close is the site to key employment sites? Approx. 3km from Barleycastle Trading Estate and approx. 3.8km from north side of Latchford Locks.	
Is the area supported by community facilities? Approx. 830m from community facilities in Thelwall village centre, similar distance to services and facilities in Grappenhall (from western most parcel). Access to services could be improved as part of major development.	

<p>Access to local natural greenspace (with reference to WBC Open Space Audit 2015). Approximately 930m from Thelwall Meadow.</p>	
<p>Access to formal play space. Approx. 930m from formal playspace at Bellhouse Lane/Portola Close park.</p>	
<p>How accessible is the site to the nearest primary school on foot? 1.12km from Thelwall Community Junior School. 1.5km from St Wilfrid's CofE Aided Primary School. (Scale of site means both schools are closer to different parts of site).</p>	
<p>How accessible is the site to the nearest secondary school? 2.8km from Sir Thomas Boteler CofE High School.</p>	
<p>How well served is the site by bus service? Bus stops on Stockport Road serve eastern end of site (Approx. 350m from site boundary) providing links to Walton, Grappenhall and Walton (service numbers 41A, 39A, 41, 39, 41B). To the west, there are bus stops (approx. 50m from the site) on Weaste Lane (nos. 42 and 47) providing links to Knutsford and High Legh.</p>	
<p>How accessible is the site to the nearest train station? Western most point of site is 5.5km from Warrington Bank Quay station.</p>	
<p>What is the overall distance to a GP service or health centre? Approx. 2km from Grappenhall Surgery.</p>	
<p>To what extent will the development help to meet housing needs? Site could meet housing needs over plan period, depending on local plan strategy regarding Green Belt release.</p>	
<p>What are the potential impacts on air quality? Eastern parts of the site are within 1km of the AQMA along the M6 corridor.</p>	
<p>Could development of the site lead to the remediation of land affected by contamination? Parcels not affected by contamination.</p>	
<p>Would allocation of the site result in the loss of High Quality Agricultural Land? Grade 2 and 3 agricultural land.</p>	
<p>Does the site fall within a Groundwater Source Protection Zone? Northern parcels and parts of southern parcel fall within zone 3 of ground water protection zone.</p>	
<p>Is any part of the site within an identified floodzone? Sites fall in flood zone 1.</p>	
<p>Is there potential for safeguarded or identified mineral reserves to be sterilised? No impact.</p>	
<p>Proximity to designated heritage assets? Approx. 250m from Grade II Listed Halfacre Lane Aqueduct on Halfacre Lane. Approx. 300m from Thelwall Conservation Area.</p>	
<p>Effects upon the significance and setting of heritage assets/the historic environment. No major direct impact on heritage assets.</p>	
<p>Capacity of the landscape to accommodate development while respecting its character. Sites lie within the Red Sandstone Escarpment local character area (3A Appleton Park and Grappenhall). This area covers a large amount of land and so has different features and sensitivities. Broadly this area is reasonably well-wooded with a diversity of features in the landscape, including small ponds, ridges, knolls and incised stream valleys. The agricultural landscape including hedgerows appears generally well-maintained and the area presents an attractive rural quality. Change to landscape in this location would need to be carefully managed.</p>	
<p>Impact on European Site, SPA or SAC? Approx. 4.8km from Rixton Clay Pits SAC. No impact.</p>	
<p>Impact on SSSI? Site approximately 1.5km from Woolston Eyes SSSI – but not in buffer zone. No impact.</p>	
<p>Impact on local wildlife sites? Thelwall Meadow is nearest local wildlife site at 1km. No impact.</p>	
<p>What is the potential impact on TPOs? No TPOs in the various parcel boundaries. Some close by but would not impact on development.</p>	
<p>Would allocation of the site result in the use of previously developed land? No greenfield land.</p>	
<p>Is there good access to a Household Waste Recycling Centre? 6.3km from Woolston Community Recycling Centre.</p>	

Suitability	To be considered as part of the wider Garden Suburb assessment.
Availability	Yes, Promoted by land owner.

Site Comments

Land located to the north and south of Weaste Lane. Flat agricultural land with some areas of established trees along field boundaries. One parcel backs onto a row of existing properties along Weaste Lane, though with a possible access strip. There appears to be a pond on the larger parcel to south of Weaste Lane.

Site Name: **Land off at Barleycastle Farm, Appleton**

Settlement Profile: **South Warrington**

Location in Profile: **Fringe**

Ward: **Grappenhall**

Owner / Developer / Promoter: **Liberty Properties**

Agent: **Philip Grant**

Site submitted by: **HOW Planning LLP**

Submitted Site Area (Hectares): **15.5 ha**

Mapinfo measured Site Area (Hectares):

Greenfield or Brownfield: **GF**



Preferred Use for Site: **Employment**

Preferred Use Comments

Residential

Dwelling Total Submitted: **0**

Assumed 30dph Total: **0**

Employment

Employment Site Area: **15.5 ha**

Employment Floorspace (sqm):

Assumed 35% Plot Ratio (sqm):

Other

G&T Pitches:

Constraints

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **No**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **2 SLB adjacent to SW border of site.**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **None**

Local Highway Access: **Barleycastle Lane**

Access comments: **Existing access from Barleycastle Lane**

Neighbouring Uses: **Farm**

Air Quality Management Areas: **No**

Agricultural Land Classification: **2 & 3**

Potentially Contaminated Land: **Yes**

Hazardous Installation Zone: **No**

Public Rights of Way: **No**

Green Belt Assessment

General Area Assessment Parcel Reference: **10**

General Area Assessment Parcel Result: **weak**

Green Belt Parcel Reference: **AT9**

Green Belt Parcel Result: **Strong**

Additional Site Appraisal Information (based on SA objectives)

Significant positive effects	Positive effects possible	Negative effects possible	Significant negative effects possible	
<i>Would the site lead to loss of employment land?</i> No – no existing employment on site and not allocated for employment.				
<i>Distance to Principal Road Network by vehicle?</i> 2.4km to the A50 Knutsford Road merging with the M6 (J20) and M56 (9).				
<i>How close is the site to key employment sites?</i> Site is adjacent to Barleycastle Trading Estate.				
<i>Is the area supported by community facilities?</i> Nearest services are approx. 3.5km away in Grappenhall Village Centre – including a church, public houses and a school (using existing roads). Access to facilities could be improved as part of major development.				
<i>Access to local natural greenspace (with reference to WBC Open Space Audit 2015).</i> Approx. 3.6km from Grappenhall Heys Long Woodland and 2.9km from the Dingle (using existing roads).				
<i>Access to formal play space.</i> Approx. 4.2km from Bellhouse Lane/Portola Close play space and Approx. 4.2km from Bretland Drive (using existing roads).				
<i>How accessible is the site to the nearest primary school on foot?</i> Approx. 2km from Appleton Thorn Primary School (using existing roads).				
<i>How accessible is the site to the nearest secondary school?</i> Approx. 5km from Bridgewater High School (using existing roads).				
<i>How well served is the site by bus service?</i> Approx. 300m from bus stops on Lyncastle Road off Barleycastle Lane – Bus no. CAT 8A which provides links between Appleton, Grappenhall and Warrington Interchange (using existing roads).				

How accessible is the site to the nearest train station? Approx. 7.8km from Warrington Bank Quay Station (using existing roads).	
What is the overall distance to a GP service or health centre? Approx. 3.9km from Grappenhall Surgery (using existing roads).	
To what extent will the development help to meet housing needs? Site could meet housing needs over plan period, depending on local plan strategy regarding Green Belt release.	
What are the potential impacts on air quality? Site is not in an AQMA or 1km from AQMA.	
Could development of the site lead to the remediation of land affected by contamination? The land is identified as being potentially contaminated land and this would therefore require further investigation.	
Would allocation of the site result in the loss of High Quality Agricultural Land? Land is classed at Grade 2 and 3 agricultural land.	
Does the site fall within a Groundwater Source Protection Zone? Site does not fall within a Groundwater Source protection zone	
Is any part of the site within an identified floodzone? Site is within flood zone 1.	
Is there potential for safeguarded or identified mineral reserves to be sterilised? This would not have an impact on development on the site.	
Proximity to designated heritage assets? Shippon & Booth's Farm Farmhouse Grade II buildings located adjacent to SW border of site. Tanyard Farm Building Grade II*(Tan House Cottage and Barn) approx.0.9km away, Barleycastle Farmhouse Grade II approx.0.7km away, Beehive Farmhouse Grade II all along Barleycastle Lane which is approx. 0.06km away, Yew Tree Farmhouse Grade II 2km away. Bradley Hall moated site – Scheduled Monument, north of the site 2.2km away (using existing roads).	
Effects upon the significance and setting of heritage assets/the historic environment. Development could be managed so as to not impact upon the setting of the listed buildings.	
Capacity of the landscape to accommodate development while respecting its character. The site falls within Character Type 1B – Undulating Enclosed Farmland – Appleton Thorn. The farmland in this area is generally undulating and slopes down to reasonably level areas of mossland known as Appleton and Stretton Moss. Agriculture is mainly arable and is characteristically composed of very large fields with a sparsity of hedgerows. Strong visible and audible effect of M56 motorway. Appleton Thorn Church tower is a prominent ridgeline feature. Although much of the land in the area has been lost to development and agricultural modernisation, there should be strong control of the type, quality and location of new development. New development in this location would alter the landscape and require mitigation.	
Impact on European Site, SPA or SAC? Approx. 6.5km from Rixton Claypits SAC	
Impact on SSSI? Nearest site approx.4.2km from Woolston Eyes SSSI	
Impact on local wildlife sites? Approx. 3.6km from Grappenhall Heys Long Woodland and approx. 2.9km from the Dingle (using existing roads).	
What is the potential impact on TPOs? None	
Would allocation of the site result in the use of previously developed land? No, site is greenfield.	
Is there good access to a Household Waste Recycling Centre? Nearest is Woolston WRC Approx. 4.8km (using existing roads).	

Suitability	To be considered as part of the wider Garden Suburb assessment.
Availability	Yes, promoted by land owner.

Site Comments

The site is flat agricultural land adjacent to Barleycastle Lane with some limited tree and hedge coverage. There is a field pond within the site and also an existing field access into the site off Barleycastle Lane. Although not within the site, the Grade II Listed Booth's Farmhouse and associated Shippon are adjacent to the site.

The northern boundary of the site is with open agricultural land, the eastern boundary is with open agricultural land, the southern boundary is with Barleycastle Lane and Barley Castle Trading Estate beyond and the western boundary is with Appleton Thorn Trading Estate.

The land is also identified as being potentially contaminated land and this would therefore require further investigation. The assessment of the site in Green Belt terms concluded that the parcel of land makes a weak contribution.

Site Name: **Land at Deans Wharf, Thelwall**

Settlement Profile: **South Warrington**

Location in Profile: **Fringe**

Ward: **Lymm North & Thelwall**

Owner / Developer / Promoter: **Milton Investments**

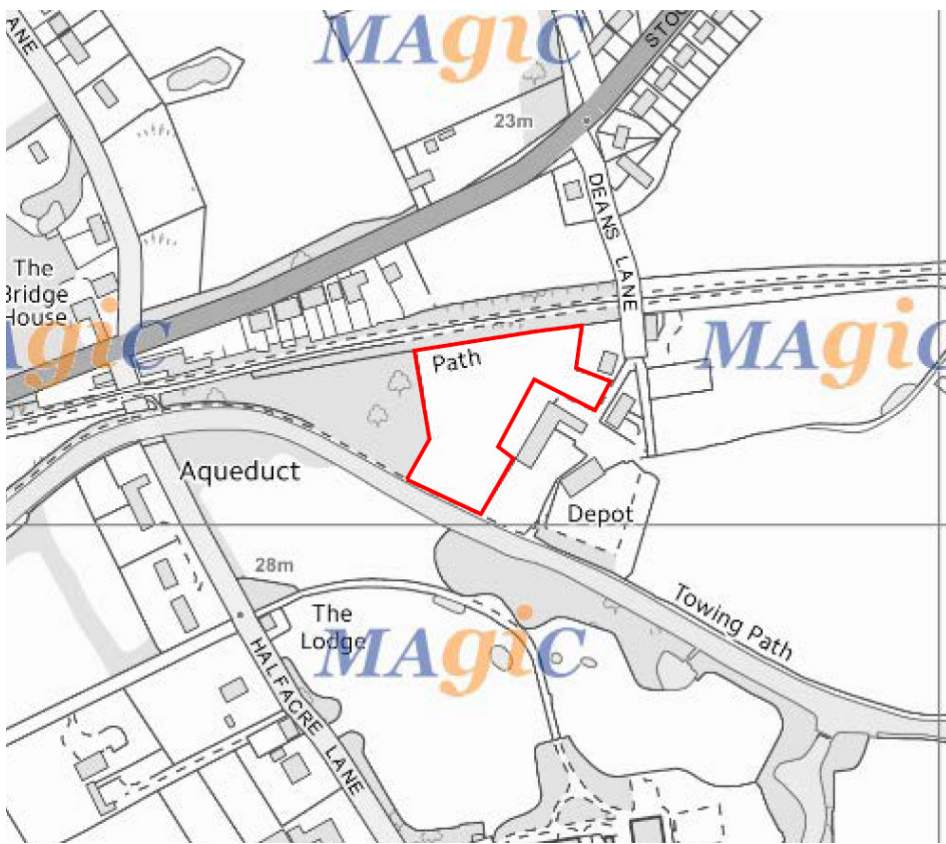
Agent: **Emery Planning**

Site submitted by: **S Gaffey**

Submitted Site Area (Hectares): **0**

Mapinfo measured Site Area (Hectares): **0.92000000000000004**

Greenfield or Brownfield: **GF**



Preferred Use for Site: **Mixed Use**

Preferred Use Comments

Residential

Dwelling Total Submitted: **0**

Assumed 30dph Total: **0**

Employment

Employment Site Area: **0**

Employment Floorspace (sqm): **0**

Assumed 35% Plot Ration (sqm): **0**

Other

G&T Pitches:

Constraints

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **None**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **None**

Local Highway Access: **Deans Lane**

Access comments: **Access from Deans Lane**

Neighbouring Uses: **Residential**

Air Quality Management Areas: **No**

Agricultural Land Classification: **3**

Potentially Contaminated Land: **Yes**

Hazardous Installation Zone: **No**

Public Rights of Way: **Yes**

Green Belt Assessment

General Area Assessment Parcel Reference: **9**

General Area Assessment Parcel Result: **Moderate**

Green Belt Parcel Reference: **R18/P2/102**

Green Belt Parcel Result: **Weak**

Additional Site Appraisal Information (based on SA objectives)

Significant positive effects	Positive effects possible	Negative effects possible	Significant negative effects possible	
Would the site lead to loss of employment land? No – no existing employment on site and not allocated for employment.				
Distance to Principal Road Network by vehicle? Site is 200m from A56 Stockport Road.				
How close is the site to key employment sites? 4km from Barleycastle Trading Estate.				
Is the area supported by community facilities? Approx. 1km to facilities in Thelwall village centre – Thelwall Parish Hall, All Saints Church. Access to services could be improved as part of major development.				
Access to local natural greenspace (with reference to WBC Open Space Audit 2015). Approximately 900m from Thelwall Meadow. Also, TPT immediately to north and Bridgewater Canal immediately to south with access to tow path.				
Access to formal play space. Approx. 900m from Elizabeth Park which has formal play space.				
How accessible is the site to the nearest primary school on foot? 1.4km from Thelwall Community Junior School.				
How accessible is the site to the nearest secondary school? 3.7km from Sir Thomas Boteler CofE High School.				

How well served is the site by bus service? There are bus stops within 200m of the site – services 39, 41 and 42A.	
How accessible is the site to the nearest train station? 6.7km from Warrington Bank Quay Station.	
What is the overall distance to a GP service or health centre? 2.4km from Grappenhall Surgery.	
To what extent will the development help to meet housing needs? Site could potentially meet housing needs over plan period.	
What are the potential impacts on air quality? Not within AQMA.	
Could development of the site lead to the remediation of land affected by contamination? Records indicate that the site is not PCL but land immediately to the north and south is so caution required.	
Would allocation of the site result in the loss of High Quality Agricultural Land? Grade 3 agricultural land	
Does the site fall within a Groundwater Source Protection Zone? Yes, site falls within Zone 3 of ground water protection zone.	
Is any part of the site within an identified floodzone? Site lies in flood zone 1.	
Is there potential for safeguarded or identified mineral reserves to be sterilised? Not relevant.	
Proximity to designated heritage assets? Grade II Listed Home Farm buildings located approx. 330m to the north. Grade II Listed Halfacre Lane Aqueduct approx. 600m away to the east.	
Effects upon the significance and setting of heritage assets/the historic environment. Limited impact.	
Capacity of the landscape to accommodate development while respecting its character. Sites lie within the Red Sandstone Escarpment local character area (3A Appleton Park and Grappenhall). This area covers a large amount of land and so has different features and sensitivities. Broadly this area is reasonably well-wooded with a diversity of features in the landscape, including small ponds, ridges, knolls and incised stream valleys. The agricultural landscape including hedgerows appears generally well-maintained and the area presents an attractive rural quality. However, the site sits close to the adjoining urban area and so its development could be readily accommodated by the landscape.	
Impact on European Site, SPA or SAC? 4.22km from Rixton Claypits SAC. No impact.	
Impact on SSSI? 1km from Woolston Eyes SSSI. But impact minimal.	
Impact on local wildlife sites? Thelwall Meadow nearest site, approx. 1km to the north west. No impact.	
What is the potential impact on TPOs? Site not affected by TPOs.	
Would allocation of the site result in the use of previously developed land? No, greenfield site.	
Is there good access to a Household Waste Recycling Centre? 7.5km from Woolston Community Recycling Centre.	

Suitability	To be considered as part of the wider Garden Suburb assessment.
Availability	Yes, Promoted by land owner.

Site Comments

Site comprises flat agricultural land which is located off Dean's Wharf and to the rear of existing properties. There appears to be well-established tree planting to the boundary with the TPT to the north.

Site Name: **Old Rectory, Church Lane, Grappenhall**

Settlement Profile: **South Warrington**

Location in Profile: **Fringe**

Ward:

Owner / Developer / Promoter: **Mr J Eyes**

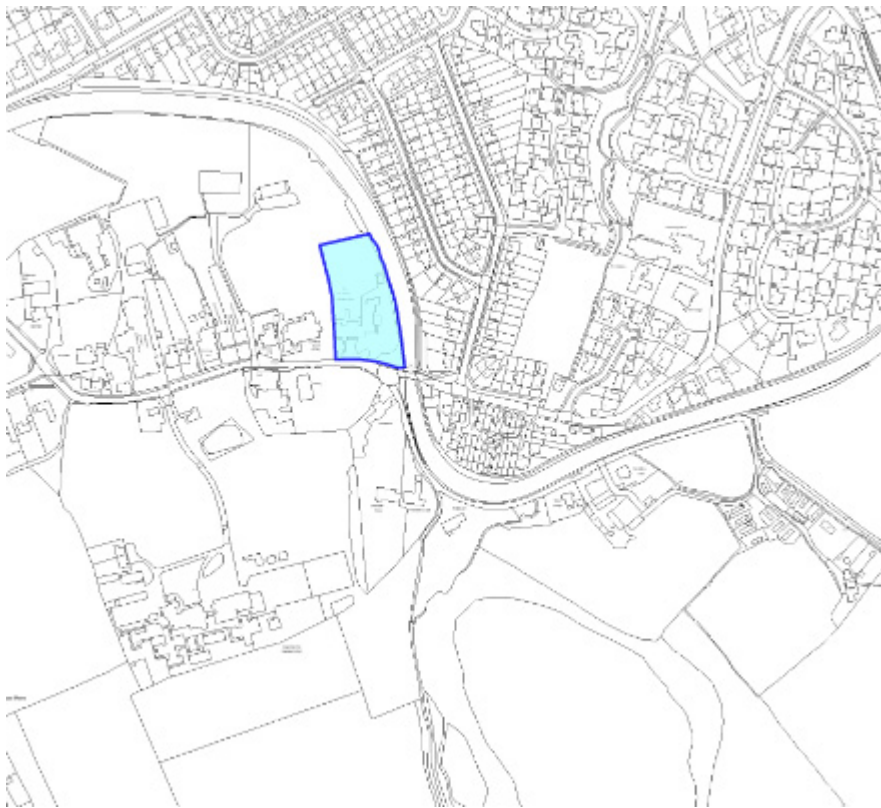
Agent: **Emery Planning**

Site submitted by: **S Gaffey**

Submitted Site Area (Hectares): **0**

Mapinfo measured Site Area (Hectares): **0.5454**

Greenfield or Brownfield: **BF**



Preferred Use for Site: **Mixed Use**

Preferred Use Comments

Residential

Dwelling Total Submitted: **0**

Assumed 30dph Total: **16**

Employment

Employment Site Area: **0**

Employment Floorspace (sqm): **0**

Assumed 35% Plot Ratio (sqm): **0**

Other

G&T Pitches:

Constraints

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **None**

Nature Designations: **None**

Conservation Areas: **Yes**

Statutory Listed Buildings: **Yes**

Locally Listed Buildings: **Yes**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **None**

Local Highway Access: **Church Lane**

Access comments: **Existing access from Church Lane**

Neighbouring Uses: **Residential**

Air Quality Management Areas: **No**

Agricultural Land Classification: **Urban**

Potentially Contaminated Land: **Yes**

Hazardous Installation Zone: **No**

Public Rights of Way: **No**

Green Belt Assessment

General Area Assessment Parcel Reference: **10**

General Area Assessment Parcel Result: **Weak**

Green Belt Parcel Reference: **WR40**

Green Belt Parcel Result: **Weak**

Additional Site Appraisal Information (based on SA objectives)

Significant positive effects	Positive effects possible	Negative effects possible	Significant negative effects possible	
Would the site lead to loss of employment land? No – no existing employment on site and not allocated for employment.				
Distance to Principal Road Network by vehicle? The site lies 650m from the A50 Knutsford Road which provides direct links to the M6 and M56.				
How close is the site to key employment sites? 2.6km from Barleycastle Trading Estate.				
Is the area supported by community facilities? Yes, facilities in the immediate vicinity including adjoining St Wilfrid's Church and various other community facilities in Grappenhall village. Services could be enhanced as part of major development				
Access to local natural greenspace (with reference to WBC Open Space Audit 2015). Approx. 700m from Grappenhall Heys Long Woodland.				
Access to formal play space. Approx. 425m from Bellhouse Lane/Portola Close park/play area.				

How accessible is the site to the nearest primary school on foot? 180m to St Wilfrid's CofE aided primary school.	
How accessible is the site to the nearest secondary school? Approx. 2.2km from Sir Thomas Boteler CofE High School.	
How well served is the site by bus service? 530m from bus stops on Chester Road (Bus services 41 and 42). There are further bus stops on Knutsford Road approx. 800m from the site.	
How accessible is the site to the nearest train station? 4.8km to Warrington Bank Quay station.	
What is the overall distance to a GP service or health centre? 1.26km from Grappenhall Surgery.	
To what extent will the development help to meet housing needs? Site could potentially meet housing needs over plan period.	
What are the potential impacts on air quality? The site does not fall within an AQMA or within 1km of an AQMA.	
Could development of the site lead to the remediation of land affected by contamination? Part of the site (to the rear of the building) is previously contaminated.	
Would allocation of the site result in the loss of High Quality Agricultural Land? No, site falls within the urban area.	
Does the site fall within a Groundwater Source Protection Zone? No – not affected.	
Is any part of the site within an identified floodzone? Site lies in flood zone 1.	
Is there potential for safeguarded or identified mineral reserves to be sterilised? No impact.	
Proximity to designated heritage assets? The site falls within Grappenhall Village Conservation Area and the site is adjacent to the Grade I listed St Wilfrid's Church. Grade II listed Grappenhall Rectory is opposite the church and in very close proximity to the site. Church Lane Bridge, immediately to the south east of the site is also Grade II listed. Church Cottage further to the west of the site along Church Lane is Grade II listed. There are also a number of locally listed assets such as the cobbles along church lane, the Parr Arms and the Ram's Head public houses.	
Effects upon the significance and setting of heritage assets/the historic environment. The site falls in an area with significant heritage assets and this will require very careful consideration should the site be developed.	
Capacity of the landscape to accommodate development while respecting its character. Sites lie within the Red Sandstone Escarpment local character area (3A Appleton Park and Grappenhall). This area covers a large amount of land and so has different features and sensitivities. Broadly this area is reasonably well-wooded with a diversity of features in the landscape, including small ponds, ridges, knolls and incised stream valleys. The agricultural landscape including hedgerows appears generally well-maintained and the area presents an attractive rural quality. However, the site sits close to the adjoining urban area and so its development could be readily accommodated by the landscape.	
Impact on European Site, SPA or SAC? 6.10km from Rixton Claypits SAC. No impact.	
Impact on SSSI? 2km from Woolston Eyes SSI. No impact anticipated.	
Impact on local wildlife sites? Nearest site is approx. 700m – Grappenhall Heys Long Woodland.	
What is the potential impact on TPOs? No TPOs within the site or along the boundary.	
Would allocation of the site result in the use of previously developed land? Yes, brownfield site.	
Is there good access to a Household Waste Recycling Centre? 5.9km from Woolston Community Recycling Centre.	

Suitability	To be considered as part of the wider Garden Suburb assessment.
Availability	Yes, Promoted by land owner.

Site Comments

Site occupied by existing nursing home which is currently in use. Flat site with nursing home buildings, associated car parking and well maintained gardens. Established tree planting along site boundaries. Adjacent to Grade I listed St Wilfrid's Church.

Site Reference: **R18/P2/110**

Site Name: **Land east of Witherwin Avenue, Grappenhall.**

Settlement Profile: **South Warrington**

Location in Profile: **Fringe**

Ward: **Grappenhall**

Owner / Developer / Promoter: **Barratt/David Wilson Homes**

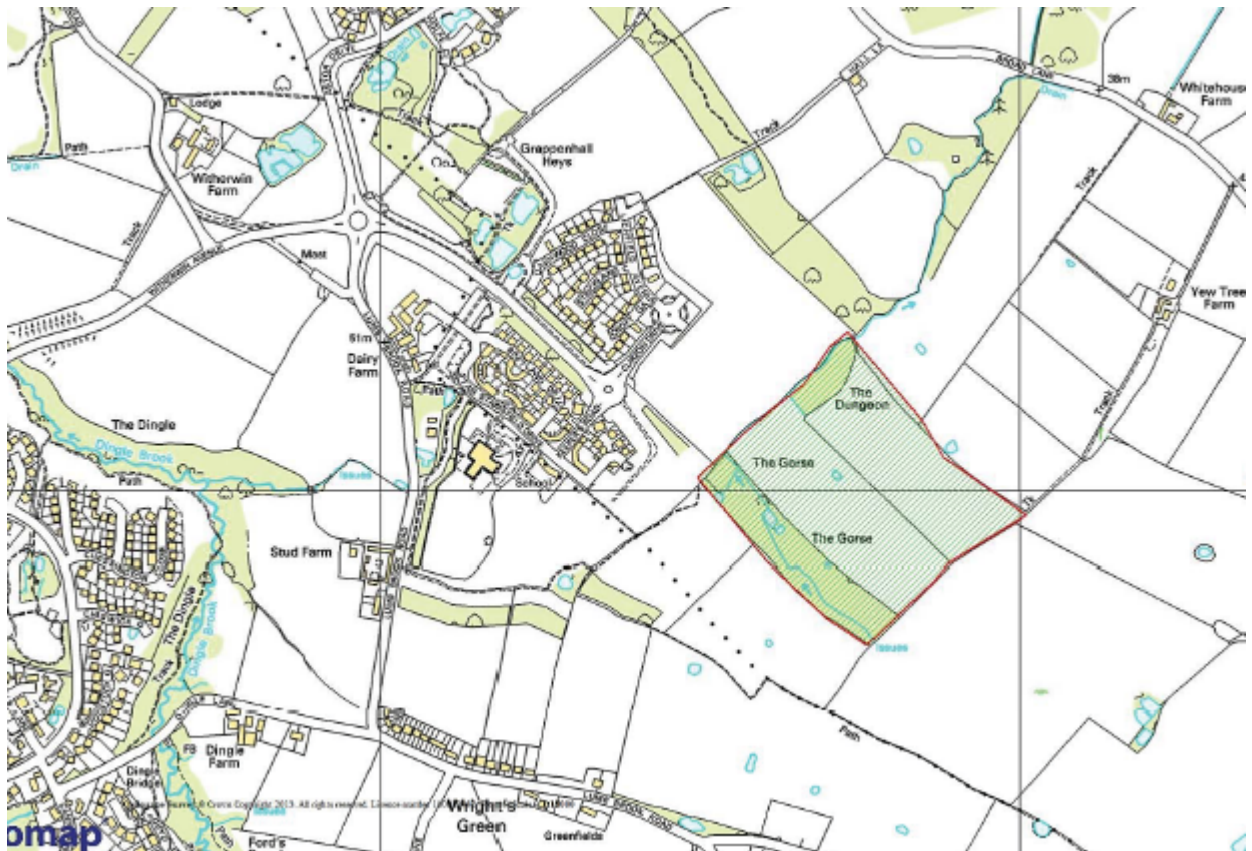
Agent: **Craig Barnes**

Site submitted by: **Barton Willmore**

Submitted Site Area (Hectares):

Mapinfo measured Site Area(Hectares):

Greenfield or Brownfield: **GF**



Preferred Use for Site: **Residential**

Preferred Use Comments

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Residential

Dwelling Total Submitted: **0**

Assumed 30dph Total:

Employment

Employment Site Area: **0**

Employment Floorspace (sqm): **0**

Assumed 35% Plot Ratio (sqm): **0**

Other

G&T Pitches:

Constraints

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **None**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **None**

Local Highway Access: **Witherwin Avenue**

Access comments: **Witherwin Avenue is the closest road, there is no public access from the site.**

Neighbouring Uses: **Agricultural**

Air Quality Management Areas: **No**

Agricultural Land Classification: **2**

Potentially Contaminated Land: **No**

Hazardous Installation Zone: **No**

Public Rights of Way: **No**

Green Belt Assessment

General Area Assessment Parcel Reference: **10**

General Area Assessment Parcel Result: **Weak**

Green Belt Parcel Reference: **GH4**

Green Belt Parcel Result: **Moderate**

Additional Site Appraisal Information (based on SA objectives)

Significant positive effects	Positive effects possible	Negative effects possible	Significant negative effects possible
<p><i>Would the site lead to loss of employment land?</i> No – no existing employment on site and not allocated for employment.</p>			
<p><i>Distance to Principal Road Network by vehicle?</i> Site is Approx. 0.1km to Witherwin Avenue, leading to London Road (A49).</p>			
<p><i>How close is the site to key employment sites?</i> Approx. 3.8km from Barleycastle Trading Estate (using existing roads).</p>			
<p><i>Is the area supported by community facilities?</i> Nearest services are adjacent to the site – including a church, public houses and schools. Also access to services 2km away on Bridge Lane (using existing roads). Opportunity to enhance service provision as part of major development proposals.</p>			
<p><i>Access to local natural greenspace (with reference to WBC Open Space Audit 2015).</i> Approx. 1.8m from the Dingle and Approx. 0.6km from Grappenhall Heys Long Woodland (using existing roads).</p>			
<p><i>Access to formal play space.</i> Approx. 0.4km from Bretland Drive play space and Approx. 2.3km from Longwood Road play space (using existing roads).</p>			
<p><i>How accessible is the site to the nearest primary school on foot?</i> Approx. 0.4km from Grappenhall Heys Community Primary School (using existing roads).</p>			
<p><i>How accessible is the site to the nearest secondary school?</i> Approx. 2.4km from Bridgewater High School (using existing roads).</p>			
<p><i>How well served is the site by bus service?</i> Approx. 0.3km (nearest point) from bus stop on Witherwin Avenue – Bus 42, 8 Cat 8, CC8A which provides links between Statham, Hatton, Appleton Thorn, Lymm and Warrington Interchange (using existing roads).</p>			

<p>How accessible is the site to the nearest train station? Approx. 6.2km from Warrington Bank Quay Station (using existing roads).</p>	
<p>What is the overall distance to a GP service or health centre? Nearest point Approx. 3km from Appleton Health Centre, Dudlow Green Road.</p>	
<p>To what extent will the development help to meet housing needs? Site could meet housing needs over plan period, depending on local plan strategy regarding Green Belt release.</p>	
<p>What are the potential impacts on air quality? None</p>	
<p>Could development of the site lead to the remediation of land affected by contamination? Site not affected.</p>	
<p>Would allocation of the site result in the loss of High Quality Agricultural Land? Land classed as Grade 2 agricultural land.</p>	
<p>Does the site fall within a Groundwater Source Protection Zone? Site not affected.</p>	
<p>Is any part of the site within an identified floodzone? Site is within flood zone 1.</p>	
<p>Is there potential for safeguarded or identified mineral reserves to be sterilised? Not within identified areas.</p>	
<p>Proximity to designated heritage assets? Wright's Green house, Grade II listed, Lumb Brook Road, Approx. 1.7m away from site.</p>	
<p>Effects upon the significance and setting of heritage assets/the historic environment. Given the distance from statutory heritage and locally listed assets development of the site would have very limited impact.</p>	
<p>Capacity of the landscape to accommodate development while respecting its character. Sites lie within the Red Sandstone Escarpment local character area (3A Appleton Park and Grappenhall). This area covers a large amount of land and so has different features and sensitivities. Broadly this area is reasonably well-wooded with a diversity of features in the landscape, including small ponds, ridges, knolls and incised stream valleys. The agricultural landscape including hedgerows appears generally well-maintained and the area presents an attractive rural quality. Development in this location would alter the landscape and require mitigation.</p>	
<p>Impact on European Site, SPA or SAC? Approx. 6.3km from Rixton Claypits SAC</p>	
<p>Impact on SSSI? Approx. 2.3km from Woolston Eyes SSSI</p>	

Impact on local wildlife sites? Approx. 0.6km from Grappenhall Heys Long Woodland.	
What is the potential impact on TPOs? None	
Would allocation of the site result in the use of previously developed land? No, site is greenfield.	
Is there good access to a Household Waste Recycling Centre? Nearest is Woolston WRC Approx. 8.2km (using existing roads).	

Suitability	To be considered as part of the wider Garden Suburb assessment.
Availability	Yes, promoted by land owner.

Site Comments

Predominantly flat land with field boundaries. The Gorse lies south west of the site and a residential development directly north west of the site (Witherwin Avenue). There are also ponds within the site.

Site Reference: **R18/P2/113**

Site Name: **Land North and South of Broad Lane, Grappenhall**

Settlement Profile: **South Warrington**

Location in Profile: **Fringe**

Ward: **Grappenhall**

Owner / Developer / Promoter: **Mulbury Homes**

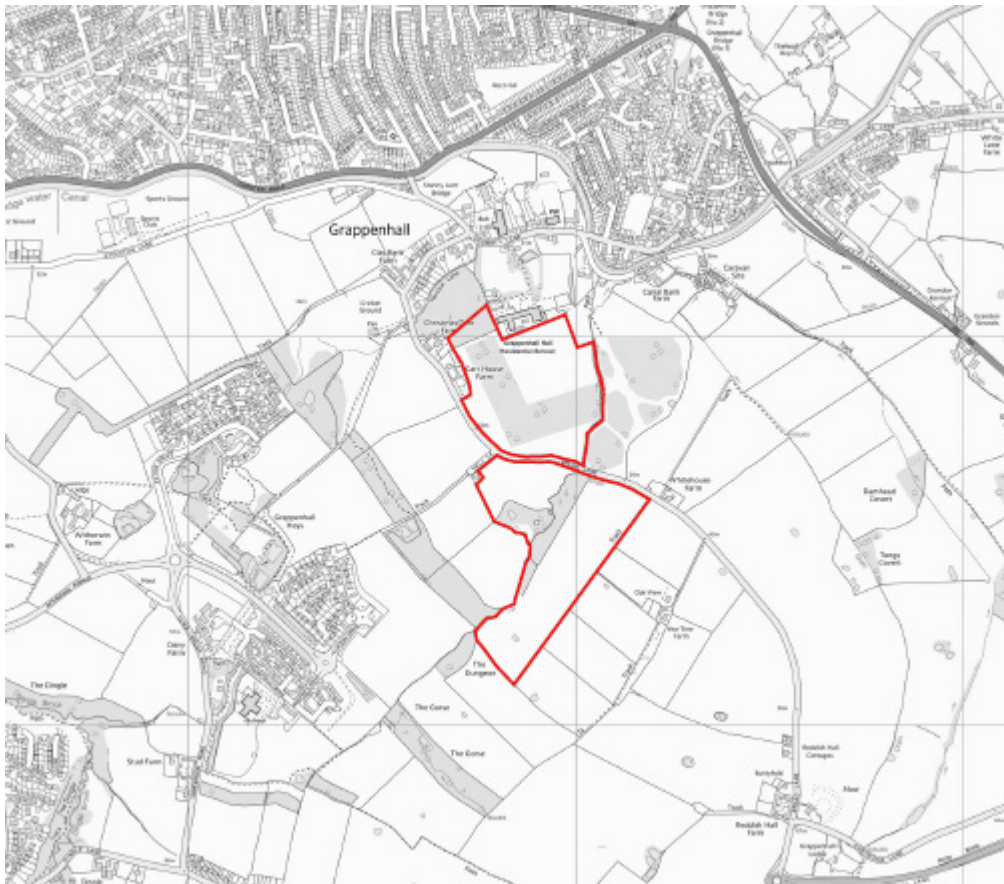
Agent: **SATPLAN LTD**

Site submitted by: **Shaun Taylor**

Submitted Site Area (Hectares):

Mapinfo measured Site Area(Hectares):

Greenfield or Brownfield: **GF**



Preferred Use for Site: **Residential**

Preferred Use Comments

Residential

Dwelling Total Submitted:

Assumed 30dph Total:

Employment

Employment Site Area:

Employment Floorspace (sqm):

Assumed 35% Plot Ratio (sqm):

Other

G&T Pitches:

Constraints

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **None**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **None**

Local Highway Access: **Broad Lane**

Access comments: **Existing access from Broad Lane**

Neighbouring Uses: **Residential / Agriculture**

Air Quality Management Areas: **No**

Agricultural Land Classification: **2**

Potentially Contaminated Land: **Yes**

Hazardous Installation Zone: **No**

Public Rights of Way: Yes (in parts either side of Broad Lane)

Green Belt Assessment

General Area Assessment Parcel Reference: **10**

General Area Assessment Parcel Result: **Weak**

Green Belt Parcel Reference: **GH4 & WR39**

Green Belt Parcel Result: **Moderate/Strong**

Additional Site Appraisal Information (based on SA objectives)

Significant positive effects	Positive effects possible	Negative effects possible	Significant negative effects possible	
<i>Would the site lead to loss of employment land?</i> No – no existing employment on site and not allocated for employment.				
<i>Distance to Principal Road Network by vehicle?</i> Approx. 2.6km from the A50 Knutsford Road and the M6 (J20).				
<i>How close is the site to key employment sites?</i> Approx. 2.5 km from Barleycastle Trading Estate & Approx. 2.5km from Latchford Locks (using existing roads).				
<i>Is the area supported by community facilities?</i> Nearest services are 1.1km away in Grappenhall Village Centre – including a church, public houses and a school (using existing roads). Access to facilities could be improved as part of major development.				
<i>Access to local natural greenspace (with reference to WBC Open Space Audit 2015).</i> Approx. 4.4km from Grappenhall Heys Long Woodland and 3.7 km from the Dingle (using existing roads).				
<i>Access to formal play space.</i> Approx. 1.6km from Bellhouse Lane/Portola Close play space and Approx. 5km from Bretland Drive (using existing roads).				

<p>How accessible is the site to the nearest primary school on foot? Approx. 1.1km from St Wilfrid’s CofE Aided Primary School (using existing roads).</p>	
<p>How accessible is the site to the nearest secondary school? Approx. 3km from Sir Thomas Boteler CofE School (using existing roads).</p>	
<p>How well served is the site by bus service? Approx. 1km from bus stops on Chester Road (A56) – Bus no.6 which provides links between Grappenhall and Warrington Interchange (using existing roads).</p>	
<p>How accessible is the site to the nearest train station? Approx. 5.9 km from Warrington Bank Quay Station (using existing roads).</p>	
<p>What is the overall distance to a GP service or health centre? Approx. 1.5km from Grappenhall Surgery (using existing road).</p>	
<p>To what extent will the development help to meet housing needs? Site could meet housing needs over plan period, depending on local plan strategy regarding Green Belt release.</p>	
<p>What are the potential impacts on air quality? Site is not in an AQMA or 1km from AQMA.</p>	
<p>Could development of the site lead to the remediation of land affected by contamination? The land north of Broad Lane, beyond the site’s northern boundary is identified as being potentially contaminated land and this would therefore require further investigation. The land south of Broad Lane, a pocket of area is identified as being potentially contaminated land and this would therefore require further investigation.</p>	
<p>Would allocation of the site result in the loss of High Quality Agricultural Land? Land classed as Grade 2 agricultural land.</p>	
<p>Does the site fall within a Groundwater Source Protection Zone? Site not affected.</p>	
<p>Is any part of the site within an identified floodzone? Site is within flood zone 1.</p>	
<p>Is there potential for safeguarded or identified mineral reserves to be sterilised? Not within identified areas.</p>	
<p>Proximity to designated heritage assets? The nearest listed buildings are in Grappenhall Village approx. 1.1km away north of the site: Church of St Wilfrid (Grade I), The Hall with gates and forecourt walls, Grappenhall Rectory, Church Cottage, Greenbank Canal Side, Church Lane Bridge, 2, 4 Laurel Bank (all Grade II) (using existing roads).</p>	
<p>Effects upon the significance and setting of heritage assets/the historic environment. Given the distance from locally listed and statutory heritage assets development of the site would have very limited impact.</p>	

Capacity of the landscape to accommodate development while respecting its character. Sites lie within the Red Sandstone Escarpment local character area (3A Appleton Park and Grappenhall). This area covers a large amount of land and so has different features and sensitivities. Broadly this area is reasonably well-wooded with a diversity of features in the landscape, including small ponds, ridges, knolls and incised stream valleys. The agricultural landscape including hedgerows appears generally well-maintained and the area presents an attractive rural quality. Development of the site would alter landscape character but mitigation measures ought to be possible.	
Impact on European Site, SPA or SAC? Approx. 6.1km from Rixton Claypits SAC	
Impact on SSSI? Nearest site Approx. 2.9km from Woolston Eyes SSSI	
Impact on local wildlife sites? Approx. 4.4km from Grappenhall Heys Long Woodland (using existing roads)	
What is the potential impact on TPOs? No TPOs within or adjacent to the site.	
Would allocation of the site result in the use of previously developed land? No, site is greenfield.	
Is there good access to a Household Waste Recycling Centre? Nearest is Woolston WRC Approx. 8km (using existing roads).	

Suitability	To be considered as part of the wider Garden Suburb assessment.
Availability	Yes, promoted by land owner.

Site Comments

Expansive agricultural site which slopes down in line with Broad Lane towards Grappenhall village. Site includes field boundaries consisting of small sparse trees and hedges and dense established trees in parts. Broad Lane runs through the submitted sites.

Site Name: **Land adj Yew Tree Farm, Grappenhall**

Settlement Profile: **South Warrington**

Location in Profile: **Fringe**

Ward:

Owner / Developer / Promoter: **G Wilkinson / H Thomas**

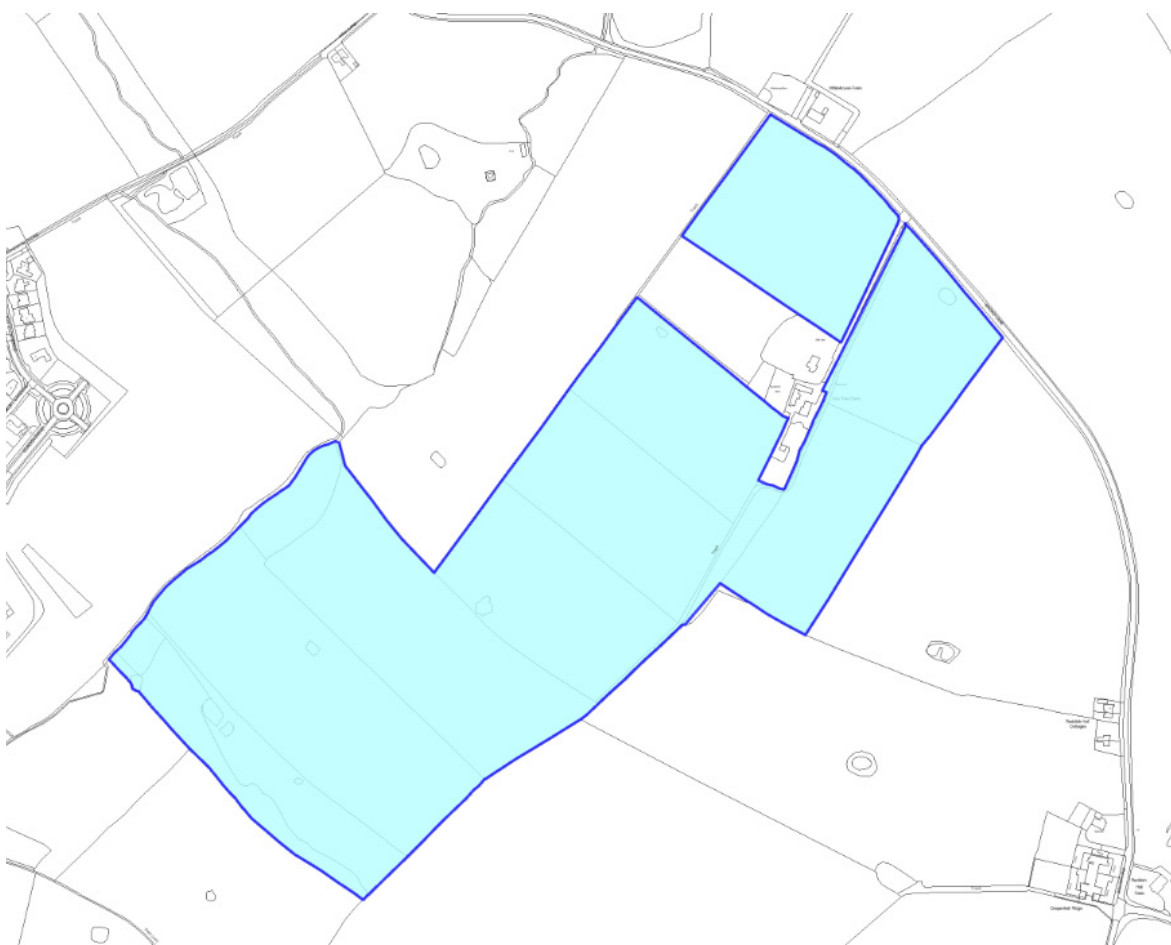
Agent: **Lone Star Land**

Site submitted by: **R Bellamy**

Submitted Site Area (Hectares): **27.5**

Mapinfo measured Site Area (Hectares): **28**

Greenfield or Brownfield: **GF**



Preferred Use for Site: **Mixed Use**

Preferred Use Comments

Residential

Dwelling Total Submitted: **0**

Assumed 30dph Total: **840**

Employment

Employment Site Area: **0**

Employment Floorspace (sqm): **0**

Assumed 35% Plot Ratio (sqm): **0**

Other

G&T Pitches:

Constraints

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **None**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **None**

Local Highway Access: **Broad Lane**

Access comments: **Existing access from Broad Lane**

Neighbouring Uses: **Residential / Agriculture**

Air Quality Management Areas: **No**

Agricultural Land Classification: **2**

Potentially Contaminated Land: **No**

Hazardous Installation Zone: **No**

Public Rights of Way: **No**

Green Belt Assessment

General Area Assessment Parcel Reference: **10**

General Area Assessment Parcel Result: **Weak**

Green Belt Parcel Reference: **R18/P2/116**

Green Belt Parcel Result: **Moderate**

Additional Site Appraisal Information (based on SA objectives)

Significant positive effects	Positive effects possible	Negative effects possible	Significant negative effects possible	
<i>Would the site lead to loss of employment land?</i> No – no existing employment on site and not allocated for employment.				
<i>Distance to Principal Road Network by vehicle?</i> Approx. 2.5km from the A50 Knutsford Road and the M6 (J20).				
<i>How close is the site to key employment sites?</i> 1.14km from Barleycastle Trading Estate.				
<i>Is the area supported by community facilities?</i> Nearest services are 1.6km away in Grappenhall Village Centre – including a church, public houses and a school. New facilities could be provided as part of major development proposals.				
<i>Access to local natural greenspace (with reference to WBC Open Space Audit 2015).</i> Approx. 1km from Grappenhall Heys Long Woodland.				

<p>Access to formal play space. Approx. 2km from Bellhouse Lane/Portola Close play space.</p>	
<p>How accessible is the site to the nearest primary school on foot? Approx. 1.6km from St Wilfrid's CofE Aided Primary School (using existing roads).</p>	
<p>How accessible is the site to the nearest secondary school? Approx. 3.3km from Sir Thomas Boteler CofE School (using existing roads).</p>	
<p>How well served is the site by bus service? Approx. 1.7km from bus stops on Chester Road (A56) – Bus no.6 which provides links between Grappenhall and Warrington Interchange</p>	
<p>How accessible is the site to the nearest train station? Approx. 5.9km from Warrington Bank Quay Station.</p>	
<p>What is the overall distance to a GP service or health centre? 2.8km from Grappenhall Surgery.</p>	
<p>To what extent will the development help to meet housing needs? Site could meet housing needs over plan period, depending on local plan strategy regarding Green Belt release.</p>	
<p>What are the potential impacts on air quality? Site is not in an AQMA or 1km from AQMA.</p>	
<p>Could development of the site lead to the remediation of land affected by contamination? No, site not affected.</p>	
<p>Would allocation of the site result in the loss of High Quality Agricultural Land? Site comprises Grade 2 agricultural land.</p>	
<p>Does the site fall within a Groundwater Source Protection Zone? Site not affected.</p>	
<p>Is any part of the site within an identified floodzone? The site lies in Flood Zone 1.</p>	
<p>Is there potential for safeguarded or identified mineral reserves to be sterilised? The eastern most part of the land lies adjacent to sand and gravel mineral reserve buffer. This should not have an impact on development on the site.</p>	
<p>Proximity to designated heritage assets? The nearest listed buildings are in Grappenhall Village approx. 1.6km away (Grade II listed Church Cottage being the nearest) and the Grade II listed Beehive Farmhouse along Barleycastle Lane which is also approximately 1.6km away.</p>	
<p>Effects upon the significance and setting of heritage assets/the historic environment. Given the distance from locally listed and statutory heritage assets development of the site would have very limited impact.</p>	
<p>Capacity of the landscape to accommodate development while respecting its character. The site falls within the Red Sandstone Escarpment local character area (3a Appleton and Grappenhall and 3b Massey Brook). This area covers a large amount of land and so has different features and sensitivities. Broadly this area is reasonably well-wooded with a diversity of features in the landscape, including small ponds, ridges, knolls and incised stream valleys. The agricultural landscape including hedgerows appears generally well-maintained and the area presents an attractive rural quality. Development of the sites would involve development in the countryside that would significantly alter the existing landscape.</p>	
<p>Impact on European Site, SPA or SAC? 6.41km from Rixton Claypits.</p>	
<p>Impact on SSSI? Unlikely to have an impact given at least 2.8km away from nearest site (Woolston Eyes).</p>	
<p>Impact on local wildlife sites? 1.5km from Grappenhall Heys Long Woodland.</p>	
<p>What is the potential impact on TPOs? No TPOs within or adjacent to the site.</p>	
<p>Would allocation of the site result in the use of previously developed land? No, site is greenfield.</p>	
<p>Is there good access to a Household Waste Recycling Centre? 7km from Gatewarth Community Recycling Centre.</p>	

Suitability	To be considered as part of the wider Garden Suburb assessment.
Availability	Yes, Promoted by land owner.

Site Comments

Group of agricultural fields divided by hedgerows. Some significant tree coverage, particularly in southern most parcel. Yew Tree Farm outside of site boundary but in centre of parcels. Site slopes downwards generally from west to east.

Site Reference: **R18/P2/119**

(also R18/P2/059)

Site Name: **Land at Broad Lane, Grappenhall**

Settlement Profile: **South Warrington**

Location in Profile: **Fringe**

Ward:

Owner / Developer / Promoter: **P Wright**

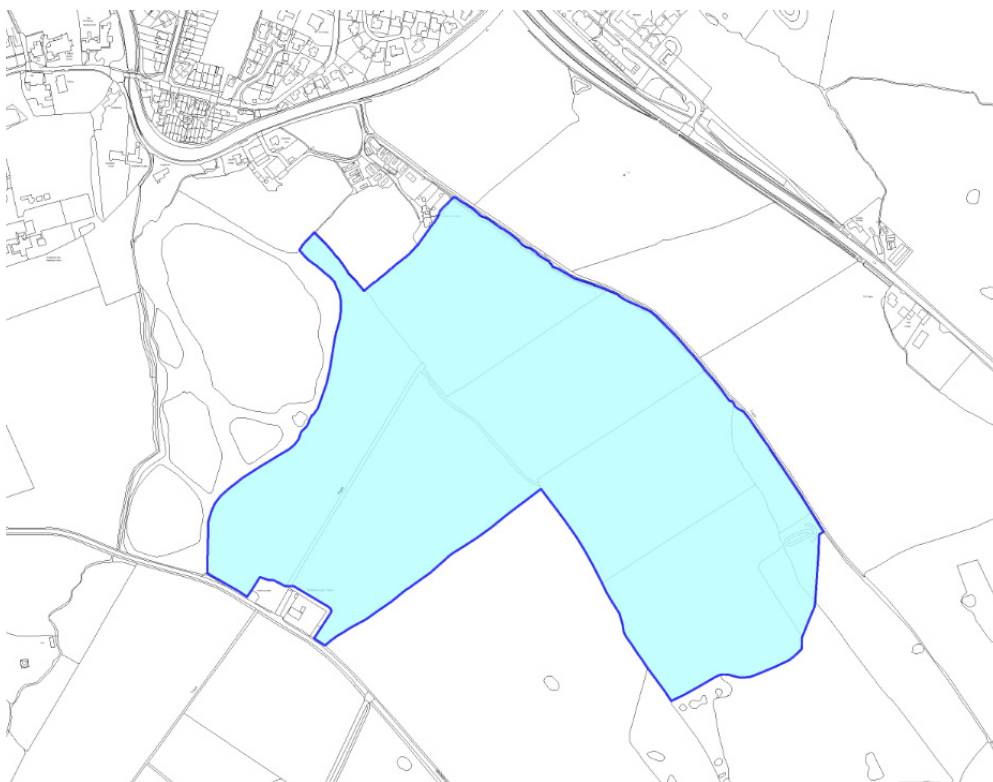
Agent:

Site submitted by: **P Wright**

Submitted Site Area (Hectares): **25**

Mapinfo measured Site Area(Hectares): **25.579999999999998**

Greenfield or Brownfield: **GF**



Preferred Use for Site: **Residential**

Preferred Use Comments

Residential

Dwelling Total Submitted: **0**

Assumed 30dph Total: **767**

Employment

Employment Site Area: **0**

Employment Floorspace (sqm): **0**

Assumed 35% Plot Ratio (sqm): **0**

Other

G&T Pitches:

Constraints

Floodzone 2: **Yes**

Floodzone 3: **Yes**

Green Belt: **Yes**

TPO Issues: **None**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **None**

Local Highway Access: **Broad Lane**

Access comments: **Existing access from Broad Lane**

Neighbouring Uses: **Residential / Agriculture**

Air Quality Management Areas: **No**

Agricultural Land Classification: **2**

Potentially Contaminated Land: **No**

Hazardous Installation Zone: **No**

Public Rights of Way: **Yes**

Green Belt Assessment

General Area Assessment Parcel Reference: **10**

General Area Assessment Parcel Result: **Weak**

Green Belt Parcel Reference: **R18/P2/119**

Green Belt Parcel Result: **Strong**

Additional Site Appraisal Information (based on SA objectives)

Significant positive effects	Positive effects possible	Negative effects possible	Significant negative effects possible	
Would the site lead to loss of employment land? No – no existing employment on site and not allocated for employment.				
Distance to Principal Road Network by vehicle? Approx. 2.4km from the A50 Knutsford Road merging with M6 (J20) & M56 (J9).				
How close is the site to key employment sites? Approx. 2.3 km from Barleycastle Trading Estate & Approx. 2.7km from Latchford Locks				
Is the area supported by community facilities? Nearest services are 1.3km away in Grappenhall Village Centre – including a church, public houses and a school . Access to services could be improved as part of major development.				
Access to local natural greenspace (with reference to WBC Open Space Audit 2015). Approx. 4.2km from Grappenhall Heys Long Woodland and 3.5 km from the Dingle				
Access to formal play space. Approx. 1.8km from Bellhouse Lane/Portola Close play space and Approx. 4.8km from Bretland Drive				

How accessible is the site to the nearest primary school on foot? Approx. 1.3km from St Wilfrid's CofE Aided Primary School	
How accessible is the site to the nearest secondary school? Approx. 3km from Sir Thomas Boteler CofE School	
How well served is the site by bus service? Approx. 1.2km from bus stops on Chester Road (A56) – Bus no.6 which provides links between Grappenhall and Warrington Interchange	
How accessible is the site to the nearest train station? Approx. 6.1km from Warrington Bank Quay Station	
What is the overall distance to a GP service or health centre? Approx. 1.7km from Grappenhall Surgery	
To what extent will the development help to meet housing needs? Site could meet housing needs over plan period, depending on local plan strategy regarding Green Belt release.	
What are the potential impacts on air quality? Site is not in an AQMA or 1km from AQMA.	
Could development of the site lead to the remediation of land affected by contamination? No, site not affected.	
Would allocation of the site result in the loss of High Quality Agricultural Land? Site comprises Grade 2 agricultural land.	
Does the site fall within a Groundwater Source Protection Zone? Site not affected.	
Is any part of the site within an identified floodzone? The north eastern part of the site lies in Flood Zone 2 and 3.	
Is there potential for safeguarded or identified mineral reserves to be sterilised? The southern part of the land lies adjacent to sand and gravel mineral reserve buffer. This should not have an impact on development on the site.	
Proximity to designated heritage assets? The nearest listed buildings are in Grappenhall Village approx. 1.3km away north of the site: Church of St Wilfrid (Grade I), The Hall with gates and forecourt walls, Grappenhall Rectory, Church Cottage, Greenbank Canal Side, Church Lane Bridge, 2, 4 Laurel Bank (all Grade II) (using existing roads).	
Effects upon the significance and setting of heritage assets/the historic environment. Given the distance from locally listed and statutory heritage assets development of the site would have very limited impact.	
Capacity of the landscape to accommodate development while respecting its character. Sites lie within the Red Sandstone Escarpment local character area (3A Appleton Park and Grappenhall). This area covers a large amount of land and so has different features and sensitivities. Broadly this area is reasonably well-wooded with a diversity of features in the landscape, including small ponds, ridges, knolls and incised stream valleys. The agricultural landscape including hedgerows appears generally well-maintained and the area presents an attractive rural quality. Development here would need to be carefully managed to limit impact.	
Impact on European Site, SPA or SAC? Approx. 6.3km from Rixton Claypits SAC. No impact	
Impact on SSSI? Nearest site Approx. 3.1km from Woolston Eyes SSSI	
Impact on local wildlife sites? Approx. 4.2km from Grappenhall Heys Long Woodland	
What is the potential impact on TPOs? No TPOs within or adjacent to the site.	
Would allocation of the site result in the use of previously developed land? No, site is greenfield.	
Is there good access to a Household Waste Recycling Centre? Nearest is Woolston WRC Approx. 7.8km (using existing roads).	

Suitability	To be considered as part of the wider Garden Suburb assessment.
Availability	Yes, Promoted by land owner.

Site Comments

Relatively flat site but at the bottom of an incline which rises up away from Grappenhall Village. Adjacent to Grappenhall Wood.

Some significant tree coverage along boundary.

Agricultural land.

Site Name: **Land west of Broad Lane**

Settlement Profile: **South Warrington**

Location in Profile: **Fringe**

Ward:

Owner / Developer / Promoter: **Taylor Wimpey UK Ltd**

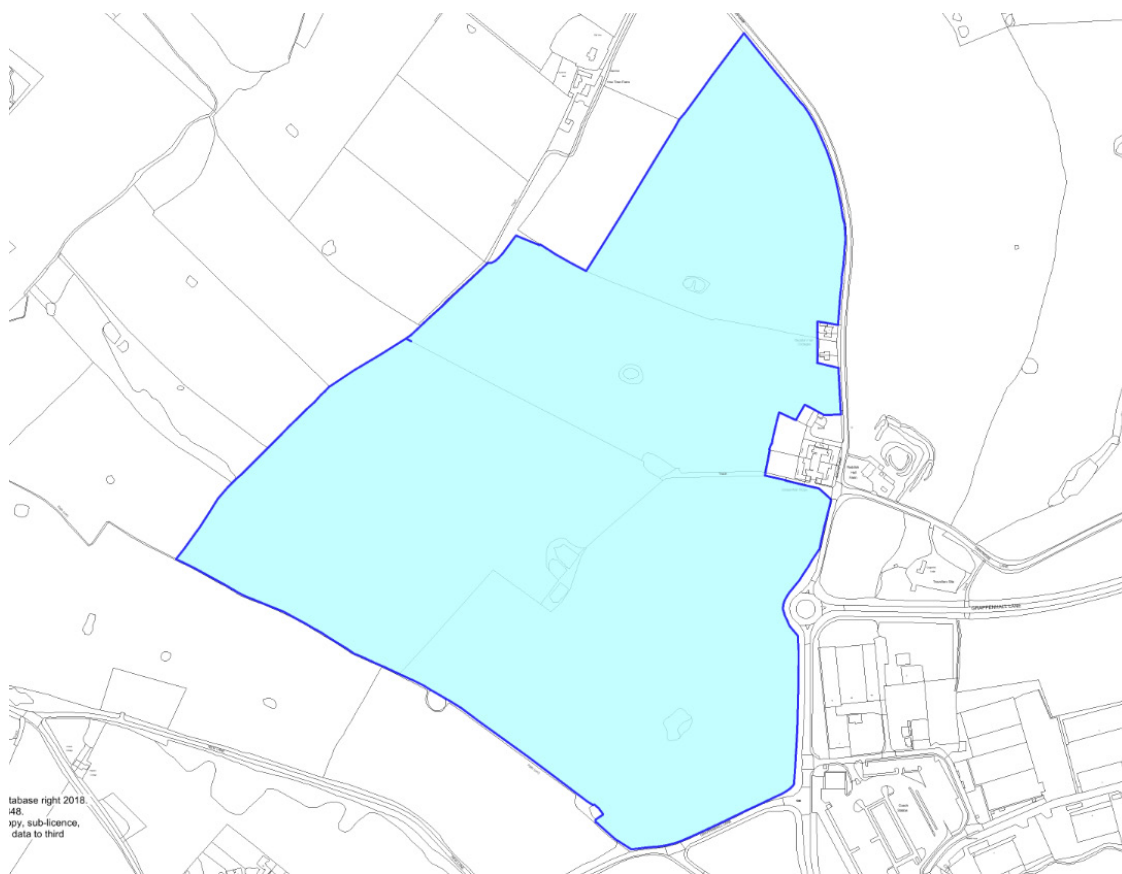
Agent: **Pegasus Group**

Site submitted by: **G Lamb**

Submitted Site Area (Hectares): **47.75**

Mapinfo measured Site Area(Hectares): **48.79999999999997**

Greenfield or Brownfield: **GF**



Preferred Use for Site: **Residential**

Preferred Use Comments

Residential

Dwelling Total Submitted: **0**

Assumed 30dph Total: **1464**

Employment

Employment Site Area: **0**

Employment Floorspace (sqm): **0**

Assumed 35% Plot Ration (sqm): **0**

Other

G&T Pitches:

Constraints

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **1 in east of site**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **None**

Local Highway Access: **Grappenhall Lane / Broad Lane**

Access comments: **Access from Broad Lane and Grappenhall Lane in south**

Neighbouring Uses: **Residential / Agriculture**

Air Quality Management Areas: **No**

Agricultural Land Classification: **2**

Potentially Contaminated Land: **No**

Hazardous Installation Zone: **No**

Public Rights of Way: **No**

Green Belt Assessment

General Area Assessment Parcel Reference: **10**

General Area Assessment Parcel Result: **Weak**

Green Belt Parcel Reference: **R18/P2/125A**

Green Belt Parcel Result: **Moderate**

Additional Site Appraisal Information (based on SA objectives)

Significant positive effects	Positive effects possible	Negative effects possible	Significant negative effects possible	
Would the site lead to loss of employment land? No – no existing employment on site and not allocated for employment.				
Distance to Principal Road Network by vehicle? The site is Approx. 1.4km to the A50 Knutsford Road merging with M6 (J20) and M56 (J9).				
How close is the site to key employment sites? Approx. 1 km from Barleycastle Trading Estate				
Is the area supported by community facilities? Nearest services are approx. 2.8 km away in Grappenhall Village Centre – including a church, public houses and a school New facilities could be delivered as part of large scale development.				
Access to local natural greenspace (with reference to WBC Open Space Audit 2015). Approx. 2.9km from Grappenhall Heys Long Woodland and 2km from the Dingle				
Access to formal play space. Approx. 3.4km from Bellhouse Lane/Portola Close play space and approx. 3.2km from Bretland Drive				
How accessible is the site to the nearest primary school on foot? Approx. 2.6km from St Wilfrid’s CofE Aided Primary School and 3.2km from Grappenhall Heys Community School				
How accessible is the site to the nearest secondary school? Approx. 3.5km from Sir Thomas Boteler CofE School				

How well served is the site by bus service? Approx. 2.7km from bus stops on Chester Road (A56) – Bus no.6 which provides links between Grappenhall and Warrington Interchange and Bus no.7 Appleton Thorn	
How accessible is the site to the nearest train station? Approx. 8.5km from Warrington Bank Quay Station	
What is the overall distance to a GP service or health centre? Approx. 3.2km from Grappenhall Surgery	
To what extent will the development help to meet housing needs? Site could meet housing needs over plan period, depending on local plan strategy regarding Green Belt release.	
What are the potential impacts on air quality? Site is not in an AQMA or 1km from AQMA.	
Could development of the site lead to the remediation of land affected by contamination? No, site not affected.	
Would allocation of the site result in the loss of High Quality Agricultural Land? Site comprises Grade 2 agricultural land.	
Does the site fall within a Groundwater Source Protection Zone? Site not affected.	
Is any part of the site within an identified floodzone? Site within floodzone 1.	
Is there potential for safeguarded or identified mineral reserves to be sterilised? The site falls within a sand and gravel MSA.	
Proximity to designated heritage assets? The nearest listed buildings are Grade II listed Beehive Farmhouse along Barleycastle Lane which is approx. 0.3km away and Shippon at Booth's Farm 0.4km away.	
Effects upon the significance and setting of heritage assets/the historic environment. Given the distance from locally listed and statutory heritage assets development of the site would have very limited impact.	
Capacity of the landscape to accommodate development while respecting its character. Sites lie within the Red Sandstone Escarpment local character area (3A Appleton Park and Grappenhall). This area covers a large amount of land and so has different features and sensitivities. Broadly this area is reasonably well-wooded with a diversity of features in the landscape, including small ponds, ridges, knolls and incised stream valleys. The agricultural landscape including hedgerows appears generally well-maintained and the area presents an attractive rural quality. Development here would need to be carefully managed.	
Impact on European Site, SPA or SAC? Approx. 7.1km from Rixton Claypits SAC. No impact	
Impact on SSSI? Nearest site approx. 4.3km from Woolston Eyes SSSI	
Impact on local wildlife sites? Approx. 2.9km from Grappenhall Heys Long Woodland and approx. 2 km from the Dingle (using existing roads).	
What is the potential impact on TPOs? 1 TPO in eastern part of site.	
Would allocation of the site result in the use of previously developed land? No, site is greenfield.	
Is there good access to a Household Waste Recycling Centre? Nearest is Woolston WRC approx. 8.1km (using existing roads).	

Suitability	To be considered as part of the wider Garden Suburb assessment.
Availability	Yes, Promoted by land owner.

Site Comments

Relatively flat agricultural fields, separated by hedgerows with some sporadic trees throughout. Site slopes away following the line of Broad Lane which slopes downward into Grappenhall village.

Site Name: **Land East of Broad Lane**

Settlement Profile: **South Warrington**

Location in Profile: **Fringe**

Ward:

Owner / Developer / Promoter: **Taylor Wimpey UK Ltd**

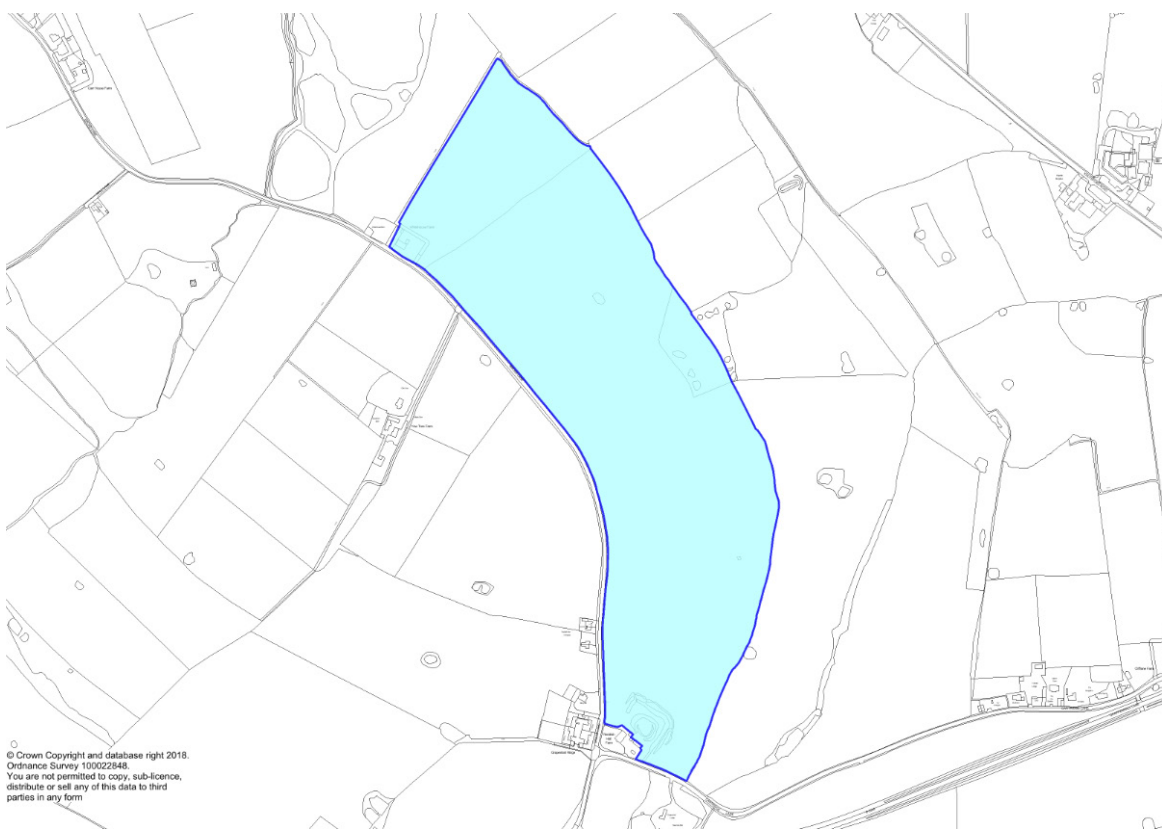
Agent: **Pegasus Group**

Site submitted by: **G Lamb**

Submitted Site Area (Hectares): **31.16**

Mapinfo measured Site Area(Hectares): **26.289999999999999**

Greenfield or Brownfield: **GF**



Preferred Use for Site: **Residential**

Preferred Use Comments

Residential

Dwelling Total Submitted: **0**

Assumed 30dph Total: **788**

Employment

Employment Site Area: **0**

Employment Floorspace (sqm): **0**

Assumed 35% Plot Ratio (sqm): **0**

Other

G&T Pitches:

Constraints

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **None**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **None**

Local Highway Access: **Broad Lane**

Access comments: **Existing access from Broad Lane**

Neighbouring Uses: **Agricultural**

Air Quality Management Areas: **No**

Agricultural Land Classification: **2**

Potentially Contaminated Land: **No**

Hazardous Installation Zone: **No**

Public Rights of Way: **No**

Green Belt Assessment

General Area Assessment Parcel Reference: **10**

General Area Assessment Parcel Result: **Weak**

Green Belt Parcel Reference: **R18/P2/125B**

Green Belt Parcel Result: **Strong**

Additional Site Appraisal Information (based on SA objectives)

Significant positive effects	Positive effects possible	Negative effects possible	Significant negative effects possible	
Would the site lead to loss of employment land? No – no existing employment on site and not allocated for employment.				
Distance to Principal Road Network by vehicle? Approx. 1.3km to A50 Knutsford Road merging with M56 (J9) and M6 (J20).				
How close is the site to key employment sites? Approx. 2.1 km from Barleycastle Trading Estate				
Is the area supported by community facilities? Nearest services are approx. 1.3km away in Grappenhall Village Centre – including a church, public houses and a school (using existing roads). New facilities could be delivered as part of major development.				
Access to local natural greenspace (with reference to WBC Open Space Audit 2015). Approx. 1.4km from Grappenhall Heys Long Woodland and 3.4km from the Dingle				
Access to formal play space. Approx. 2km from Bellhouse Lane/Portola Close play space and Approx. 4.6km from Bretland Drive				
How accessible is the site to the nearest primary school on foot? Approx. 1.3km from St Wilfrid's CofE Aided Primary School				
How accessible is the site to the nearest secondary school? Approx. 4.3km from Sir Thomas Boteler CofE School				
How well served is the site by bus service? Approx. 1.4km from bus stops on Chester Road (A56) – Bus no.6 which provides links between Grappenhall and Warrington Interchange				

How accessible is the site to the nearest train station? Approx. 4.5km from Warrington Bank Quay Station (using existing roads).	Yellow
What is the overall distance to a GP service or health centre? Approx.1.8km from Grappenhall Surgery (using existing road).	Green
To what extent will the development help to meet housing needs? Site could meet housing needs over plan period, depending on local plan strategy regarding Green Belt release.	Yellow
What are the potential impacts on air quality? Site is not in an AQMA or 1km from AQMA.	Green
Could development of the site lead to the remediation of land affected by contamination? No, site not affected.	Green
Would allocation of the site result in the loss of High Quality Agricultural Land? Site comprises Grade 2 agricultural land.	Red
Does the site fall within a Groundwater Source Protection Zone? Site not affected.	Green
Is any part of the site within an identified floodzone? Site is within flood zone 1.	Green
Is there potential for safeguarded or identified mineral reserves to be sterilised? The site falls within a sand and gravel MSA.	Yellow
Proximity to designated heritage assets? The nearest listed buildings are Grade II listed Beehive Farmhouse along Barleycastle Lane which is approximately 1.7km away and Shippon at Booth's Farm 1.8km away. Approx. 1.3km away from Church of St Wilfrid (Grade I), The Hall with gates and forecourt walls, Grappenhall Rectory, Church Cottage, Greenbank Canal Side, Church Lane Bridge (all Grade II).	Green
Effects upon the significance and setting of heritage assets/the historic environment. Given the distance from locally listed and statutory heritage assets development of the site would have very limited impact.	Green
Capacity of the landscape to accommodate development while respecting its character. Sites lie within the Red Sandstone Escarpment local character area (3A Appleton Park and Grappenhall). This area covers a large amount of land and so has different features and sensitivities. Broadly this area is reasonably well-wooded with a diversity of features in the landscape, including small ponds, ridges, knolls and incised stream valleys. The agricultural landscape including hedgerows appears generally well-maintained and the area presents an attractive rural quality. Development in this location is likely to alter existing landscape character but could be mitigated.	Yellow
Impact on European Site, SPA or SAC? Approx. 6km from Rixton Claypits SAC.	Green
Impact on SSSI? Nearest site Approx. 3km from Woolston Eyes SSSI	Green
Impact on local wildlife sites? Approx. 1.4km from Grappenhall Heys Long Woodland and Approx. 3.4km from the Dingle (using existing roads).	Green
What is the potential impact on TPOs? None	Green
Would allocation of the site result in the use of previously developed land? No, site is greenfield.	Yellow
Is there good access to a Household Waste Recycling Centre? Nearest is Woolston WRC Approx. 7.5km (using existing roads).	Green

Suitability	To be considered as part of the wider Garden Suburb assessment.
Availability	Yes, promoted by land owner.

Site Comments

Expansive agricultural site which slopes down in line with Broad Lane towards Grappenhall village. Telephone cable running along western edge of the site following the road. Small cluster of trees along eastern boundary. Possible pond (dried?) in the northern part of the site. Reddish Hall Farm is located immediately to the south of the site at the junction of Broad Lane/Cartridge Lane.

Site Name: **Land north of Cliff Lane**

Settlement Profile: **South Warrington**

Location in Profile: **Fringe**

Ward:

Owner / Developer / Promoter: **Taylor Wimpey UK Ltd**

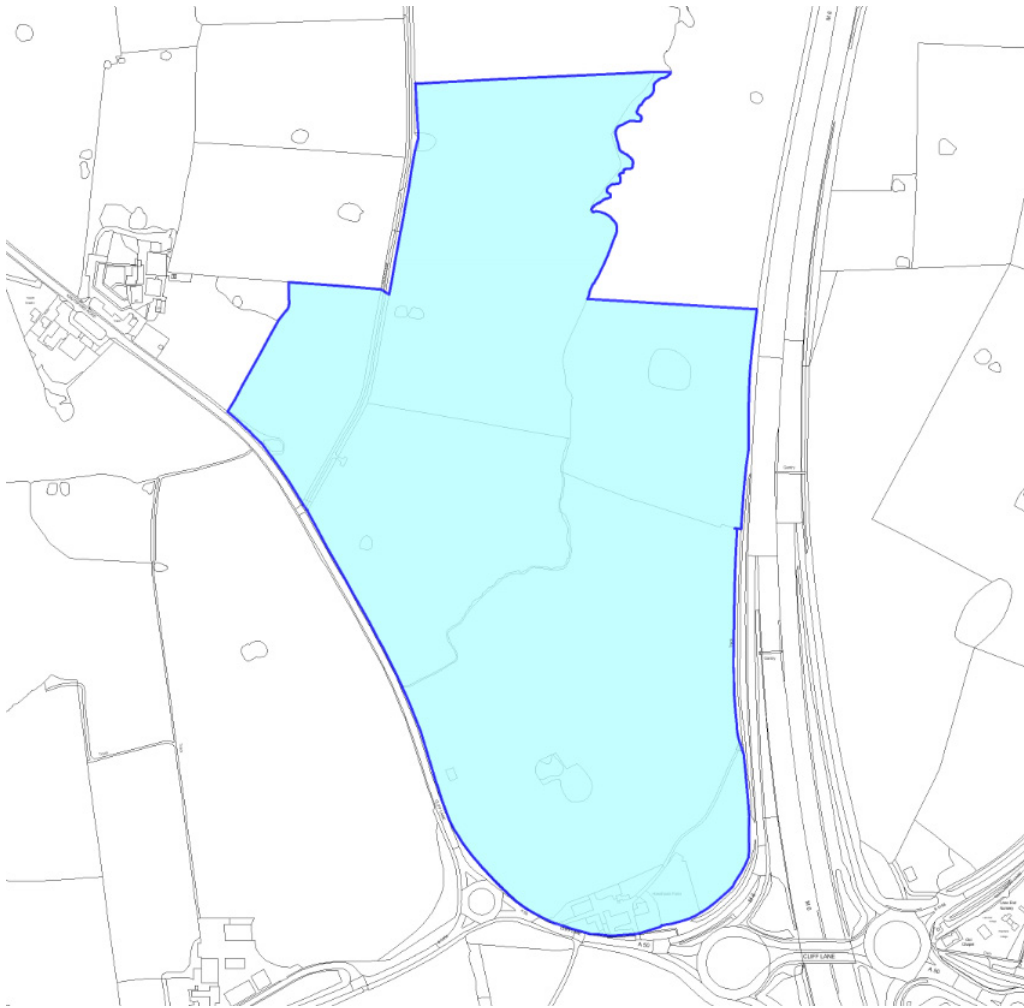
Agent: **Pegasus Group**

Site submitted by: **G Lamb**

Submitted Site Area (Hectares): **37.630000000000003**

Mapinfo measured Site Area(Hectares): **35.950000000000003**

Greenfield or Brownfield: **GF**



Preferred Use for Site: **Residential**

Preferred Use Comments

Residential

Dwelling Total Submitted: **0**

Assumed 30dph Total: **1078**

Employment

Employment Site Area: **0**

Employment Floorspace (sqm): **0**

Assumed 35% Plot Ratio (sqm): **0**

Other

G&T Pitches:

Constraints

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **None**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **A50 Knutsford Road**

Local Highway Access: **Knutsford Road**

Access comments: **Access from A50 Knutsford Road**

Neighbouring Uses: **Agricultural**

Air Quality Management Areas: **Yes**

Agricultural Land Classification: **3**

Potentially Contaminated Land: **No**

Hazardous Installation Zone: **No**

Public Rights of Way: **No**

Green Belt Assessment

General Area Assessment Parcel Reference: **9**

General Area Assessment Parcel Result: **Moderate**

Green Belt Parcel Reference: **R18/P2/125C**

Green Belt Parcel Result: **Moderate**

Additional Site Appraisal Information (based on SA objectives)

Significant positive effects	Positive effects possible	Negative effects possible	Significant negative effects possible	
Would the site lead to loss of employment land? No – no existing employment on site and not allocated for employment.				
Distance to Principal Road Network by vehicle? The site is adjacent to the A50 Knutsford Road and the M6.				
How close is the site to key employment sites? Approx. 2.8km from Barleycastle Trading Estate.				
Is the area supported by community facilities? Nearest services are approx. 2.6km away in Grappenhall Village Centre – including a church, public houses and a school (using existing roads). Services could be delivered as part of large scale development.				
Access to local natural greenspace (with reference to WBC Open Space Audit 2015). Approx. 4.2km from Grappenhall Heys Long Woodland and 3.9km from the Dingle (using existing roads).				
Access to formal play space. Approx. 3.1km from Bellhouse Lane/Portola Close play space and Approx. 5.2km from Bretland Drive (using existing roads).				

How accessible is the site to the nearest primary school on foot? Approx. 2.6km from St Wilfrid's CofE Aided Primary School (using existing roads).	Red
How accessible is the site to the nearest secondary school? Approx. 4.1km from Sir Thomas Boteler CofE School (using existing roads).	Yellow
How well served is the site by bus service? Approx. 1.5km from bus stops on Knutsford Road (A56) – Bus no.47 which provides links between Grappenhall, Lymm and Warrington Interchange (using existing roads).	Red
How accessible is the site to the nearest train station? Approx. 6.7km from Warrington Bank Quay Station (using existing roads).	Red
What is the overall distance to a GP service or health centre? Approx. 2.6km from Grappenhall Surgery (using existing road).	Green
To what extent will the development help to meet housing needs? Site could meet housing needs over plan period, depending on local plan strategy regarding Green Belt release.	Yellow
What are the potential impacts on air quality? Site within 1km of AQMA (M6 corridor).	Red
Could development of the site lead to the remediation of land affected by contamination? No, site not affected.	Green
Would allocation of the site result in the loss of High Quality Agricultural Land? Land classed as Grade 3 agricultural land.	Yellow
Does the site fall within a Groundwater Source Protection Zone? Site not affected.	Green
Is any part of the site within an identified floodzone? Site is within flood zone 1.	Green
Is there potential for safeguarded or identified mineral reserves to be sterilised? Not within identified areas.	Green
Proximity to designated heritage assets? The nearest listed buildings are Grade II listed Beehive Farmhouse along Barleycastle Lane which is approximately 2.2km away and Shippon at Booth's Farm 2.3km away. Approx. 2.6km away from Church of St Wilfrid (Grade I), The Hall with gates and forecourt walls, Grappenhall Rectory, Church Cottage, Greenbank Canal Side, Church Lane Bridge (all Grade II).	Green
Effects upon the significance and setting of heritage assets/the historic environment. Given the distance from locally listed and statutory heritage assets development of the site would have very limited impact.	Green
Capacity of the landscape to accommodate development while respecting its character. The various sites fall within the Red Sandstone Escarpment local character area (3a Appleton and Grappenhall and 3b Massey Brook). This area covers a large amount of land and so has different features and sensitivities. Broadly this area is reasonably well-wooded with a diversity of features in the landscape, including small ponds, ridges, knolls and incised stream valleys. The agricultural landscape including hedgerows appears generally well-maintained and the area presents an attractive rural quality. Development of the sites would involve development in the countryside that would significantly alter the landscape character and would require mitigation.	Yellow
Impact on European Site, SPA or SAC? Approx. 5.7km from Rixton Claypits SAC	Green
Impact on SSSI? Nearest site Approx.3.5km from Woolston Eyes SSSI.	Green
Impact on local wildlife sites? Approx. 4.2km from Grappenhall Heys Long Woodland and 3.9km from the Dingle (using existing roads).	Green
What is the potential impact on TPOs? None	Green
Would allocation of the site result in the use of previously developed land? No, site is greenfield.	Yellow
Is there good access to a Household Waste Recycling Centre? Nearest is Woolston WRC Approx. 7.6km (using existing roads).	Green

Suitability	To be considered as part of the wider Garden Suburb assessment.
Availability	Yes, Promoted by land owner.

Site Comments

Agricultural land. Slopes upward to the south.

Massey brook runs through the centre of the site. Clusters of trees in centre of site, along brook and along site edge, along with hedges.

Includes farm and associated buildings at southern end.

Site Reference: **R18/P2/145**

Site Name: **Land north of M56 Jct 9 and west of M6 Jct 20
(north of Barleycastle Farm)**

Settlement Profile: **South Warrington**

Location in Profile: **Fringe**

Ward: **Grappenhall**

Owner / Developer / Promoter: **Langtree Property Partners**

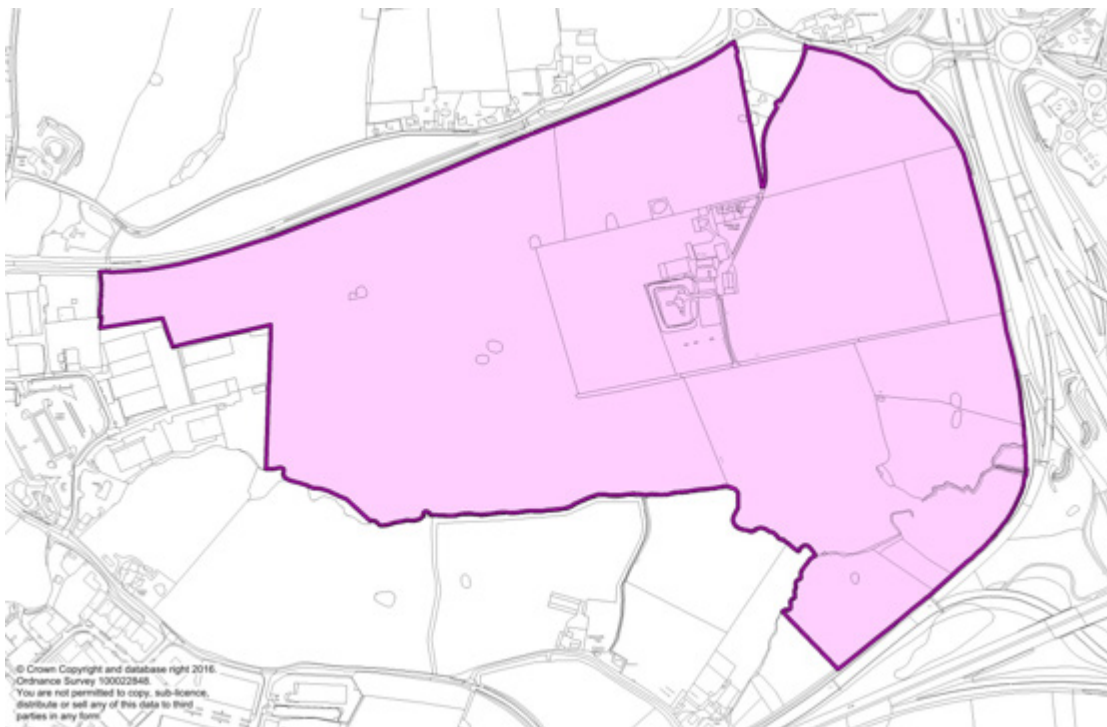
Agent: **Gavin Winters**

Site submitted by: **Gavin Winters**

Submitted Site Area (Hectares): **96 ha**

Mapinfo measured Site Area (Hectares):

Greenfield or Brownfield: **GF**



Preferred Use for Site: **Employment**

Preferred Use Comments

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Residential

Dwelling Total Submitted:

Assumed 30dph Total:

Employment

Employment Site Area:

Employment Floorspace (sqm):

Assumed 35% Plot Ratio (sqm):

Other

G&T Pitches:

Constraints

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **No**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **Yes – Bradley Hall off Cliff Lane, Moated site, Medieval**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **Yes**

Strategic Road Network Access: **None**

Local Highway Access: **None**

Access comments: **North site boundary bounds Grappenhall Lane and in close proximity to Barleycastle Lane. There is no road access from the site.**

Neighbouring Uses: **Farm**

Air Quality Management Areas: **No**

Agricultural Land Classification: **3**

Potentially Contaminated Land: **YES**

Hazardous Installation Zone: **NO**

Public Rights of Way: **YES**

Green Belt Assessment

General Area Assessment Parcel Reference: **10**

General Area Assessment Parcel Result: **Weak**

Green Belt Parcel Reference: **Site falls in part AT8, part AT7**

Green Belt Parcel Result: **Strong**

Additional Site Appraisal Information (based on SA objectives)

Significant positive effects	Positive effects possible	Negative effects possible	Significant negative effects possible	
<i>Would the site lead to loss of employment land?</i> No – employment development proposed.				
<i>Distance to Principal Road Network by vehicle?</i> The site is directly adjacent to the A50 Knutsford Road merging with M6 (J20) and M56 (J9).				
<i>How close is the site to key employment sites?</i> Directly adjacent from Barleycastle Trading Estate.				
<i>Is the area supported by community facilities?</i> Nearest services are approx. 4.3km away in Grappenhall Village Centre – including a church, public houses and a school (using existing roads). Access to facilities could be improved as part of major development scheme.				
<i>Access to local natural greenspace (with reference to WBC Open Space Audit 2015).</i> Approx. 4.4km from Grappenhall Heys Long Woodland and 3.7km from the Dingle (using existing roads).				
<i>Access to formal play space.</i> Approx. 5km from Bellhouse Lane/Portola Close play space and Approx. 5km from Bretland Drive (using existing roads).				
<i>How accessible is the site to the nearest primary school on foot?</i> Approx. 2.8km from Appleton Thorn Primary School (using existing roads).				
<i>How accessible is the site to the nearest secondary school?</i> Approx. 5km from Bridgewater High School (using existing roads).				

<p>How well served is the site by bus service? Approx. 1.1km from bus stops on Lyncastle Road off Barleycastle Lane – Bus no. CAT 8A which provides links between Appleton, Grappenhall and Warrington Interchange (using existing roads).</p>	
<p>How accessible is the site to the nearest train station? Approx. 8.6km from Warrington Bank Quay Station (using existing roads).</p>	
<p>What is the overall distance to a GP service or health centre? Approx. 4.7km from Grappenhall Surgery (using existing road).</p>	
<p>To what extent will the development help to meet housing needs? Site considered to be more appropriate for employment use.</p>	
<p>What are the potential impacts on air quality? Site within 1km of AQMA (M6 corridor).</p>	
<p>Could development of the site lead to the remediation of land affected by contamination? The site is identified as being potentially contaminated land and this would therefore require further investigation.</p>	
<p>Would allocation of the site result in the loss of High Quality Agricultural Land? Land is classed as Grade 3 agricultural land.</p>	
<p>Does the site fall within a Groundwater Source Protection Zone? Site does not fall within a Groundwater Source protection zone.</p>	
<p>Is any part of the site within an identified floodzone? Site is within flood zone 1.</p>	
<p>Is there potential for safeguarded or identified mineral reserves to be sterilised? The western tip of the site is within the sand and gravel MSA buffer.</p>	
<p>Proximity to designated heritage assets? Bradley Hall Moated Site – Scheduled Monument is within the site. Barleycastle Farmhouse Grade II, Tanyard Farm Building Grade II*(Tan House Cottage and Barn), 0.5km away, Beehive Farmhouse Grade II, approx. 1.1km away and Shippon & Booth’s Farm Farmhouse 1km away. Yew Tree Farmhouse Grade II, 2km away, all along Barleycastle Lane (using existing roads).</p>	
<p>Effects upon the significance and setting of heritage assets/the historic environment. Development could be managed so as to not impact upon the rural setting of the listed buildings. Though Bradley Hall Moated site falls within the site, it would not necessarily be lost through development, however its setting may be altered. Mitigation measures could be applied.</p>	
<p>Capacity of the landscape to accommodate development while respecting its character. The site falls within Character Type 1B – Undulating Enclosed Farmland – Appleton Thorn. The farmland in this area is generally undulating and slopes down to reasonably level</p>	

areas of mossland known as Appleton and Stretton Moss. Agriculture is mainly arable and is characteristically composed of very large fields with a sparsity of hedgerows. Strong visible and audible effect of M56 motorway. Appleton Thorn Church tower is a prominent ridgeline feature. Although much of the land in the area has been lost to development and agricultural modernisation, there should be strong control of the type, quality and location of new development. Development in this location would alter the landscape character and would require mitigation.	
Impact on European Site, SPA or SAC? Unlikely, approx. 7km from Rixton Claypits SAC	
Impact on SSSI? Unlikely, nearest site 5km from Woolston Eyes SSSI	
Impact on local wildlife sites? Approx. 4.4km from Grappenhall Heys Long Woodland and approx. 3.7km from the Dingle (using existing roads).	
What is the potential impact on TPOs? None	
Would allocation of the site result in the use of previously developed land? No, site is greenfield.	
Is there good access to a Household Waste Recycling Centre? Nearest is Woolston WRC Approx. 5.6km (using existing roads).	

Suitability	To be considered as part of the wider Garden Suburb assessment.
Availability	Yes, promoted by land owner.

Site Comments

<p>Site is directly west of Appleton Thorn Trading Estate and north of Barleycastle Trading Estate. Land is relatively flat with ponds and field boundaries. Bradley Hall Ancient Monument is located within the site boundary.</p>

Site Reference: **R18/P2/G&T**

Site Name: **Grappenhall Lodge, Land off Cartridge Lane**

Settlement Profile: **South Warrington**

Location in Profile: **Garden Suburb**

Ward:

Owner / Developer / Promoter: **Thomas Smith**

Agent: **A.Morris**

Site submitted by: **A.Morris**

Submitted Site Area (Hectares): **0.9 ha**

Mapinfo measured Site Area(Hectares):

Greenfield or Brownfield: **Part greenfield/part previously developed land**



Preferred Use for Site: **Gypsy & Traveller**

Preferred Use Comments

Residential

Dwelling Total Submitted: **10**

Assumed 30dph Total: 0

Employment

Employment Site Area: **0**

Employment Floorspace (sqm): **0**

Assumed 35% Plot Ratio (sqm): **0**

Other

G&T Pitches: **Yes**

Constraints

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **Yes**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **None**

Local Highway Access: **Cartridge Lane**

Access comments: **Existing access from Cartridge Lane**

Neighbouring Uses: **Residential/Agriculture/Employment**

Air Quality Management Areas: **Yes**

Agricultural Land Classification: **2**

Potentially Contaminated Land: **No**

Hazardous Installation Zone: **No**

Public Rights of Way: **No**

Green Belt Assessment

General Area Assessment Parcel Reference: **10**

General Area Assessment Parcel Result: **Weak**

Green Belt Parcel Reference: **AT6**

Green Belt Parcel Result: **Weak**

Additional Site Appraisal Information (based on SA objectives)

Significant positive effects	Positive effects possible	Negative effects possible	Significant negative effects possible	
<i>Would the site lead to loss of employment land?</i> No – no existing employment on site and not allocated for employment.				
<i>Distance to Principal Road Network by vehicle?</i> Approx. 1.3km to A50 Knutsford Road merging with the M56 (J9) and M6 (J20).				
<i>How close is the site to key employment sites?</i> Approx. 1.1km from Barleycastle Trading Estate (using existing roads).				
<i>Is the area supported by community facilities?</i> Nearest services are approx. 2.3km away in Grappenhall Village Centre – including a church, public houses and a school (using existing roads). Access to services can be improved through major development scheme.				
<i>Access to local natural greenspace (with reference to WBC Open Space Audit 2015).</i> Approx. 2.4km from Grappenhall Heys Long Woodland and 2.4km from the Dingle (using existing roads).				
<i>Access to formal play space.</i> Approx. 3km from Bellhouse Lane/Portola Close play space and Approx. 3.6km from Bretland Drive (using existing roads).				

<p>How accessible is the site to the nearest primary school on foot? Approx. 2.3km from St Wilfrid's CofE Aided Primary School (using existing roads).</p>	
<p>How accessible is the site to the nearest secondary school? Approx. 4.7km from Sir Bridgewater High School (using existing roads).</p>	
<p>How well served is the site by bus service? Approx. 2.4km from bus stops on Chester Road (A56) – Bus no.6 which provides links between Grappenhall and Warrington Interchange (using existing roads).</p>	
<p>How accessible is the site to the nearest train station? Approx. 5.5km from Warrington Bank Quay Station (using existing roads).</p>	
<p>What is the overall distance to a GP service or health centre? Approx. 2.8km from Grappenhall Surgery (using existing road).</p>	
<p>To what extent will the development help to meet housing needs? Site could meet housing needs over plan period, depending on local plan strategy regarding Green Belt release.</p>	
<p>What are the potential impacts on air quality? Site is not in an AQMA or 1km from AQMA.</p>	
<p>Could development of the site lead to the remediation of land affected by contamination? No, site not affected.</p>	
<p>Would allocation of the site result in the loss of High Quality Agricultural Land? Land is classed as Grade 2 agricultural land.</p>	
<p>Does the site fall within a Groundwater Source Protection Zone? Site not affected.</p>	
<p>Is any part of the site within an identified floodzone? Site is within flood zone 1.</p>	
<p>Is there potential for safeguarded or identified mineral reserves to be sterilised? The site falls within a sand and gravel MSA.</p>	
<p>Proximity to designated heritage assets? The nearest listed buildings are Grade II listed Beehive Farmhouse along Barleycastle Lane which is approx. 0.7km away and Shippon at Booth's Farm 0.8km away. Approx. 2.3km away from Church of St Wilfrid (Grade I), The Hall with gates and forecourt walls, Grappenhall Rectory, Church Cottage, Greenbank Canal Side, Church Lane Bridge (all Grade II) (using existing roads).</p>	
<p>Effects upon the significance and setting of heritage assets/the historic environment. Given the distance from locally listed and statutory heritage assets development of the site would have very limited impact.</p>	

Capacity of the landscape to accommodate development while respecting its character. Sites lie within the Red Sandstone Escarpment local character area (3A Appleton Park and Grappenhall). This area covers a large amount of land and so has different features and sensitivities. Broadly this area is reasonably well-wooded with a diversity of features in the landscape, including small ponds, ridges, knolls and incised stream valleys. The agricultural landscape including hedgerows appears generally well-maintained and the area presents an attractive rural quality. Development in this location will alter the landscape character but impact can be mitigated.	
Impact on European Site, SPA or SAC? Approx. 6km from Rixton Claypits SAC	
Impact on SSSI? Nearest site Approx. 4km from Woolston Eyes SSSI.	
Impact on local wildlife sites? Approx. 2.4km from Grappenhall Heys Long Woodland and 2.4km from the Dingle (using existing roads).	
What is the potential impact on TPOs? Predominately Sycamore, Beech and Oak located around the site boundary, further investigation required.	
Would allocation of the site result in the use of previously developed land? The site is part previously developed and part greenfield.	
Is there good access to a Household Waste Recycling Centre? Nearest is Woolston WRC Approx. 8.5km (using existing roads).	

Suitability	To be considered as part of the wider Garden Suburb assessment.
Availability	Yes, Promoted by land owner.

Site Comments

Site is currently in use as a Gypsy and Traveller site. The site is part previously developed land and part greenfield, relatively flat. Well established trees around the site boundary including TPO's predominately Sycamore, Beech and Oak. Agricultural land beyond site boundary and Appleton Thorn Trading Estate which lies south of the site.

Site Name: **The Clough, Halfacre Lane**

Settlement Profile: **South Warrington**

Location in Profile: **Fringe**

Ward:

Owner / Developer / Promoter: **Mr & Mrs D Simpson**

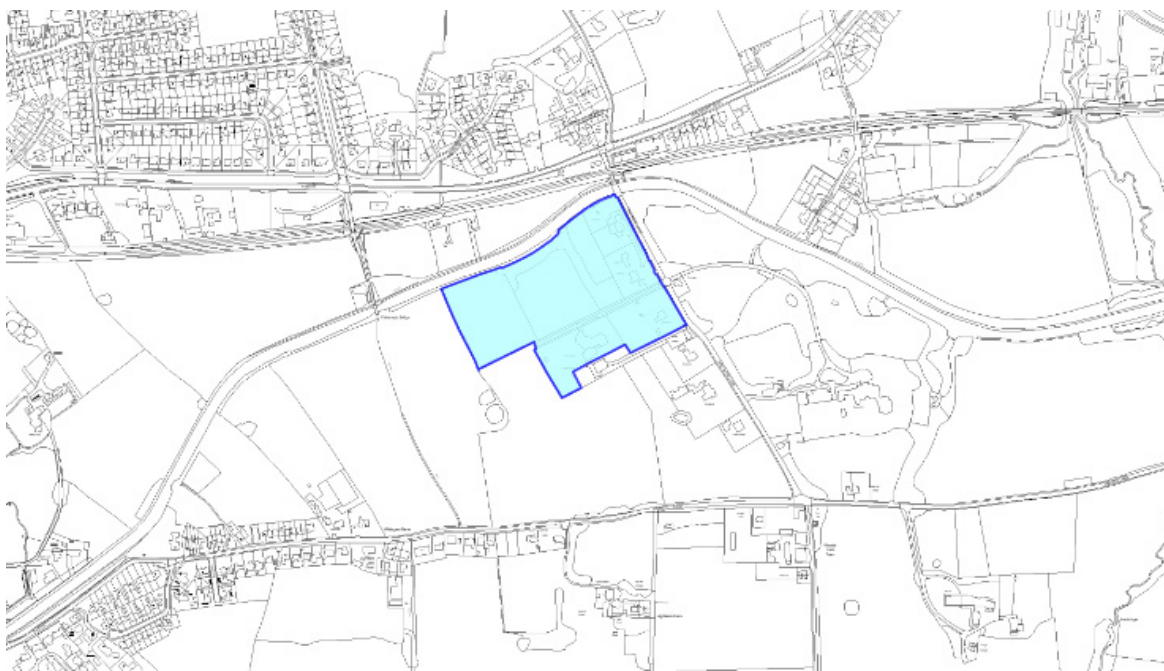
Agent: **D5 Architects**

Site submitted by: **I Saunders**

Submitted Site Area (Hectares): **4.9500000000000002**

Mapinfo measured Site Area(Hectares): **4.9059999999999997**

Greenfield or Brownfield: **GF/BF**



Preferred Use for Site: **Residential**

Preferred Use Comments

Residential

Dwelling Total Submitted: **69**

Assumed 30dph Total: **0**

Employment

Employment Site Area: **0**

Employment Floorspace (sqm): **0**

Assumed 35% Plot Ratio (sqm): **0**

Other

G&T Pitches:

Constraints

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

Call for Sites Submissions – Site Proformas

TPO Issues: **None**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **Yes**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **None**

Local Highway Access: **Halfacre Lane**

Access comments: **Existing access from Halfacre Lane**

Neighbouring Uses: **Residential / Agriculture**

Air Quality Management Areas: **No**

Agricultural Land Classification: **3**

Potentially Contaminated Land: **Yes**

Hazardous Installation Zone: **No**

Public Rights of Way: **No**

Green Belt Assessment

General Area Assessment Parcel Reference: **9**

General Area Assessment Parcel Result: **Moderate**

Green Belt Parcel Reference: **R18/P2/147**

Green Belt Parcel Result: **Weak**

Additional Site Appraisal Information (based on SA objectives)

Significant positive effects	Positive effects possible	Negative effects possible	Significant negative effects possible	
Would the site lead to loss of employment land? No – no existing employment on site and not allocated for employment.				
Distance to Principal Road Network by vehicle? Approx. 1.9km to A50 Knutsford Road and 3.6km to M6 (J20) and M56 (J9).				
How close is the site to key employment sites? Approx. 2.2km from Latchford Locks and 6.3km from Barleycastle Trading Estate.				
Is the area supported by community facilities? Nearest services are approx. 0.8km away in Thelwall Village Centre – including a church, public houses and a school. Opportunity to provide new facilities as part of large scale development.				
Access to local natural greenspace (with reference to WBC Open Space Audit 2015). Approx. 3.3km from Grappenhall Heys Long Woodland and 6.5km from the Dingle				
Access to formal play space. Approx. 0.9km from Elizabeth Park play space				
How accessible is the site to the nearest primary school on foot? Approx. 1.7km from Thelwall infant School and Approx. 1km from Thelwall Junior School				
How accessible is the site to the nearest secondary school? Approx. 3.6km from Sir Thomas Boteler CofE School				
How well served is the site by bus service? Approx. 200m from bus stops on Stockport Road (A56) – Bus no. 39a, 39, 41a, 41 and 41b which provides links between Warrington Interchange, Grappenhall, Thelwall, Lymm, Stockton heath, Warburton				
How accessible is the site to the nearest train station? Approx. 6km from Warrington Bank Quay Station				

What is the overall distance to a GP service or health centre? Approx. 1.8km from Grappenhall Surgery (using existing road).	
To what extent will the development help to meet housing needs? Site could meet housing needs over plan period, depending on local plan strategy regarding Green Belt release.	
What are the potential impacts on air quality? Site is not in an AQMA or 1km from AQMA.	
Could development of the site lead to the remediation of land affected by contamination? The land is identified as being potentially contaminated land and this would therefore require further investigation.	
Would allocation of the site result in the loss of High Quality Agricultural Land? Site comprises Grade 3 agricultural land.	
Does the site fall within a Groundwater Source Protection Zone? Yes, Zone III Total Catchment	
Is any part of the site within an identified floodzone? Site is within flood zone 1.	
Is there potential for safeguarded or identified mineral reserves to be sterilised? The northern part of land lies adjacent to sand and gravel mineral reserve buffer. This should not have an impact on development on the site.	
Proximity to designated heritage assets? The nearest listed structures/buildings are Aqueduct (Grade II) approx. 100m away along Halfacre Lane, War Memorial (Grade II) approx. 0.4km away. Beach House and Beach Cottage, Old Farmhouse (All Grade II) along Lymm Road which is also approximately 0.7km away. Milepost (grade II) Approx. 1.2km away, Chaigeley School, Old Village Farm, Barn & Shippon and Ivy Cottage (all Grade II) approx. 0.8km away, Pickering Arms and Telephone Kiosk (Grade II) approx.. 0.7km away, Church of All Saints (Grade II) 0.9km away on Thelwall New Road.	
Effects upon the significance and setting of heritage assets/the historic environment. Development could be managed so as to not impact upon the setting of the listed buildings/structures.	
Capacity of the landscape to accommodate development while respecting its character. Sites lie within the Red Sandstone Escarpment local character area (3A Appleton Park and Grappenhall). This area covers a large amount of land and so has different features and sensitivities. Broadly this area is reasonably well-wooded with a diversity of features in the landscape, including small ponds, ridges, knolls and incised stream valleys. The agricultural landscape including hedgerows appears generally well-maintained and the area presents an attractive rural quality. However, the site sits close to the adjoining urban area and so its development could be accommodated by the landscape.	
Impact on European Site, SPA or SAC? Approx. 4.5km from Rixton Claypits SAC	
Impact on SSSI? Nearest site approx. 1.3km from Woolston Eyes SSSI.	
Impact on local wildlife sites? Approx. 3.3km from Grappenhall Heys Long Woodland and Approx. 6.5km from the Dingle (using existing roads).	
What is the potential impact on TPOs? None	
Would allocation of the site result in the use of previously developed land? Site is in part greenfield and brownfield.	
Is there good access to a Household Waste Recycling Centre? Nearest is Woolston WRC Approx. 7.1km (using existing roads).	

Suitability	To be considered as part of the wider Garden Suburb assessment.
Availability	Yes, promoted by land owner.

Site Comments

<p>Site comprises various residential properties which front onto Halfacre Lane, with a significant area of flat agricultural land to the rear. There is a long access land bisecting part of the land which provides access to the further dwelling 'The Clough' to the rear. Some areas of well-established trees, especially along the access lane and boundary with Bridgewater Canal which lies to the north.</p>
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Site Reference: **R18/P2/083**

(SHLAA Reference: 1506)

Site Name: **Peel Hall, south of the M62**

Settlement Profile: **North Warrington**

Location in Profile: **Fringe**

Ward: **Poplars & Hulme**

Owner / Developer / Promoter: Brooklyn Holdings

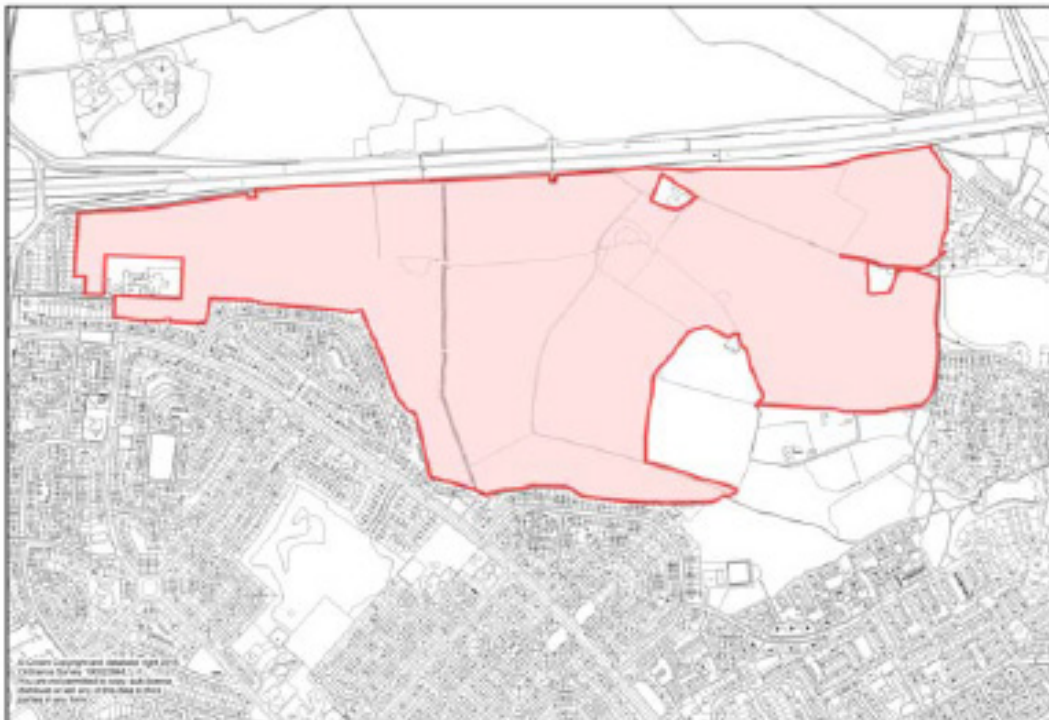
Agent: SATNAM

Site submitted by: Colin Griffiths

Submitted Site Area (Hectares): **59.45**

Mapinfo measured Site Area (Hectares):

Greenfield or Brownfield: **GF**



Preferred Use for Site: **Residential & Employment**

Preferred Use Comments

Residential

Dwelling Total Submitted: **1200**

Assumed 30dph Total:

Employment

Employment Site Area:

Employment Floorspace (sqm):

Assumed 35% Plot Ratio (sqm): **0**

Other

G&T Pitches: **No**

Constraints

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **No**

TPO Issues: **No**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **None**

Local Highway Access: **Radley Lane**

Access comments: **Radley Lane is the nearest road, there is no road access from the site.**

Neighbouring Uses: **Residential & Agricultural**

Air Quality Management Areas: **Yes**

Agricultural Land Classification: **2**

Potentially Contaminated Land: **Yes (pockets of land within the site)**

Hazardous Installation Zone: **No**

Public Rights of Way: **Yes (to the north and south of site)**

Green Belt: **No**

Additional Site Appraisal Information (based on SA objectives)

Significant positive effects	Positive effects possible	Negative effects possible	Significant negative effects possible
<p><i>Would the site lead to loss of employment land?</i> No – no existing employment on site and unlikely to be allocated for employment.</p>			
<p><i>Distance to Principal Road Network by vehicle?</i> The site’s western boundary is Approx. 0.2km east of the A49 Winwick Road and the site lies immediately to the south of the M62 (close to J9). The eastern boundary is adjacent to Radley Lane.</p>			
<p><i>How close is the site to key employment sites?</i> Approx.1km from Winwick Quay and Approx. 2.2km from Gemini Business Park .</p>			
<p><i>Is the area supported by community facilities?</i> Nearest services are approx. 2.5km away Poplars Avenue/Capesthorne Road (Neighbourhood Centre) – including a church, public houses and school.</p>			
<p><i>Access to local natural greenspace (with reference to WBC Open Space Audit 2015).</i> The site’s south east boundary is adjacent to Peel Hall Park and approx. 3.4km from Blackbrook.</p>			
<p><i>Access to formal play space.</i> The site’s south east boundary is adjacent to Peel Hall Park play space, Approx. 1km from Winwick Road play area and Approx. 3.4km from Blackbrook play area.</p>			
<p><i>How accessible is the site to the nearest primary school on foot?</i> Approx. 2.2km from St Stephen’s Catholic Primary School and Approx. 2.5km from St Andrew’s CofE Primary School.</p>			
<p><i>How accessible is the site to the nearest secondary school?</i> Approx. 2.3km from Wiliam Beamont Community High School.</p>			

<p>How well served is the site by bus service? Approx. 0.5km bus stops on Poplars Ave – Bus no. 20, 20A, 49, 285 serving the local community and providing links to Warrington Interchange. Approx. 1.1km from bus stops on A49 Winwick Road – Bus no. 19, 22, 22A, 49, 329, 360, P6, which provide links further afield between Leigh, St Helens, Wigan Vulcan Village, Newton le Willows and Warrington Interchange.</p>	
<p>How accessible is the site to the nearest train station? Approx. 4.2km from Warrington Central Station, 4.8km from Warrington Bank Quay (West Coast Mainline) and Approx. 4.3km from Padgate Station.</p>	
<p>What is the overall distance to a GP service or health centre? 2.5km from Parkview Medical Practice.</p>	
<p>To what extent will the development help to meet housing needs? Site is available for development over the plan period and could delivery over 750 dwellings including affordable homes.</p>	
<p>What are the potential impacts on air quality? Site is within 1km of AQMA (M62 corridor).</p>	
<p>Could development of the site lead to the remediation of land affected by contamination? The site is identified as being potentially contaminated land but could be remediated.</p>	
<p>Would allocation of the site result in the loss of High Quality Agricultural Land? Allocation of the site would involve the loss of approx. 60ha of Grade 2 agricultural land.</p>	
<p>Does the site fall within a Groundwater Source Protection Zone? Site falls within a Groundwater Source protection zone, Zone III – Total Catchment</p>	
<p>Is any part of the site within an identified floodzone? Site is within Flood Zone 1.</p>	
<p>Is there potential for safeguarded or identified mineral reserves to be sterilised? Part of the site is within a sand and gravel MSA. Any development on the site will need to have regard to the issue of proximal sterilisation of resources within the MSA.</p>	
<p>Proximity to designated heritage assets? Fearnhead House - Grade II, The Close - Grade II, 103 – Grade II, Cinnamon Lane, all approx. 0.6km (distance taken from eastern site boundary). Winwick Battlefield lies north of the site approx. 1.8km away (distance taken from the site’s north western boundary).</p>	
<p>Effects upon the significance and setting of heritage assets/the historic environment. May have an effect on the setting of listed buildings. Development could be managed so as to not impact upon the rural setting of the heritage assets. Visual impact from Winwick Battlefield would be very limited.</p>	
<p>Capacity of the landscape to accommodate development while respecting its character.</p>	

<p>The site falls within Character Type 1C – Undulating Enclosed Farmland – Winwick, Culcheth, Glazebrook and Rixton. These areas typify undulating enclosed farmland with a medium to large-scale field pattern. The area stretches in an arc from the River Mersey in the south, the Glazebrook to Culcheth in the north and finally wrapping around Winwick in the west.</p> <p>The agriculture predominantly consists of arable fields, intensely cropped, with poorly maintained remnant hedgerows with few hedgerow trees. Small deciduous woodlands form backdrops to views within the landscape.</p> <p>Areas of heavy clay soils have necessitated comprehensive land drainage systems although these are not always effective, leading to ephemeral areas of standing water in low areas at times of heavy rainfall. Other areas of lighter soils, particularly those just east of the village of Winwick, around Southworth, are better drained and heavily cultivated.</p>	
<p>Impact on European Site, SPA or SAC? Approx. 3.2km from Rixton Claypits SAC</p>	
<p>Impact on SSSI? Nearest site 2.5km from Woolston Eyes SSSI</p>	
<p>Impact on local wildlife sites? Radley Plantation within the site boundary which is a local wildlife site. South eastern part of site boundary is adjacent to Peel Hal Park. The site is over 4km from a BAP Woodland and Orchard habitat.</p>	
<p>What is the potential impact on TPOs? None.</p>	
<p>Would allocation of the site result in the use of previously developed land? No, site is greenfield.</p>	
<p>Is there good access to a Household Waste Recycling Centre? Nearest is Woolston WRC Approx. 5.6km.</p>	

Suitability	This site is considered to be suitable for development, although it is in close proximity to an AQMA. The site has pockets of areas of potentially contaminated land. There are also known highway capacity issues that would need to be addressed.
Availability	Yes, promoted by land owner.

Site Comments

The site is bounded by the urban area of Warrington to the west, south and east, and the M62 to the north. Approximately 4 ha of the site is Council operated recreational open space.

The great majority of the site has not been previously developed, is therefore “greenfield” and is composed of largely dis-used arable fields sub-divided by ditches and largely fragmented hedgerows. There are some relatively small stands of mature broad-leaved plantation woodland and several small ponds.

There are substantial stands of immature broad-leaved woodland on the southern boundary of the site. The open fields have been ploughed and left to grow and are now composed of a mix of grasses and tall herbs. The lack of land management has also allowed scrub saplings to establish here and in certain areas the cessation of management has also allowed the growth of common reed.

In contrast to the rest of the site, the easternmost part includes a recreational area with playing fields, formal footpaths and is landscaped with immature woodland and shrubs.

The northern boundary is largely formed by the M62, while to the south, west and east the land is predominantly residential housing – the exception being Radley Wood and the grounds and houses at the end of Radley Lane.

Site Reference: **R18/P2/127A**

Site Name: **Land at Delph Lane, Winwick**

Settlement Profile: **North Warrington**

Location in Profile: **Fringe**

Ward: **Burtonwood & Winwick**

Owner: **Mr D. Beattie & Mrs C.Leyland**

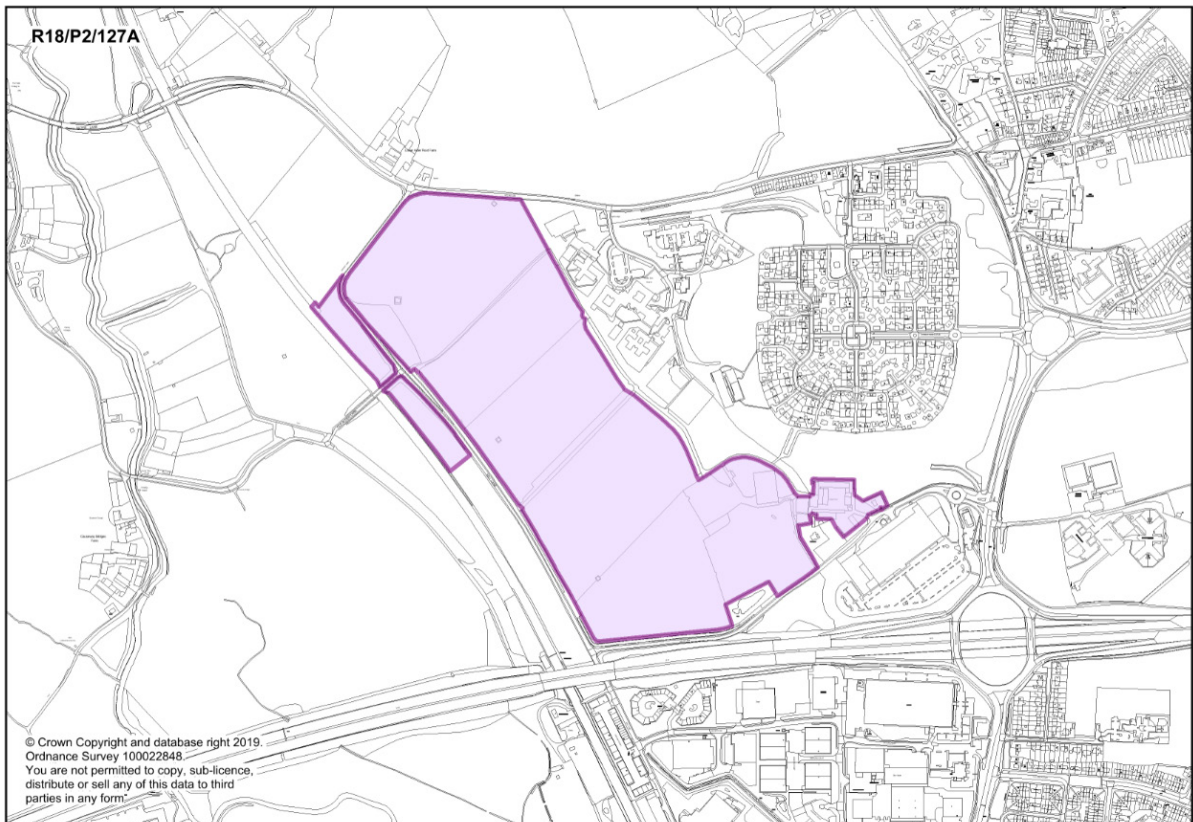
Agent: **Helen Howie**

Site submitted by: **Berrys**

Submitted Site Area (Hectares): **37.6 ha**

Mapinfo measured Site Area(Hectares):

Greenfield or Brownfield: **GF**



Preferred Use for Site: **Employment/Residential**

Preferred Use Comments

Mixed use

Residential

Dwelling Total Submitted:

Assumed 30dph Total: 1,128

Employment

Employment Site Area:

Employment Floorspace (sqm):

Assumed 35% Plot Ratio (sqm):

Other

G&T Pitches: **No**

Constraints

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **Yes**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **None**

Local Highway Access: **Access from Delph Lane (S) and Mill Lane (W)**

Access comments: **Existing access directly onto both local highways**

Neighbouring Uses: **Agricultural**

Air Quality Management Areas: **No**

Agricultural Land Classification: **2**

Potentially Contaminated Land: **Yes**

Hazardous Installation Zone: **No**

Public Rights of Way: **No**

Green Belt Assessment

General Area Assessment Parcel Reference: **19**

General Area Assessment Parcel Result: **Moderate**

Green Belt Parcel Reference: **Part of site falls in WR5 and part WI1**

Green Belt Parcel Result: **Moderate/weak**

Additional Site Appraisal Information (based on SA objectives)

Significant positive effects	Positive effects possible	Negative effects possible	Significant negative effects possible	
<i>Would the site lead to loss of employment land?</i> No – no existing employment on site and unlikely to be allocated for employment.				
<i>Distance to Principal Road Network by vehicle?</i> Approx. 0.2km to A49 Newton Road merging with the M62 (J9).				
<i>How close is the site to key employment sites?</i> Approx. 1.6km from Winwick Quay and Gemini Business Park.				
<i>Is the area supported by community facilities?</i> Nearest services are approx. 900m from St Oswald Cof E Church at Winwick, with other facilities such as public house and school in the vicinity.				
<i>Access to local natural greenspace (with reference to WBC Open Space Audit 2015).</i> Approx. 3.8km from Peel Hall Park, Approx.4km from Blackbrook.				
<i>Access to formal play space.</i> Approx. 1.6km from Winwick Road play space, Approx. 3.8km from Peel Hall Park play space, Approx. 4km from Blackbrook play space (using existing roads).				
<i>How accessible is the site to the nearest primary school on foot?</i> Approx. 1.2km from Winwick CofE Primary School.				

<p>How accessible is the site to the nearest secondary school? Approx. 2.9km from William Beaumont Community High School.</p>	
<p>How well served is the site by bus service? Bus stops immediately adjacent to the site on Hollins Lane, Approx. 800m from bus stops on A49 Winwick Road – Bus no. 19, 22, 22A, 49, 329, 360, P6, which provides links between Leigh, St Helens, Wigan Vulcan Village, Newton le Willows and Warrington Interchange.</p>	
<p>How accessible is the site to the nearest train station? Approx. 4.8km from Warrington Station and Approx. 4.8km from Padgate Station.</p>	
<p>What is the overall distance to a GP service or health centre? 3.1km from Parkview Medical Practice.</p>	
<p>To what extent will the development help to meet housing needs? Site potentially available for development over the plan period, depending on the local plan strategy regarding Green Belt release.</p>	
<p>What are the potential impacts on air quality? Site within 1km of AQMA (M62 corridor).</p>	
<p>Could development of the site lead to the remediation of land affected by contamination? The site is identified as being potentially contaminated land and this would therefore require further investigation and would need to be remediated.</p>	
<p>Would allocation of the site result in the loss of High Quality Agricultural Land? The site is classed as Grade 2 agricultural land.</p>	
<p>Does the site fall within a Groundwater Source Protection Zone? Site falls within a Groundwater Source protection zone Zone III – Total Catchment</p>	
<p>Is any part of the site within an identified floodzone? Site is within flood zone 1.</p>	
<p>Is there potential for safeguarded or identified mineral reserves to be sterilised? Part of the site is within a sand and gravel MSA. Any development on the site will need to have regard to the issue of proximal sterilisation of resources within the MSA.</p>	
<p>Proximity to designated heritage assets? Church of St Oswald, Golborne Road, Grade I, 0.8km away, RC Church Winwick Psychiatric Hospital, Hollins Lane, Grade II, 1.2km away, Church House Farmhouse, Golborne Road, Grade II 1km away, The Mannor House, 5 Golborne Road, Grade II, 0.8km away, Milestone, Golborne Road, (west side) Grade II, 1km away, Mounting Block, Swan Green, Grade II, 0.7km away, Register of Battlefields, Battle of Winwick, 0.7m away.</p>	
<p>Effects upon the significance and setting of heritage assets/the historic environment. Development could be managed so as to not impact upon the rural setting of the statutory and locally listed buildings, including visual impact from Winwick Battlefield.</p>	

Capacity of the landscape to accommodate development while respecting its character. The site falls within Character Type 1C – Undulating Enclosed Farmland – Winwick, Culcheth, Glazebrook and Rixton. These areas typify undulating enclosed farmland with a medium to large-scale field pattern. The areas stretches in an arc from the River Mersey in the south, the Glazebrook to Culcheth in the north and finally wrapping around Winwick in the west. Development of the site would result in a significant change to landscape character, albeit this could likely be mitigated.	
Impact on European Site, SPA or SAC? Approx. 3.8km from Rixton Claypits SAC	
Impact on SSSI? Nearest site 3.1km from Woolston Eyes SSSI	
Impact on local wildlife sites? Approx 2.1km from Gemini Washlands.	
What is the potential impact on TPOs? TPOs present on site.	
Would allocation of the site result in the use of previously developed land? No, site is greenfield.	
Is there good access to a Household Waste Recycling Centre? Nearest is Woolston WRC Approx. 6.2km (using existing roads).	

Suitability	To be considered as part of the outlying settlement assessment.
Availability	Yes, promoted by land owner.

Site Comments

Currently predominantly flat agricultural land with some mature tree/hedge coverage to the boundaries, as well as a field hedge running across the site east to west. There is also an area of hardstanding (along with lighting columns) that has been created and used as a Ménage to the north east of the site boundary.

The northern boundary of the site is formed by a Group TPO with Hollins Green Medical facility beyond, the eastern boundary is with Delph Lane, and its associated agricultural/livery buildings with a B&Q Superstore beyond, the southern boundary is with an established and mature pond and Delph Lane, with the M62 Motorway beyond and the western boundary is by way of a mature stone wall and Mill Lane.

Site Reference: **WWDA Parcel K5**

Site Name: **Waterfront**

Settlement Profile: **Central/West Warrington**

Location in Profile: **Fringe**

Ward: **Bewsey & Whitecross**

Owner / Developer / Promoter: **Warrington Borough Council**

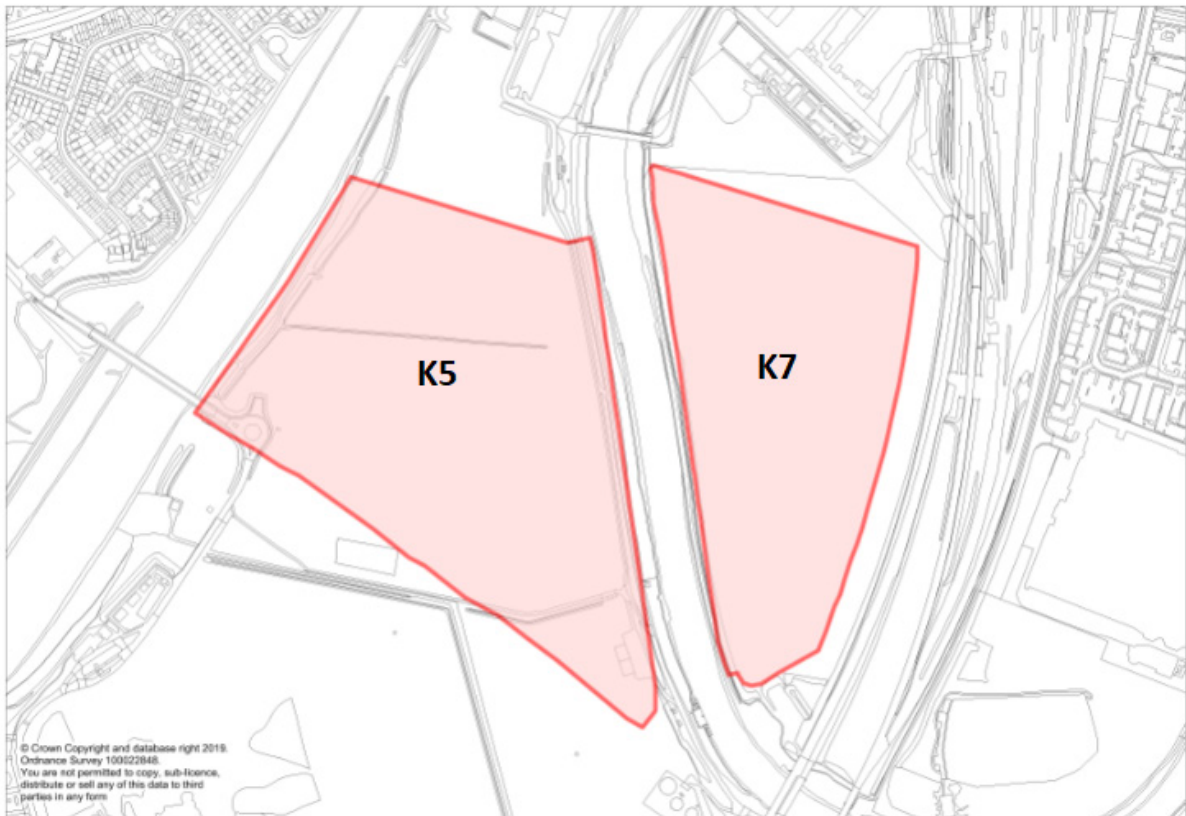
Agent: **Warrington & Co.**

Site submitted by: **Warrington & Co.**

Submitted Site Area (Hectares): **20.28ha**

Mapinfo measured Site Area (Hectares):

Greenfield or Brownfield: **Greenfield**



Preferred Use for Site: **Residential**

Preferred Use Comments

Residential

Dwelling Total Submitted: **1142 (@ density of 50dph to 140dph)**

Assumed 30dph Total: **n/a**

Employment

Employment Site Area: **n/a**

Employment Floorspace (sqm): **n/a**

Assumed 35% Plot Ratio (sqm): **n/a**

Other

G&T Pitches: **No**

Constraints

Floodzone 2: **No (Adjacent to Northern/Eastern/western site boundary)**

Floodzone 3: **No (Adjacent to Northern/Eastern/western site boundary)**

Green Belt: **No**

TPO Issues: **No**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No, Crosfield and Sons Bank Quay Soap Works (Early Post Medieval to Modern) beyond the northern site boundary.**

Strategic Road Network Access: **None**

Local Highway Access: **No**

Access comments: **Part of Forest Way (roundabout) is within the site boundary**

Neighbouring Uses: **Residential & Commercial**

Air Quality Management Areas: **No**

Agricultural Land Classification: **Non Agricultural/Urban**

Potentially Contaminated Land: **No (PCL predominantly surrounded beyond the site boundary)**

Hazardous Installation Zone: **No (The site's northern and southern boundary is outside the outer zone)**

Public Rights of Way: **No**

Green Belt: **No**

Additional Site Appraisal Information (based on SA objectives)

Significant positive effects	Positive effects possible	Negative effects possible	Significant negative effects possible	
<i>Would the site lead to loss of employment land?</i> No – no existing employment on site and not allocated for employment.				
<i>Distance to Principal Road Network by vehicle?</i> The site is approx 1.8km from A57 Sankey Way.				
<i>How close is the site to key employment sites?</i> 500m from commercial uses at Bank Quay, 1km from commercial uses at Sankey Bridges and 3km from Warrington Town Centre.				
<i>Is the area supported by community facilities?</i> Nearest services are approx. 1km away from Old Liverpool Road – including a church, public houses and a school nearby				
<i>Access to local natural greenspace (with reference to WBC Open Space Audit 2015).</i> Approx.1.2km from Sankey Valley Park				
<i>Access to formal play space.</i> Approx.0.9km from Honeysuckle Avenue play space				
<i>How accessible is the site to the nearest primary school on foot?</i> Approx.1.2km from Evelyn Community Primary School (using existing roads).				
<i>How accessible is the site to the nearest secondary school?</i> Approx. 2.8km from St Gregory's Catholic High School (using existing roads).				
<i>How well served is the site by bus service?</i>				

Approx. 0.8km from bus stops Old Liverpool Road – Bus no. 7, 15, 30, 31, 32, 32X, 47, 110, 265, which provides links between Murdishaw, Widnes, Liverpool and Warrington Interchange station (using existing roads).	
How accessible is the site to the nearest train station? Approx. 2.5km from Warrington Bank Quay Station	
What is the overall distance to a GP service or health centre? 2.8km from Springfield Medical Practice (using existing roads).	
To what extent will the development help to meet housing needs? Site could meet housing needs over plan period, depending on local plan strategy.	
What are the potential impacts on air quality? Site not within 1km of AQMA.	
Could development of the site lead to the remediation of land affected by contamination? The site is not identified as being potentially contaminated land, however there is PCL beyond the site boundary.	
Would allocation of the site result in the loss of High Quality Agricultural Land? No the land is non-agricultural/urban.	
Does the site fall within a Groundwater Source Protection Zone? Site does not fall within a Groundwater Source protection zone.	
Is any part of the site within an identified floodzone? Site is within flood zone 1.	
Is there potential for safeguarded or identified mineral reserves to be sterilised? Not within identified areas.	
Proximity to designated heritage assets? Transporter Bridge, Bank Quay - Grade II* 370m beyond the northern site boundary.	
Effects upon the significance and setting of heritage assets/the historic environment. May have an effect on the appearance of the listed bridge. Development could be managed so as to not impact upon the setting of the heritage asset.	
Capacity of the landscape to accommodate development while respecting its character. Not within identified areas.	
Impact on European Site, SPA or SAC? Approx. 9.2km from Rixton Claypits SAC	
Impact on SSSI? Nearest site 3.9km from Woolston Eyes SSSI – no impact	
Impact on local wildlife sites? Approx.1.2km from Sankey Valley Park (using existing roads).	

What is the potential impact on TPOs? None	
Would allocation of the site result in the use of previously developed land? No, site is greenfield.	
Is there good access to a Household Waste Recycling Centre? Nearest is Gatewarth CRC Approx. 0.8km	

Suitability	This site is considered to be suitable, is unlikely to have a major impact on trends, although it is in close proximity to flood zone 2 and 3 and potentially contaminated land. There are also known highway capacity issues that would need to be addressed, the site is only viable for development through the construction of the Western Link.
Availability	Yes, promoted by land owner.

Site Comments

The site is located just to the south west of the town centre of Warrington. It sits within a meander bend of the River Mersey and so is bounded by the river to the northwest and east. There is a chemical works beyond the northern boundary of the site within the meander bend of the river.

The site is greenfield and majority of it is composed of arable land that is in active use. The land is level and there are some relatively small stands of woodland around the peripheries of the site.

There is a narrow road running down the eastern boundary of the site that provides access to Chester Road (A5060). There is a bridge over the River Mersey near the south west corner of the site that provides access to Old Liverpool Road, Sankey Bridges.

Beyond the site boundary; to the west there is a waste water treatment works on the opposite side of the river; to the north west there is small industrial estate and a residential estate on the opposite side of the river; to the north a small wooded area with a chemical works beyond; to the east another parcel of agricultural land (K7) on the opposite side of the river; and to the south the restored former Gatewarth landfill site.

Site Reference: **WWDA Parcel K7**

Site Name: **Waterfront**

Settlement Profile: **Central/West Warrington**

Location in Profile: **Fringe**

Ward: **Bewsey & Whitecross**

Owner / Developer / Promoter: **Warrington Borough Council**

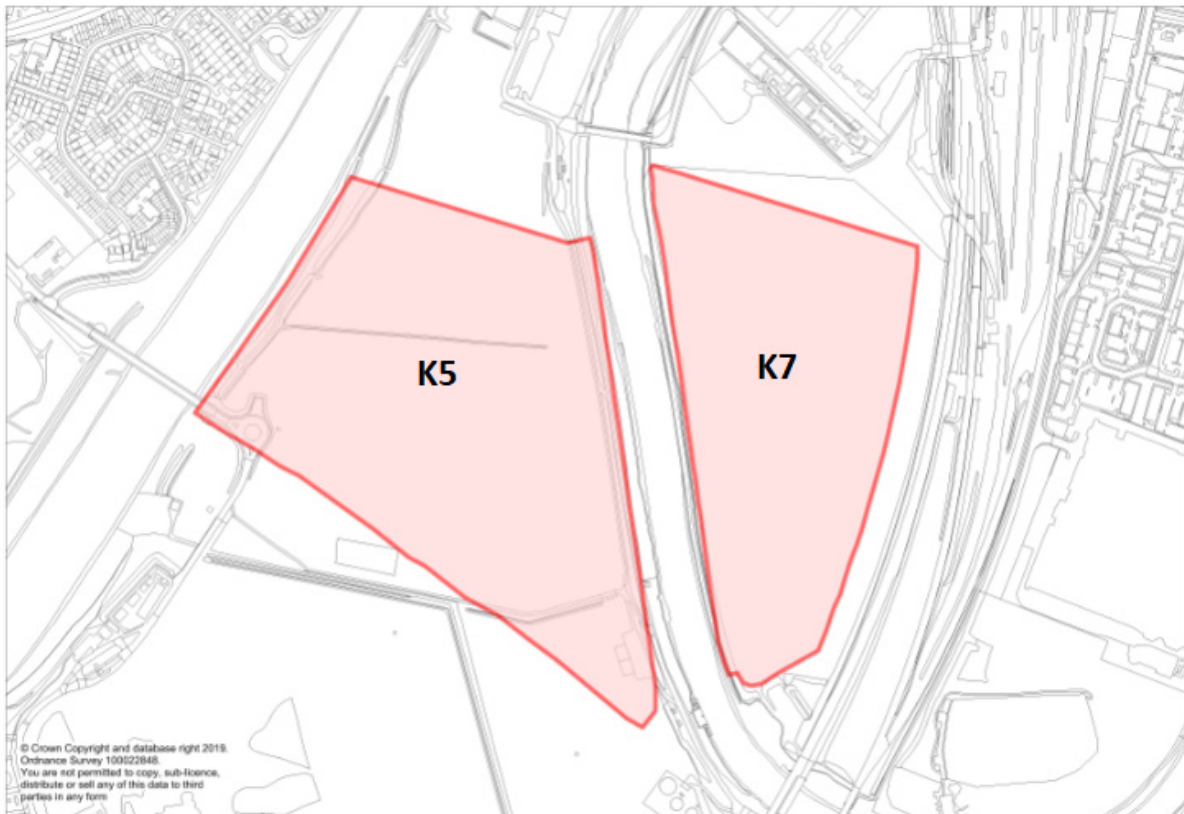
Agent: **Warrington & Co.**

Site submitted by: **Warrington & Co.**

Submitted Site Area (Hectares): **13.41ha**

Mapinfo measured Site Area (Hectares):

Greenfield or Brownfield: **Greenfield**



Preferred Use for Site: **Residential**

Preferred Use Comments

Residential

Dwelling Total Submitted: **750 (@ density of 50dph to 140dph)**

Assumed 30dph Total:

Employment

Employment Site Area: **n/a**

Employment Floorspace (sqm): **n/a**

Assumed 35% Plot Ratio (sqm): **n/a**

Other

G&T Pitches: **No**

Constraints

Floodzone 2: **No (Adjacent to southern/western/northern site boundary)**

Floodzone 3: **No (Adjacent to southern/western/northern site boundary)**

Green Belt: **No**

TPO Issues: **No**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No, Crosfield and Sons Bank Quay Soap Works (Early Post Medieval to Modern) beyond the northern boundary of site.**

Strategic Road Network Access: **None**

Local Highway Access: **None**

Access comments: **No existing access, site to be accessed via proposed Western Link**

Neighbouring Uses: **Residential & Commercial**

Air Quality Management Areas: **No**

Agricultural Land Classification: **Non Agricultural/Urban**

Potentially Contaminated Land: **No (PCL beyond the site boundary and surrounding the site)**

Hazardous Installation Zone: **No (The site's northern and southern boundary is outside the outer zone)**

Public Rights of Way: **No (footpath beyond northern boundary)**

Green Belt: **No**

Additional Site Appraisal Information (based on SA objectives)

Significant positive effects	Positive effects possible	Negative effects possible	Significant negative effects possible	
<i>Would the site lead to loss of employment land?</i> No – no existing employment on site and not allocated for employment.				
<i>Distance to Principal Road Network by vehicle?</i> The site's northern boundary is Approx. 760m away from Wilson Patten Street via Slutchers Lane.				
<i>How close is the site to key employment sites?</i> Adjacent to Bank Quay and 1.7km Warrington Town Centre.				
<i>Is the area supported by community facilities?</i> Nearest services are approx. 800m away in the town centre.				
<i>Access to local natural greenspace (with reference to WBC Open Space Audit 2015).</i> The site's northern boundary is Approx.1.2km from Bank Park and approx. 1.4km from Sankey Valley Park.				
<i>Access to formal play space.</i> The site's northern boundary is Approx.1.2m from to Bank Park play space and Approx. 1.7km from Whitecross play space.				
<i>How accessible is the site to the nearest primary school on foot?</i> Approx.2.3km from Warrington St Barnabas C of E Primary School and Approx. 2.2km from Sacred Heart Catholic Primary School.				

<p>How accessible is the site to the nearest secondary school? Approx. 2.5km from St Gregory's Catholic High School, (using existing public footpath and roads).</p>	
<p>How well served is the site by bus service? Approx. 800m from bus stops on Wilson Patten Street/Bank Quay Station.</p>	
<p>How accessible is the site to the nearest train station? Approx. 800m from Warrington Bank Quay Station.</p>	
<p>What is the overall distance to a GP service or health centre? 1.4km from Springfield Medical Practice.</p>	
<p>To what extent will the development help to meet housing needs? Site is potentially available for development over the plan period, subject to access.</p>	
<p>What are the potential impacts on air quality? Site not within 1km of AQMA.</p>	
<p>Could development of the site lead to the remediation of land affected by contamination? The site is not identified as being potentially contaminated land, however there is PCL beyond the entire site boundary.</p>	
<p>Would allocation of the site result in the loss of High Quality Agricultural Land? No the land is non-agricultural/urban.</p>	
<p>Does the site fall within a Groundwater Source Protection Zone? Site does not fall within a Groundwater Source protection zone.</p>	
<p>Is any part of the site within an identified floodzone? Site is within flood zone 1. Floodzone 2 and 3 beyond entire site boundary.</p>	
<p>Is there potential for safeguarded or identified mineral reserves to be sterilised? Not within identified areas, the mineral reserves buffer zone is just beyond the site boundary.</p>	
<p>Proximity to designated heritage assets? Transporter Bridge, Bank Quay - Grade II* approx. 200m beyond the northern site boundary.</p>	
<p>Effects upon the significance and setting of heritage assets/the historic environment. May have an effect on the setting of the listed bridge. Development could be managed so as to not impact upon the heritage asset.</p>	
<p>Capacity of the landscape to accommodate development while respecting its character. Not within identified areas.</p>	
<p>Impact on European Site, SPA or SAC? Approx. 8.4km from Rixton Claypits SAC</p>	

Impact on SSSI? Nearest site 3.1km from Woolston Eyes SSSI	
Impact on local wildlife sites? Approx.1.4km from Sankey Valley Park.	
What is the potential impact on TPOs? None	
Would allocation of the site result in the use of previously developed land? No, site is greenfield.	
Is there good access to a Household Waste Recycling Centre? Nearest is Gatewarth CRC Approx. 6.5km	

Suitability	This site is considered to be suitable, is unlikely to have a major impact on trends, although it is in close proximity to flood zone 2 and 3 and potentially contaminated land. There are also known highway capacity issues that would need to be addressed, the site is only viable for development through the construction of the Western Link.
Availability	Yes, promoted by land owner.

Site Comments

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

**Settlement Site
Assessment Proformas**

Subject Settlement Proformas – Site Selection
 Date 27 November 2018

Job No/Ref

259672-00

1 SHLAA Ref: 1534

Site Name	Land to the south of Lumber Lane				
Site Address	Lumber Lane, Burtonwood				
Ward	Burtonwood & Winwick				
Existing Use	Agricultural				
Gross Site Area (Ha)	5.33				
Net: Developable Site Area (Ha)	4.15				
Site Potential (capacity)	124 dwellings (assumed 30dph)				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site- this would be from Lumber Lane	1. Was the site promoted by the owner?	Yes – larger site, R18/054 was promoted and this site is within it	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
Distance to Principal Road Network by vehicle?	< 3miles to Newton Road (A49) merging with the M62 (J9) or M62 (J8).	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	Yes (agriculture)	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	2ha natural greenspace within 300m or 20ha greenspace within 2km.				

Subject Settlement Proformas – Site Selection

Date 27 November 2018

Job No/Ref

259672-00

Does the site provide access to formal play space?	<400m – 357.2m from Burtonwood C. P. School	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known – however there is a small area of potentially contaminated land adjacent to the north of the site.
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity – 381.9m from Burtonwood Community Primary School	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner. No known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is developer interest and/or demand. There are no known abnormal development costs.	
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has limited capacity with potential to expand – 3.97km from Great Sankey High School				
How well served is the site by a bus service?	Low frequency bus service within 200m-400m / Regular bus service within 400m-800m – 405.1m from the nearest bus stop				
How accessible is the site to the nearest train station?	1.2km – 3km away – 1.77km from Earlestown station				
What is the overall distance to a GP service or health centre?	3km – 5km with limited capacity and no potential to expand – 3.09km from Westbrook MC (Capacity is unknown).				
What are the potential impacts on air quality?	Development more than 1km from AQMA				
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is not thought to be contaminated				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside				
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects				
What is the proximity of the site to designated heritage assets?	No heritage assets within or adjacent (50m) to the sites. The nearest heritage assets are identified below: <ul style="list-style-type: none"> The nearest Grade 1 Building is Gatehouse to Bradlegh Old Hall approximately 421m from the site. The nearest Grade 2 Building is Bradlegh Old Hall approximately 375m from the site. The nearest Conservation Area is Town Hall approximately 5.7km from the site The nearest Ancient Monument is Bradlegh Old Hall moated site and fishpond approximately 300m from the site. 				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment				
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type 1E – Undulating Enclosed Farmland – Burtonwood. These areas typify undulating enclosed farmland with a medium to large-scale field pattern. Around the fringes of the village, particularly to the south and east the land uses changes from predominantly agriculture to horse grazing paddocks. This site is in use for the production of arable crops. The landscape could potentially accommodate development, as the site is adjacent to the settlement and the parcel is fairly well contained by boundary vegetation; Lumber Lane and Green Lane. Mitigation may be required to protect wider landscape character. Development of the site would result in only a moderate change to landscape character.				

Subject Settlement Proformas – Site Selection

Date 27 November 2018

Job No/Ref

259672-00

Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC		
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	N/A		
What is the potential impact on TPOs?	TPOs present that could potentially be protected (i.e. confined to boundaries)		
Would allocation of the site result in the use of previously developed land?	Site is predominantly Greenfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	4km to Newton-le-Willows Recycling Centre.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> There is a small area of potentially contaminated land adjacent to the north of the site however there is no potentially contaminated land within the site. There is residential uses to the north east and north west corners of the site. The remaining adjacent neighbouring uses consist of open countryside, some of which is in agricultural use. The topography of the site is relatively flat. Appropriate vehicular access to Lumber Lane is achievable within the site edged red. However, whilst a pedestrian footway could be provided along the site frontage, there is no pedestrian footway to connect to on the south side of Lumber Lane; existing properties on Lumber Lane to the west between the site and Green Lane are built up to the carriageway whilst No.144 Lumber Lane to the east limits any footway width. This limits pedestrian accessibility between the site and the existing community. If both Site Refs: 1534 & 1654 were developed in tandem then improved connectivity could be provided, including pedestrian linkage between existing bus services on Lumber Lane and Phipps Lane. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>This site is considered to be suitable – unlikely to have a major impact on trends. The site appears to be available, considering that it was promoted by the owner and it could be developed now. The site is considered to be achievable because it is in an area of moderate viability and there is developer interest and no known abnormal development costs.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Burtonwood being located to the north of the settlement off of Lumber Lane. The site is considered to be in a sustainable location and is available having been promoted by the site owner. The site is considered to be achievable as there is developer interest and known demand and no known abnormal development costs. The site has been judged to be suitable - unlikely to have a major impact on trends. As such, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.</p> <p>After further consideration of the Council’s highways officer’s comments, this site has been excluded from the process as an appropriate pedestrian footway to connect the site to the existing community cannot be provided if the site is brought forward on its own. If the site is brought forward in conjunction with site ref: 1654 then the resulting site would be beyond the housing requirement for Burtonwood.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

2 SHLAA Ref: 1654 / Site Ref: R18/083 / Site Ref: R18/P2/075 / Site Ref: R18/P2/128

Site Name	Land bounded by Green Lane / Lumber Lane / Phipps Lane / Winsford Drive				
Site Address	Green Lane / Lumber Lane / Phipps Lane / Winsford Drive, Burtonwood				
Ward	Burtonwood & Winwick				
Existing Use	Agricultural				
Gross Site Area (Ha)	11.5				
Net: Developable Site Area (Ha)	11.5				
Site Potential (capacity)	260 dwellings, leisure uses and open space would also be included (as per site representation)				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
Distance to Principal Road Network by vehicle?	< 3miles to Newton Road (A49) merging with the M62 (J9) or M62 (J8).	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	Yes (agriculture)	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	4. Could the site be developed now?	No	4. Have similar sites been successfully developed in the preceding years?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	2ha natural greenspace within 300m or 20ha greenspace within 2km.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known – however there is a small area of potentially contaminated
Does the site provide access to formal play space?	<200m / On site facilities / potential for facilities to be delivered for large scale developments – 6.7m from Burtonwood C. P. School				

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				land adjacent to the north and south of the site.
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity – 76.6m from Butonwood Community Primary School	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site was promoted by owner. No known ownership issues</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of moderate viability. There is developer interest and/or demand. No known abnormal development costs.</p>	
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has limited capacity with potential to expand – 3.7km from Great Sankey High School			
How well served is the site by a bus service?	Regular bus service within 200m – 113.5m from the nearest bus stop			
How accessible is the site to the nearest train station?	1.2km – 3km away – 1.9km from Earlestown station			
What is the overall distance to a GP service or health centre?	3km – 5km with limited capacity and no potential to expand – 3.1km from Westbrook MC (Capacity is unknown).			
What are the potential impacts on air quality?	Development more than 1km from AQMA			
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is potentially contaminated but may be difficult to remediate - there is a small area of potentially contaminated land adjacent to the north and south of the site however there is none within the site itself			
Would allocation of the site result in the loss of High Quality Agricultural Land?	Unknown			
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside			
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)			
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects			
What is the proximity of the site to designated heritage assets?	<p>No heritage assets within or adjacent (50m) to the sites. The nearest heritage assets are identified below:</p> <ul style="list-style-type: none"> The nearest Grade 1 Building is Gatehouse to Bradlegh Old Hall approximately 552m from the site. The nearest Grade 2 Building is Church of St Michael and All Angels approximately 314m from the site. The nearest Conservation Area is Town Hall approximately 5.7km from the site The nearest Ancient Monument is Bradlegh Old Hall moated site and fishpond approximately 440m from the site. 			
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment			
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type 1E – Undulating Enclosed Farmland – Burtonwood. These areas typify undulating enclosed farmland with a medium to large-scale field pattern. Around the fringes of the village, particularly to the south and east the land uses changes from predominantly agriculture to horse grazing paddocks. This site is in use for the production of arable crops. The landscape could potentially accommodate development, as the site is adjacent to the settlement and the parcel is fairly well contained by boundary vegetation; Phipps Lane and Green Lane. Mitigation may be required to protect wider landscape character. Development of the site would result in only a moderate change to landscape character.			
Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC			

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Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	N/A		
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	Site is predominantly Greenfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	4km to Newton-le-Willows Recycling Centre.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is agricultural land There is a small area of potentially contaminated land adjacent to the north and south of the site however there is none within the site itself There are residential units around the west and the south of the site. Burtonwood Community Primary School and Burtonwood Methodist Church are located at the southwest edge of the site. Appropriate vehicular access to Green Lane is achievable within the site edged red and a pedestrian footway could be provided along the site frontage to link into the existing footway network to the south; providing connectivity with the existing community. If both Site Refs: 1534 & 1654 were developed in tandem then improved connectivity could be provided, including pedestrian linkage between existing bus services on Lumber Lane and Phipps Lane. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>This site is considered to be suitable – unlikely to have a major impact on trends. The site appears to be available, considering that it was promoted by the owner and there is no active use. The site is considered to be achievable in that it is in an area of moderate viability and there is developer interest and known demand. There are also no known abnormal development costs.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Burtonwood being located to the north of the settlement off of Green Lane, Phipps Lane and Lumber Lane. The site is considered to be in a sustainable location and is available having been promoted by the site owner. The site is considered to be achievable as there is developer interest and known demand and no known abnormal development costs. The site has been judged to be suitable - unlikely to have a major impact on trends. As such, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.</p> <p>CONCLUSION: SELECTED SITE – the site has been put forward for 260 dwellings, leisure uses and open space however this would be too large. It is therefore recommended that half of the site is taken forward.</p>	

3 Site Ref: R18/054 / Site Ref: R18/P2/028

Site Name	Land south of Lumber Lane, Burtonwood	
Site Address	Land south of Lumber Lane, Burtonwood	
Ward	Burtonwood & Winwick	
Existing Use	Agricultural	
Gross Site Area (Ha)	10.1	
Net: Developable Site Area (Ha)	7.5	
Site Potential (capacity)	227 dwellings (assumed 30dph)	
Green Belt Assessment Overall Contribution	Moderate contribution	

Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site- this could be created from Lumber Lane	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
Distance to Principal Road Network by vehicle?	< 3miles to Newton Road (A49) merging with the M62 (J9) or M62 (J8).				
How close is the site to key employment sites?	<1200m away	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	3. Is the site in active use?	Yes (Agriculture)	3. Is there known demand for the form of provision approved/proposed?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	2ha natural greenspace within 300m or 20ha greenspace within 2km.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	<400m – 296.2m from Fir Tree Lane/Alder Lane	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes – four very small sections of potentially contaminated land in the

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				south of the site
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity – 365.1m from Burtonwood Community Primary School	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site was promoted by owner. No known ownership issues</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of moderate viability. There is developer interest. There are abnormal development costs which could be overcome.</p>	
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has capacity – 3.7km from Great Sankey High School			
How well served is the site by a bus service?	Low frequency bus service within 200m Regular bus service within 200m-400m – 303.8m from the nearest bus stop			
How accessible is the site to the nearest train station?	1.2km – 3km away – 1.8km from Earlestown station			
What is the overall distance to a GP service or health centre?	3km – 5km with limited capacity and no potential to expand – 3.1km from Westbrook MC (Capacity is unknown).			
What are the potential impacts on air quality?	Development more than 1km from AQMA			
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is potentially contaminated but may be difficult to remediate – there are four very small areas of potentially contaminated land in the south of the site			
Would allocation of the site result in the loss of High Quality Agricultural Land?	Unknown			
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside			
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)			
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects			
What is the proximity of the site to designated heritage assets?	<p>No heritage assets within or adjacent (50m) to the sites. The nearest heritage assets are identified below:</p> <ul style="list-style-type: none"> The nearest Grade 1 Building is Gatehouse to Bradlegh Old Hall approximately 421m from the site. The nearest Grade 2 Building is Church of St Michael and All Angels approximately 368m from the site. The nearest Conservation Area is Town Hall approximately 5.6km from the site The nearest Ancient Monument is Bradlegh Old Hall moated site and fishpond approximately 321m from the site. 			
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment			
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type 1E – Undulating Enclosed Farmland – Burtonwood. These areas typify undulating enclosed farmland with a medium to large-scale field pattern. Around the fringes of the village, particularly to the south and east the land uses changes from predominantly agriculture to horse grazing paddocks. This site is in use for the production of arable crops. The landscape could potentially accommodate development, as the site is adjacent to the settlement and the parcel is fairly well contained by boundary vegetation and Green Lane. Mitigation may be required to protect wider landscape character. Development of the site would result in only a moderate change to landscape character.			
Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC			
Could allocation of the site have a	>400m of a SSSI			

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<p>potential impact on a SSSI? Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?</p>	<p>N/A</p>		
<p>What is the potential impact on TPOs?</p>	<p>TPOs present that could potentially be protected (i.e. confined to boundaries)</p>		
<p>Would allocation of the site result in the use of previously developed land?</p>	<p>Site is predominantly Greenfield (>70%)</p>		
<p>Is there good access to a Household Waste Recycling Centre?</p>	<p>4.1 km to Newton-le-Willows Recycling Centre.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • Site access could be created from Lumber Lane • The topography of the site is relatively flat • The neighbouring uses of the site is residential to the south, and open countryside on the remaining boundaries, some of which are in agricultural use. • There are overhead power cables across the site • There are four very small areas of potentially contaminated land in the south of the site. • Appropriate vehicular access to Lumber Lane is achievable within the site edged red. However, whilst a pedestrian footway could be provided along the site frontage, there is no pedestrian footway to connect to on the south side of Lumber Lane; existing properties on Lumber Lane to the west between the site and Green Lane are built up to the carriageway whilst No.144 Lumber Lane to the east limits any footway width. This limits pedestrian accessibility between the site and the existing community. If both Site Refs: 1534 & 1654 were developed in tandem then improved connectivity could be provided, including pedestrian linkage between existing bus services on Lumber Lane and Phipps Lane. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>This site is considered to be suitable – unlikely to have a major impact on trends. The site appears to be available, considering that it was promoted by the owner. The site may be achievable in that it is in an area of moderate viability however there are known abnormal development costs due to four very small areas of potentially contaminated land in the south of the site which could be overcome.</p> <p><u>Workshop Comments</u> The site is adjacent to the settlement of Burtonwood being located to the north of the settlement off of Lumber Lane. The site is considered to be in a sustainable location and is available having been promoted by the site owner. The site may be achievable as there is developer interest and known demand however there are four very small areas of potentially contaminated land in the south of the site, which could be overcome. The site has been judged to be suitable - unlikely to have a major impact on trends. As such, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.</p> <p>After further consideration of the Council’s highways officer’s comments, this site has been excluded from the process as an appropriate pedestrian footway to connect the site to the existing community cannot be provided if the site is brought forward on its own. If the site is brought forward in conjunction with site ref: 1654 then the resulting site would be beyond the housing requirement for Burtonwood.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

4 SHLAA Ref: 2146/ Site Ref: R18/058

Site Name	Land off Lumber Lane, Burtonwood				
Site Address	Land off Lumber Lane, Burtonwood				
Ward	Burtonwood & Winwick				
Existing Use	Agricultural				
Gross Site Area (Ha)	4.75				
Net: Developable Site Area (Ha)	4.40				
Site Potential (capacity)	132 dwellings (assumed 30dph)				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	<p>Traffic Light Assessment</p> <p>Green - Promotes sustainable growth /</p> <p>Yellow - Unlikely to have a major impact on trends /</p> <p>Amber - Mitigation may be required/unavoidable impacts /</p> <p>Red - Mitigation likely to be required/unavoidable impacts</p>	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created but may require land outside of the site	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
Distance to Principal Road Network by vehicle?	< 3miles to Newton Road (A49) merging with the M62 (J9) or M62 (J8).				
How close is the site to key employment sites?	<1200m away	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	3. Is the site in active use?	Yes (Agricultural use)	3. Is there known demand for the form of provision approved/proposed?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	2ha natural greenspace within 300m or 20ha greenspace within 2km.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to	<400m – 296.2m from Fir Tree Lane/ Alder Lane	5. Is the site free of ownership and	No	5. Are there known abnormal	Yes – four very small

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formal play space?		tenancy issues?		development costs?	sections of potentially contaminated land in the centre of the site
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity – 365.1m from Burtonwood Community Primary School	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner. No known ownership issues		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There are abnormal development costs which could be overcome.	
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has capacity – 3.7km from Great Sankey High School				
How well served is the site by a bus service?	Low frequency bus service within 200m Regular bus service within 200m-400m – 303.8m from the nearest bus stop				
How accessible is the site to the nearest train station?	1.2km – 3km away – 2.0km from Earlestown station				
What is the overall distance to a GP service or health centre?	3km – 5km with limited capacity and no potential to expand – 3.1km from Westbrook MC (Capacity is unknown).				
What are the potential impacts on air quality?	Development more than 1km from AQMA				
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is potentially contaminated but may be difficult to remediate – there are four very small sections of potentially contaminated land in the centre of the site				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside				
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects				
What is the proximity of the site to designated heritage assets?	<p>No heritage assets within or adjacent (50m) to the sites. The nearest heritage assets are identified below:</p> <ul style="list-style-type: none"> The nearest Grade 1 Building is Gatehouse to Bradlegh Old Hall approximately 462m from the site. The nearest Grade 2 Building is Church of St Michael and All Angels approximately 368m from the site. The nearest Conservation Area is Town Hall approximately 5.6km from the site The nearest Ancient Monument is Bradlegh Old Hall moated site and fishpond approximately 391m from the site. 				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment				
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type 1E – Undulating Enclosed Farmland – Burtonwood. These areas typify undulating enclosed farmland with a medium to large-scale field pattern. Around the fringes of the village, particularly to the south and east the land uses changes from predominantly agriculture to horse grazing paddocks. This site is in use for the production of arable crops. The landscape could potentially accommodate development, as the site is adjacent to the settlement and the parcel is fairly well contained by boundary vegetation. Mitigation may be required to protect wider landscape character. Development of the site would result in only a moderate change to landscape character.				
Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC.				

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Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	N/A		
What is the potential impact on TPOs?	TPOs present that could potentially be protected (i.e. confined to boundaries)		
Would allocation of the site result in the use of previously developed land?	Site is predominantly Greenfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	4.1km to Newton-Le-Willows Recycling Centre		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is currently in agricultural use The neighbouring uses include agricultural use to the north and west and residential use to the east and south The topography of the site is flat There are overhead power cables across the site There are four very small sections of potentially contaminated land in the centre of the site. It is unlikely that an appropriate access point could be created within the site edged red. The site could be served from one of the adjoining Site Refs: 1534 or 1654. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>This site is considered to be suitable – unlikely to have a major impact on trends. The site is considered to be available as it was promoted by the owner and could be developed now. The site may be achievable in that it is in an area of moderate viability however there are known abnormal development costs due to four very small section of potentially contaminated land in the centre of the site.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Burtonwood being located to the north of the settlement off Lumber Lane. The site is considered to be in a sustainable location and is available having been promoted by the site owner. The site may be achievable as there is developer interest and known demand however there are four very small areas of potentially contaminated land in the centre of the site, which could be overcome. The site has been judged to be suitable - unlikely to have a major impact on trends. As such, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.</p> <p>After further consideration of the Council’s highways officer’s comments, this site has been excluded from the process as an appropriate access cannot be provided if the site is brought forward on its own. If the site is brought forward in conjunction with site ref: 1654 then the resulting site would be beyond the housing requirement for Burtonwood.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

5 SHLAA Ref: 1656 / Site Ref: R18/085

Site Name	Lumbers Lane / Forshaw's Lane / Phipps Lane	
Site Address	Lumbers Lane / Forshaw's Lane / Phipps Lane, Burtonwood	
Ward	Burtonwood & Winwick	
Existing Use	Open Countryside and Agriculture	
Gross Site Area (Ha)	10.4	
Net: Developable Site Area (Ha)	7.8	
Site Potential (capacity)	234 dwellings (assumed 30dph)	
Green Belt Assessment Overall Contribution	Moderate contribution	

Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site- this could be from Lumber Lane and Phipps Lane	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
Distance to Principal Road Network by vehicle?	< 3miles to Newton Road (A49) merging with the M62 (J9) or M62 (J8).				
How close is the site to key employment sites?	<1200m away	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	3. Is the site in active use?	Yes, partly in agricultural use	3. Is there known demand for the form of provision approved/proposed?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	2ha natural greenspace within 300m or 20ha greenspace within 2km.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	<200m / On site facilities / potential for facilities to be delivered for large scale developments – 0m from Burtonwood C. P. School	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes (Two very small areas in the centre of the site which are potentially

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			contaminated land)
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity – 33.9m from Burtonwood Community Primary School	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site was promoted by owner. No known ownership issues</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of moderate viability. There is developer interest and/or demand. There are abnormal development costs which could be overcome.</p>
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has limited capacity with potential to expand – 3.8km from Great Sankey High School		
How well served is the site by a bus service?	Regular bus service within 200m – 29.8m from the nearest bus stop		
How accessible is the site to the nearest train station?	1.2km – 3km away – 2km from Earlestown station		
What is the overall distance to a GP service or health centre?	3km – 5km with limited capacity and no potential to expand – 3.5km from Westbrook MC (Capacity is unknown).		
What are the potential impacts on air quality?	Development more than 1km from AQMA		
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is potentially contaminated but may be difficult to remediate.		
Would allocation of the site result in the loss of High Quality Agricultural Land?	Unknown		
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside		
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)		
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects		
What is the proximity of the site to designated heritage assets?	<p>No heritage assets within or adjacent (50m) to the sites. The nearest heritage assets are identified below:</p> <ul style="list-style-type: none"> The nearest Grade 1 Building is Gatehouse to Bradlegh Old Hall approximately 719m from the site. The nearest Grade 2 Building is Church of St Michael and All Angels approximately 586m from the site. The nearest Conservation Area is Town Hall approximately 6.1km from the site The nearest Ancient Monument is Bradlegh Old Hall moated site and fishpond approximately 597m from the site. 		
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment		
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type 1E – Undulating Enclosed Farmland – Burtonwood. These areas typify undulating enclosed farmland with a medium to large-scale field pattern. Around the fringes of the village, particularly to the south and east the land uses changes from predominantly agriculture to horse grazing paddocks. This site is in use for the production of arable crops. The landscape could potentially accommodate development, as the site is fairly well contained by boundary vegetation and existing roads (Forshaw’s Lane, Lumber Lane, Green Lane and Phipps Lane) that contain some ribbon development. However, the site is detached from the existing settlement and development in this location would produce a more fragmented landscape and be visible on the approaches to the village along Broad Lane and Collins Green Lane from the north west. Mitigation would be required to protect wider landscape character. Development of the site would result in fairly significant change to landscape character.		
Could allocation of the site have a	Outside catchment area of SPA or SAC.		

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potential impact on a European Site SPA or SAC?			
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	N/A		
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	Site is predominantly Greenfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	4.1km to Newton-Le-Willows Recycling Centre.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • There are two very small areas in the centre of the site which are potentially contaminated land. • There is Burtonwood Community Primary School to the east of the site. Farms are located in the north and the south. There are residences to the east and the west. • There are electricity pylons across the site • The topography of the site rises to the north west but this would not prevent development of the site • Sufficient land within control to allow for creation of access to Lumber Lane and Phipps Lane and for improvements to allow footway provision, however, there are gaps in footway infrastructure at Lumber Lane. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>This site is considered to be suitable – unlikely to have a major impact on trends. The site appears to be available, considering that it was promoted by the owner but the site is partially in active agricultural use. The site may be achievable in that it is in an area of moderate viability and there is developer interest and known demand however there abnormal development costs as there are two very small areas in the centre of the site which are potentially contaminated land, which could be overcome.</p> <p><u>Workshop Comments</u></p> <p>The site is not immediately adjacent to the settlement of Burtonwood being located to the north of the settlement off Lumber Lane. The site would feel isolated from the existing settlement and would not provide a sustainable location for future development. The site would only be considered to be in a sustainable location if the adjacent sites to the south (SHLAA Ref: 1534, 1654 and 2146) are also developed however this would be beyond the housing requirement for Burtonwood. Therefore, the site would not be in accordance with several objectives from the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport and W6 to minimise the impact of development on the environment.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

6 SHLAA Ref: 1800

Site Name	Land Adjacent to Rose Villa				
Site Address	Adjacent to Rose Villa, Penkford Lane, Collins Green				
Ward	Burtonwood & Winwick				
Existing Use	Open countryside with dense vegetation				
Gross Site Area (Ha)	0.3				
Net: Developable Site Area (Ha)	0.3				
Site Potential (capacity)	9 dwellings (assumed 30dph)				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site- site access could be created from Penkford Lane but this would require the use of the existing private road off Penkford Lane	1. Was the site promoted by the owner?	Unknown	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
Distance to Principal Road Network by vehicle?	< 3miles to M62 (J8).				
How close is the site to key employment sites?	<1200m away	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m-2000m	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	2ha natural greenspace within 300m or 20ha greenspace within 2km.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to	<200m / On site facilities / potential for facilities to be delivered for large scale	5. Is the site free of ownership and	No (Ownership is	5. Are there known abnormal	None known

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formal play space?	developments – 147.7m from Penny Lane	tenancy issues?	unknown)	development costs?	
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity – 956.9m from Butonwood Community Primary School	Summary: Is the site available for development? (conclusion based on all of the above) It is unknown whether the site was promoted by the owner however it is not in active use and could be developed now		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is developer interest and/or demand. No known abnormal development costs.	
How accessible is the site to the nearest Secondary school?	Over 4.8km to the nearest secondary school – 4.8km from Great Sankey High School				
How well served is the site by a bus service?	Regular bus service within 200m – 92.6m from the nearest bus stop				
How accessible is the site to the nearest train station?	1.2km – 3km away – 2km from Earlestown station				
What is the overall distance to a GP service or health centre?	3km – 5km with limited capacity and no potential to expand – 4.5km from Westbrook MC (Capacity is unknown).				
What are the potential impacts on air quality?	Development more than 1km from AQMA				
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is not thought to be contaminated				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside				
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects				
What is the proximity of the site to designated heritage assets?	<p>No heritage assets within or adjacent (50m) to the sites. The nearest heritage assets are identified below:</p> <ul style="list-style-type: none"> The nearest Grade 1 Building is Sankey Viaduct over Sankey Brook approximately 978m from the site. The nearest Grade 2 Building is Collins Green Farmhouse approximately 68m from the site. The nearest Conservation Area is Town Hall approximately 7.0km from the site The nearest Ancient Monument is Bradlegh Old Hall moated site and fishpond approximately 1.1km from the site. 				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment				
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type 1E – Undulating Enclosed Farmland – Burtonwood. These areas typify undulating enclosed farmland with a medium to large-scale field pattern. Around the fringes of the village, particularly to the south and east the land uses changes from predominantly agriculture to horse grazing paddocks. This site is a vacant wooded area. The landscape could potentially accommodate development, as the site is well contained by a railway embankment to the south, Penkford Lane to the east and a large nursing home to the north. Whilst some mitigation may be required to protect wider landscape impacts to the west, development of the site would result in a minimal change to landscape character.				
Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC.				
Could allocation of the site have a	>400m of a SSSI.				

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<p>potential impact on a SSSI? Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?</p>	<p><200m / No priority habitats or species recorded.</p>		
<p>What is the potential impact on TPOs?</p>	<p>No TPOs on site</p>		
<p>Would allocation of the site result in the use of previously developed land?</p>	<p>Site is predominantly Greenfield (>70%)</p>		
<p>Is there good access to a Household Waste Recycling Centre?</p>	<p>2.5km to Newton-le-Willows Recycling Centre.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • There is an assisted living residence, Rosevilla Residential Home, to the north east corner of the site and open countryside to the north and west of the site. The site is directly adjacent to a railway line to the south. • The site consists of open countryside with dense vegetation. • The site topography slopes up to the south west, away from the road up to the railway track. • Creation of site access would require use of an existing private road up to the site. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>This site is considered to be suitable – unlikely to have a major impact on trends. The site may be available as it is not in active use however ownership is unknown. The site is considered to be achievable in that it is in an area of moderate viability and there is developer interest and known demand and no known abnormal development costs.</p> <p><u>Workshop Comments</u></p> <p>The site is located within the washed over village of Collins Green to the north west of the settlement of Burtonwood. The site would feel isolated from the existing settlement and would not provide a sustainable location for future development. Therefore, it would not be in accordance with several objectives from the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport and W6 to minimise the impact of development on the environment.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

7 Site Ref: R18/080

Site Name	Burtonwood Brewery and White House Farm				
Site Address	Burtonwood Brewery and White House Farm				
Ward	Burtonwood & Winwick				
Existing Use	Open countryside and industrial use				
Gross Site Area (Ha)	4.2ha				
Net: Developable Site Area (Ha)	4.2ha				
Site Potential (capacity)	Employment use (4.2ha)				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site- this could be from Broad Lane and Bold Lane	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
Distance to Principal Road Network by vehicle?	< 3miles to M62 (J8).				
How close is the site to key employment sites?	<1200m away	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	No
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	3. Is the site in active use?	Yes (Brewery to the south)	3. Is there known demand for the form of provision approved/proposed?	No
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	2ha natural greenspace within 300m or 20ha greenspace within 2km.	4. Could the site be developed now?	Yes, part of the site consists of open countryside and could be developed now.	4. Have similar sites been successfully developed in the preceding years?	Yes

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Does the site provide access to formal play space?	<200m / On site facilities / potential for facilities to be delivered for large scale developments – 180.2m from Penny Lane	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes – the brewery area part of the site consists of potentially contaminated land.
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity – 634.5m from Butonwood Community Primary School	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by the owner although part of the site is in active use as a brewery.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There are abnormal development costs which could be overcome.	
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has limited capacity with potential to expand – 4.2km from Great Sankey High School				
How well served is the site by a bus service?	Regular bus service within 200m – 154.5m from the nearest bus stop				
How accessible is the site to the nearest train station?	1.2km – 3km away – 2.2km from St Helens Junction station				
What is the overall distance to a GP service or health centre?	3km – 5km with limited capacity and no potential to expand – 4.0km from Westbrook MC (Capacity is unknown)				
What are the potential impacts on air quality?	Development more than 1km from AQMA				
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is potentially contaminated but may be difficult to remediate – the brewery area part of the site consists of potentially contaminated land.				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Site falls within Zone 2 or 3				
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects				
What is the proximity of the site to designated heritage assets?	No heritage assets within or adjacent (50m) to the sites. The nearest heritage assets are identified below: <ul style="list-style-type: none"> The nearest Grade 1 Building is Sankey Viaduct over Sankey Brook approximately 1.2km from the site. The nearest Grade 2 Building is Collins Green Farmhouse approximately 450m from the site. The nearest Conservation Area is Town Hall approximately 6.7km from the site The nearest Ancient Monument is Bradlegh Old Hall moated site and fishpond approximately 1.2km from the site. 				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment				
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type 1E – Undulating Enclosed Farmland – Burtonwood. These areas typify undulating enclosed farmland with a medium to large-scale field pattern. Around the fringes of the village, particularly to the south and east the land uses changes from predominantly agriculture to horse grazing paddocks. This site is vacant grassland bounded by the local brewery to the south; residential development to the north and raised restored tip to the west. There are open views to the east on to Bold Lane. The landscape could potentially accommodate development, as the site is fairly well contained. Mitigation may be required to protect wider landscape character. Development of the site would result in only a moderate change to landscape character				
Could allocation of the site have a	Outside catchment area of SPA or SAC.				

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potential impact on a European Site SPA or SAC?			
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	<200m / No priority habitats or species recorded.		
What is the potential impact on TPOs?	TPOs present that could potentially be protected (i.e. confined to boundaries)		
Would allocation of the site result in the use of previously developed land?	N/A		
Is there good access to a Household Waste Recycling Centre?	3km to Newton-le-Willows Recycling Centre.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • Site access could be created from Broad Lane or Bold Lane • The neighbouring uses include dense vegetation to the west, St Mary’s Care centre to the north, open countryside to the west and Burtonwood Brewery to the south • The topography of the site is relatively flat The area of the site where the brewery is located consists of potentially contaminated land. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>This site is considered to be suitable – unlikely to have a major impact on trends. The site is considered to be available as it was promoted by the site owner however part of the site is in active use as a brewery and could not be developed now. The site may be achievable in that it is in an area of moderate viability however there are known abnormal development costs as the brewery section of the site consist of potentially contaminated land which could be overcome.</p> <p><u>Workshop Comments</u></p> <p>The site is located within the washed over village of Collins Green and it is not located adjacent to the settlement of Burtonwood however it partly consists of an existing brewery. The brewery element of the site consists of potentially contaminated land. Given this active use of the site it would only be considered appropriate for employment development and would not be considered suitable for housing development. Despite this, it is not considered appropriate to remove the site from the Green Belt as this would result in an isolated site within the Green Belt. Release of the site would not accord with draft Warrington Local Plan objective W2 which seeks to facilitate the sensitive release of Green Belt.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

8 Site Ref: R18/149

Site Name	Land adjacent to 131 & 133 Broad Lane, Burtonwood	
Site Address	Land adjacent to 131 & 133 Broad Lane, Burtonwood	
Ward	Burtonwood & Winwick	
Existing Use	Residential dwelling and agricultural use	
Gross Site Area (Ha)	2.4	
Net: Developable Site Area (Ha)	1.8	
Site Potential (capacity)	54 dwellings (assumed 30dph)	
Green Belt Assessment Overall Contribution	Weak contribution	

Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Existing access into the site- this is from a private road off Fleet Lane	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
Distance to Principal Road Network by vehicle?	3.5km to the Linkway, which leads to the A58 which is 4.5km				
How close is the site to key employment sites?	<1200m away	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m-2000m	3. Is the site in active use?	Yes (residential dwelling and agricultural use)	3. Is there known demand for the form of provision approved/proposed?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	2ha natural greenspace within 300m or 20ha greenspace within 2km.	4. Could the site be developed now?	No	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	>800m – 944.9 from Penny Lane	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes – there is a very small overlap with the historic landfill site

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				250m buffer zone along the eastern edge of the site.
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity – 1.5km from Butonwood Community Primary School	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner. No known ownership issues	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is developer interest and/or demand. There are abnormal development costs which could be overcome.	
How accessible is the site to the nearest Secondary school?	Over 4.8km to the nearest secondary school – 4.8km from Great Sankey High School			
How well served is the site by a bus service?	Low frequency bus service more than 400m away / Regular bus service more than 800m away – 954.7m from the nearest bus stop			
How accessible is the site to the nearest train station?	1.2km – 3km away – 1.7km from St Helens Junction station			
What is the overall distance to a GP service or health centre?	3km – 5km with limited capacity and no potential to expand – GP name is unknown			
What are the potential impacts on air quality?	Development more than 1km from AQMA			
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is not thought to be contaminated			
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3			
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside			
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)			
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Within safeguarded / identified areas of importance			
What is the proximity of the site to designated heritage assets?	<p>No heritage assets within or adjacent (50m) to the sites. The nearest heritage assets are identified below:</p> <ul style="list-style-type: none"> The nearest Grade 1 Building is Sankey Viaduct over Sankey Brook approximately 1.8km from the site. The nearest Grade 2 Building is Collins Green Farmhouse approximately 925m from the site. The nearest Conservation Area is Town Hall approximately 7.6km from the site The nearest Ancient Monument is Bradlegh Old Hall moated site and fishpond approximately 1.8km from the site. 			
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment			
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type 1E – Undulating Enclosed Farmland – Burtonwood. These areas typify undulating enclosed farmland with a medium to large-scale field pattern. Around the fringes of the village, particularly to the south and east the land uses changes from predominantly agriculture to horse grazing paddocks. This site is located on the extreme northwestern boundary of the borough and is partly developed with a mix of uses near its frontage onto Broad Lane and partly vacant and unused to the rear. Whilst, it is not immediately adjoining a settlement it is in close proximity of the eastern suburbs of the adjacent town of St Helens and a restored colliery. There are only limited views of the site in the wider landscape. The landscape could potentially accommodate development, as the site is fairly well contained. Whilst, some mitigation may be required, development of the site would result in only a minimal change to landscape character.			

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Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC.		
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	Contains a locally important site not suitable for biodiversity offsetting		
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	N/A		
Is there good access to a Household Waste Recycling Centre?	4.1km to Newton-Le-Willows Recycling Centre.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • There is existing site access from a private road off Fleet Lane. • The neighbouring uses include open countryside including agricultural use to the north and east, dense vegetation to the south and retails to the west. • The topography of the site is relatively flat • There is a very small overlap with the historic landfill site 250m buffer zone along the eastern edge of the site. • The site falls within a mineral safeguarding area 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>This site is considered to be suitable – unlikely to have a major impact on trends. The site appears to be available, considering that it was promoted by the owner. The site may be achievable in that it is in an area of moderate viability however there is a very small overlap with the historic landfill site 250m buffer zone along the eastern edge of the site.</p> <p><u>Workshop Comments</u></p> <p>The site is not adjacent to the settlement of Burtonwood being located in close proximity to Ashtons Green in St Helens. As such the site would feel isolated from Burtonwood and would not provide a sustainable location for future development. Therefore, it would not be in accordance with several objectives from the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport and W6 to minimise the impact of development on the environment. Given the site’s proximity to St Helens, St Helens Council may consider it an appropriate site for development.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

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1 SHLAA Ref: 15231 / Site Ref: R18/127 / Site Ref: R18/P2/96A

Site Name	Land off Lady Lane				
Site Address	Land off Lady Lane, Croft, Warrington				
Ward	Culcheth, Glazebury and Croft				
Existing Use	Open countryside and dense vegetation				
Gross Site Area (Ha)	14ha				
Net: Developable Site Area (Ha)	11ha				
Site Potential (capacity)	330 dwellings (assumed 30dph)				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created but may require land outside of the site	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
Distance to Principal Road Network by vehicle?	<3miles to Newton Road (A49) which leads to the M6 (4.6km).	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m				

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Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	2ha natural greenspace within 300m or 20ha greenspace within 2km.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	<200m / On site facilities / potential for facilities to be delivered for large scale developments. Roundthorn playspace is approximately 50m from the site.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes – the south eastern section of the site is an area of potentially contaminated land
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity. Croft Primary School is approximately 171m from the site.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner. No known ownership issues		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is developer interest and/or demand however there are some abnormal development costs.	
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has capacity. Birchwood Community High School is approximately 2.4km from the site.				
How well served is the site by a bus service?	Regular bus service within 200m. The nearest bus stop is approximately 150m from the site.				
How accessible is the site to the nearest train station?	2km – 3km away. Birchwood train station is approximately 3km from the site.				
What is the overall distance to a GP service or health centre?	1.2km – 3km away with available capacity / limited capacity / potential to expand. The Warrington Settlement Profiles (2017) identifies 3 practices (Culcheth Medical Centre, CCA Culcheth and Birchwood MC). CCA Culcheth has capacity and possible room for expansion.				
What are the potential impacts on air quality?	Housing development within 1km of an AQMA				
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is potentially contaminated but may be difficult to remediate. The south eastern section of the site is identified as potentially contaminated.				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside				
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects				
What is the proximity of the site to designated heritage assets?	Site contains or is within 50m from: Grade II heritage features Conservation area Registered park or garden. The nearest heritage assets are identified below: <ul style="list-style-type: none"> • The nearest Grade 1 Listed Building is Myddleton Hall approximately 1.5km from the site. • The nearest Grade 2 Listed Building is Christ’s Church approximately 20m from the site. • The nearest Conservation Area is Newchurch Hospital is approximately 2.4km from the site. • The nearest Ancient Monument is Bowl Barrow West of Highfield Lane approximately 2.0km from the site. 				

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What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	Potential negative effects on heritage assets/the historic environment but mitigation could be possible		
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type 1D – Undulating Enclosed Farmland – Croft. These areas comprise a series of small, linear fields closely associated with the village and contrast markedly with the larger and more rectangular field patterns of the wider area. Views are linear and strongly contained by field boundary hedges. The landscape could potentially accommodate development, as the site is adjacent to the settlement and the parcel is fairly well contained by boundary vegetation. Mitigation may be required to protect wider landscape character. Development of the site would result in only a moderate change to landscape character.		
Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC.		
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	Contains a locally important site not suitable for biodiversity offsetting – the south western section of the site is designated as a Local Wildlife Site		
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	Site is predominantly Greenfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	6.9km to Woolston Community Recycling Centre		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is open countryside which is not in active use however there is dense tree cover in the south west The south western section of the site is designated as a Local Wildlife Site - this section of the site would not be suitable for development. The neighbouring uses are residential uses and Heathcroft Stud The south eastern section of the site is identified as potentially contaminated land. There is a sand and gravel MSA located approximately 70m to the north west of the site. This is an extensive area of safeguarded land, within parts of which, mineral extraction may be considered acceptable. However, there would need to be an amenity buffer or approximately 250m between the area of extraction and the residential properties on Lord Street and others further north. These properties are closer to the MSA than this site and so the development of this site would not impact upon the MSA. It is unlikely that an appropriate access point could be created within the site edged red. Lady Lane is narrow and has no footways. Some limited development may be achievable from existing access points from Chadwick Avenue and Eaves Brow Road but this would be limited in number due to the constraints of the existing access roads. The site could potentially be accessed from Abbey Close but would require control of third party land at Nos.3 & 28 Abbey Close (and possibly No.26) as the adopted highway stops in line with the eastern gable of No.26. The land appears to be a hardstand 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered to be suitable-unlikely to have major impact on trends. There are suitability issues surrounding the Local Wildlife Site located in the south western section of the site and the potentially contaminated land in the south eastern section. The site has good accessibility to formal play space and primary and secondary schools. The site may be achievable as it is in an area of moderate viability, there is no known demand however there may be abnormal development costs due to the potentially contaminated land. The site is available as it was promoted by the owner and it is not in active use.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Croft being located to the east of Lady Lane. The site is considered to be in a sustainable location and is free from ownership issues, having been promoted by the site owner. There are known abnormal development costs due to the potentially contaminated land in the south eastern section of the site. This will either require remediation or development could avoid this part of the site. Development would need to avoid the Local Wildlife Site located in the south western section of the site. Due to the large scale of the site both of these constraints could be avoided and the north western section of the site could be developed. This area of the site would be physically closer to Croft. However the Council's highways officer states that an appropriate access cannot be provided into this part of the site unless third party land was included. As such, development of the site would not be in accordance with draft Warrington Local Plan objective W4, to provide new infrastructure to support Warrington's growth, reduce congestion and promote sustainable transport options.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

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parking area serving the dwellings and would require replacement so as to maintain parking provision. Lady Lane is too narrow to accommodate additional vehicle movements without substantial improvement along most of its length, particularly given the number of dwellings proposed; this is likely unfeasible given the level differences between Lady Lane and the land to the east (south of the development site) and the substantial infrastructure required to accommodate any widening. Similarly, this prevents footway improvements.

2 SHLAA Ref: 1588

Site Name	Heath House	
Site Address	Heath House, Kenyon Lane, Croft, WA3 7DU	
Ward	Culcheth, Glazebury and Croft	
Existing Use	Heath House, residential	
Gross Site Area (Ha)	0.79ha	
Net: Developable Site Area (Ha)	0.71ha	
Site Potential (capacity)	21 dwellings (assumed 30dph) (assuming redevelopment of whole site)	
Green Belt Assessment Overall Contribution	Weak contribution	

Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Existing access into the site	1. Was the site promoted by the owner?	Unknown	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
Distance to Principal Road Network by vehicle?	<3miles to principal road network. 2.5km to Newton Rd/Winwick Link Rd (A49) which leads to M6.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	Yes – Heath House	3. Is there known demand for the form of provision approved/proposed?	Yes (based on surrounding applications)
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	4. Could the site be developed now?	No (based on active use however potential to build around existing house)	4. Have similar sites been successfully developed in the preceding years?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	5. Is the site free of ownership and tenancy issues?	Unknown	5. Are there known abnormal development costs?	None known
Does the site provide access to formal play space?	>800m. St Lewis R.C. Primary School play space is located approximately 849m from the site.				
How accessible is the site to the	Primary school located within 3.2km of the site and has capacity. St Lewis Catholic Primary				

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nearest primary school on foot?	School is approximately 1km from the site.	Summary: Is the site available for development? (conclusion based on all of the above) Site ownership is unknown and the site is in active use and therefore could not be developed now.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is known demand. No known abnormal development costs.
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has capacity. Culcheth High School is approximately 3.2km from the site.		
How well served is the site by a bus service?	Low frequency bus service more than 400m away / Regular bus service more than 800m away. The nearest bus stop is approximately 974m from the site.		
How accessible is the site to the nearest train station?	3km-5km. Birchwood Train Station is approximately 4.7km from the site.		
What is the overall distance to a GP service or health centre?	1.2km – 3km away with available capacity / limited capacity / potential to expand. The Warrington Settlement Profiles (2017) identifies 3 practices (Culcheth Medical Centre, CCA Culcheth and Birchwood MC). CCA Culcheth has capacity and possible room for expansion.		
What are the potential impacts on air quality?	Development more than 1km from AQMA		
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is not thought to be contaminated.		
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3		
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Site falls within zone 1 (inner protection zone).		
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)		
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Within safeguarded / identified areas of importance		
What is the proximity of the site to designated heritage assets?	No heritage assets within or adjacent (50m) to the sites. The nearest heritage assets are identified below: <ul style="list-style-type: none"> The nearest Grade 1 Building is Myddleton Hall approximately 2.1km from the site. The nearest Grade 2 Building is Barrow Farm House approximately 399m from the site. The nearest Conservation Area is Newchurch Hospital approximately 1.9km from the site The nearest Ancient Monument is Bowl barrow west approximately 2.3km from the site. 		
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment		
Capacity of the landscape to accommodate development while respecting its character?	The site falls within Character Type 1C – Undulating Enclosed Farmland – Winwick, Culcheth, Glazebrook and Rixton. These areas are typified by undulating enclosed farmland with a medium to large-scale field pattern. However, this site could potentially accommodate development, as the site is adjacent to a small cluster of housing. Mitigation may be required to protect wider landscape character. Development of the site would result in only a moderate change to landscape character.		
Could allocation of the site have a potential impact on a European Site	Outside catchment area of SPA or SAC.		

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SPA or SAC?			
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	N/A		
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	Site is predominantly Greenfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	9km to Newton-le-Willows Recycling Centre.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • The site is in active residential use and therefore there is existing built form within the site • The site is surrounded by agricultural land, farms and some residential dwellings • The site falls within a Groundwater Source Protection Zone 1 (as defined by the Environment Agency). • The site is within a safeguarded mineral area or identified as an area of mineral importance. • The site has poor proximity to a bus stop 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered to be suitable-unlikely to have major impact on trends. There are suitability issues surrounding Groundwater Source Protection Zones, mineral safeguarding and poor proximity to bus services. The site is considered to be achievable and is in an area of moderate viability and there is known demand and no known abnormal development costs. The site may not be available as it was not known if it was promoted by the owner and it is in active use.</p> <p><u>Workshop Comments</u></p> <p>The site is not adjacent to the nearest settlements of either Croft or Culcheth and therefore the site would feel isolated from the existing settlements and would not provide a sustainable location for future development. Therefore, development of the site would not be in accordance with the draft Warrington Local Plan objectives including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport and W6 to minimise the impact of development on the environment.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

3 SHLAA Ref: 1635

Site Name	Former Planting Site	
Site Address	East of Spring Lane (south west of Croft Riding School)	
Ward	Culcheth, Glazebury and Croft	
Existing Use	Open countryside	
Gross Site Area (Ha)	0.91ha	
Net: Developable Site Area (Ha)	0.82ha	
Site Potential (capacity)	25 dwellings (assumed 30dph)	
Green Belt Assessment Overall Contribution	Moderate contribution	

Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site – from Spring Lane	1. Was the site promoted by the owner?	Unknown	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
Distance to Principal Road Network by vehicle?	<3miles to principal road network. 4.5km to Newton Rd/Winwick Link Rd (A49) which leads to the M6.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	No (based on surrounding applications which are predominantly agricultural)
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	5. Is the site free of ownership and tenancy issues?	Unknown	5. Are there known abnormal development costs?	None known
Does the site provide access to formal play space?	<200m/ On site facilities / potential for facilities to be delivered for large scale developments. The nearest formal playspace is Birchwood Golf Club approximately 173m from the site.				

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How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity. The Locking Stumps Community Primary School is located approximately 967m from the site.	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site promoter is unknown but it is not in active use and could be developed now</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of moderate viability. Developer interest is unknown however there are no known abnormal development costs.</p>
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has capacity. The Birchwood Community High School is approximately 1.7km from the site.		
How well served is the site by a bus service?	Low frequency bus service within 200m-400m / Regular bus service within 400m-800m. The nearest bus stop is approximately 695m from the site.		
How accessible is the site to the nearest train station?	12km – 3km away. Birchwood Train Station is approximately 2.8km from the site.		
What is the overall distance to a GP service or health centre?	1.2km – 3km away with available capacity / limited capacity / potential to expand. The Warrington Settlement Profiles (2017) identifies 3 practices (Culcheth Medical Centre, CCA Culcheth and Birchwood MC). CCA Culcheth has capacity and possible room for expansion.		
What are the potential impacts on air quality?	Development within 75m of AQMA		
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is not thought to be contaminated		
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3		
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside		
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)		
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects		
What is the proximity of the site to designated heritage assets?	<p>No heritage assets within or adjacent (50m) to the sites. The nearest heritage assets are identified below:</p> <ul style="list-style-type: none"> The nearest Grade 1 Listed Building is Myddleton Hall approximately 1.7km from the site The nearest Grade 2 Listed Building is Springfield Farmhouse is approximately 268m from the site. The nearest Conservation Area is identified as Newchurch Hospital approximately 3.4km from the site. The nearest ancient monument is Bowl barrow west approximately 2.4km from the site. 		
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment		
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type 1C – Undulating Enclosed Farmland – Winwick, Culcheth, Glazebrook and Rixton. These areas are typified by undulating enclosed farmland with a medium to large-scale field pattern. The largely open countryside, dominated by arable crops, leads to long wide vistas. This site is adjacent to the M6/M62 interchange and is highly visible from these gateways into the Borough. Development of the site would result in a significant change to landscape character that would be difficult to mitigate.		
Could allocation of the site have a	Outside catchment area of SPA or SAC.		

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potential impact on a European Site SPA or SAC?			
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	<200m / No priority habitats or species recorded.		
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	Site is predominantly Greenfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	7.5km to Woolston Community Recycling Centre.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow – Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • The site is currently open countryside and is surrounded by agricultural fields, with the motorway to the south of the site • The topography of the site is flat, with a slope upwards to the motorway embankment • The site is within 75m of an AQMA due to the proximity to the M62. • The site has no natural greenspace within 300m. • The site has poor proximity to bus services. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered to be suitable-unlikely to have a major impact on trends. The site has suitability issues surrounding proximity to AQMAs due to its proximity to the M62 and also the poor proximity to bus services. The site is considered to be achievable as it is in an area of moderate viability, however there is no known demand and there are no known abnormal development costs. The site may not be available as it is unknown if it was promoted by the owner however it is not in active use and could be developed now.</p> <p><u>Workshop Comments</u></p> <p>The site is not adjacent to the nearest settlement of Croft, and therefore the site would feel isolated from the existing settlement and not provide a sustainable location for future development. Therefore, development of the site would not be in accordance with the draft Warrington Local Plan objectives including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport and W6 to minimise the impact of development on the environment.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

4 SHLAA Ref: 3132

Site Name	Land at rear of Smithy Brow				
Site Address	Land at Rear of Smithy Brow, Croft				
Ward	Culcheth, Glazebury and Croft				
Existing Use	Agricultural				
Gross Site Area (Ha)	0.98ha				
Net: Developable Site Area (Ha)	0.88ha				
Site Potential (capacity)	26 dwellings (assumed 30dph)				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	No apparent means of access and a new access would be difficult to achieve – land from outside of the site boundary would be required and it is not known if this is achievable	1. Was the site promoted by the owner?	Unknown	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
Distance to Principal Road Network by vehicle?	<3miles to principal road network. 2.7km to Newton Rd/Winwick Link Rd (A49) which leads to the M6.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes (based on wider site)
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	5. Is the site free of ownership and tenancy issues?	Unknown	5. Are there known abnormal development costs?	None known
Does the site provide access to formal play space?	<200m / On site facilities / potential for facilities to be delivered for large scale developments. Smithy Lane/ Lords Street is approximately 39m from the site.				

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How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity. Croft Primary School is approximately 584m from the site.	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site promoter is unknown but it is not in active use and could be developed now</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of moderate viability. No known abnormal development costs.</p>
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has capacity. University Academy Warrington is approximately 2.8km from the site.		
How well served is the site by a bus service?	Regular bus service within 200m. The nearest bus stop is 98m from the site.		
How accessible is the site to the nearest train station?	3km-5km. Birchwood Train Station is approximately 3.4km from the site.		
What is the overall distance to a GP service or health centre?	1.2km – 3km away with available capacity / limited capacity / potential to expand. The Warrington Settlement Profiles (2017) identifies 3 practices (Culcheth Medical Centre, CCA Culcheth and Birchwood MC). CCA Culcheth has capacity and possible room for expansion.		
What are the potential impacts on air quality?	Housing development within 1km of an AQMA		
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is not thought to be contaminated		
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3		
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside		
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)		
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects		
What is the proximity of the site to designated heritage assets?	<p>No heritage assets within or adjacent (50m) to the sites. The nearest heritage assets are identified below:</p> <ul style="list-style-type: none"> • The nearest Grade 1 Listed Building is Myddleton Hall approximately 1km away. • The nearest Grade 2 Listed Building is Eaves Brow Farmhouse is approximately 833m from the site. • The nearest Ancient Monument is Bowl Barrow West of Highfield Lane approximately 1.6km from the site. • The nearest Conservation Area is Newchurch Hospital approximately 3km from the site. 		
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment		
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type 1D – Undulating Enclosed Farmland – Croft. These areas comprise a series of small, linear fields closely associated with the village and contrast markedly with the larger and more rectangular field patterns of the wider area. The landscape could potentially accommodate development, as the site is adjacent to the settlement. However, the site extends south of the existing settlement and development in this location would be highly visible on the approach to Smithy Brow. Mitigation would be required to protect wider landscape character. Development of the site would result in fairly significant change to landscape character.		
Could allocation of the site have a potential impact on a European Site	Outside catchment area of SPA or SAC.		

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SPA or SAC?			
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	N/A		
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	Site is predominantly Greenfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	6.7km to Woolston Community Recycling Centre.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow – Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • The site is in agricultural use • Access into the site would be difficult to achieve as it would require land from outside of the site boundary. It is not known if this would be feasible. • The neighbouring uses are residential and agricultural land • The topography of the site is slightly undulating • The site is within close proximity to an AQMA. • The site is within poor proximity to natural greenspace and train stations. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered to be suitable- unlikely to have a major impact on trends however access into the site would be difficult to achieve as it would require land from outside of the site boundary and it is not known if this would be feasible. There are suitability issues in relation to proximity to AQMAs, natural greenspaces and train stations. The site is considered to be achievable and is in an area of moderate viability there is no known demand and no known abnormal development costs. It is unclear whether the site is available as it is unknown whether it was promoted by the owner.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Croft however the ownership of the site is unknown. The site is in an area of moderate viability with no known abnormal development costs. On the whole the site is considered to be suitable however access into the site would be difficult to achieve. A two-way access could not be achieved without additional land from outside the site boundary. This would need to extend around the existing residential properties on Smithy Brow and could result in visibility issues on Smithy Brow. Furthermore, development in this location would be highly visible on the approach to Smithy Brow. Therefore, the site would not be achievable on its own and would not conform to the draft Warrington Local Plan including objective W2, to facilitate the sensitive release of Green Belt and W4, to provide new infrastructure to support Warrington’s growth, reduce congestion and promote sustainable transport options, and W6 to minimise the impact of development on the environment.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

5 SHLAA Ref: 2155

Site Name	Land to the North and East of Croft Primary School				
Site Address	Land of Mustard Lane, Croft				
Ward	Culcheth, Glazebury and Croft				
Existing Use	Open Countryside				
Gross Site Area (Ha)	6.34ha				
Net: Developable Site Area (Ha)	4.75ha				
Site Potential (capacity)	143 dwellings (assumed 30dph)				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	<p>Traffic Light Assessment</p> <p>Green - Promotes sustainable growth /</p> <p>Yellow - Unlikely to have a major impact on trends /</p> <p>Amber - Mitigation may be required/unavoidable impacts /</p> <p>Red - Mitigation likely to be required/unavoidable impacts</p>	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site – from Mustard Lane	1. Was the site promoted by the owner?	Unknown	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
Distance to Principal Road Network by vehicle?	<3miles to principal road network. 4km to Winwick Link Rd (A49).	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes (based on surrounding applications)
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes (based on nearby residential development)
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	2ha natural greenspace within 300m or 20ha greenspace within 2km.	5. Is the site free of ownership and	Unknown	5. Are there known abnormal	None known
Does the site provide access to formal play space?	<200m/ On site facilities / potential for facilities to be delivered for large scale developments. Croft C.P. Primary school is identified as the closest formal play space.				

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		tenancy issues?	development costs?
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity. Croft Primary School is approximately 78m from the site.	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site was not promoted by owner but it is not in active use and could be developed now.</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of moderate viability. No known abnormal development costs. Known demand for housing.</p>
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has capacity. Birchwood Community Primary School is approximately 2.7km from the site.		
How well served is the site by a bus service?	Regular bus service within 200m. The nearest bus stop is approximately 200m from the site.		
How accessible is the site to the nearest train station?	3km-5km. The site is approximately 3.4km from Birchwood train station.		
What is the overall distance to a GP service or health centre?	1.2km – 3km away with available capacity / limited capacity / potential to expand. The Warrington Settlement Profiles (2017) identifies 3 practices (Culcheth Medical Centre, CCA Culcheth and Birchwood MC). CCA Culcheth has capacity and possible room for expansion.		
What are the potential impacts on air quality?	Housing development within 1km of an AQMA		
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is not thought to be contaminated		
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3		
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside		
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)		
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Within safeguarded / identified areas of importance		
What is the proximity of the site to designated heritage assets?	<p>No heritage assets within or adjacent (50m) to the sites. The nearest heritage assets are identified below:</p> <ul style="list-style-type: none"> The nearest Grade 1 Listed Building is Myddleton Hall approximately 1.7km from the site. The nearest Grade 2 Listed Building is identified as Christ’s Church approximately 207m from the site. The nearest Conservation Area is identified as Newchurch Hospital approximately 2.2km from the site. The nearest Ancient Monument is Bowl Barrow West of Highfield Lane approximately 2.2km from the site. 		
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment		
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type 1D – Undulating Enclosed Farmland – Croft. These areas comprise a series of small, linear fields closely associated with the village and contrast markedly with the larger and more rectangular field patterns of the wider area. The landscape could potentially accommodate development, as the site is adjacent to the settlement. However, the site extends east of the existing settlement and development in this location would be highly visible on the approach in to the village along Mustard Lane. Mitigation would be required to protect wider landscape character. Development of the site would result in fairly significant change to landscape character.		

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Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC.		
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	<200m / No priority habitats or species recorded.		
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	Site is predominantly Greenfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	7.7km to Woolston Community Recycling Centre.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is open countryside and is predominately flat. The site is to the rear of Croft Primary School, which is the main neighbouring use, other than open countryside The site is within a mineral safeguarded area/ area identified for mineral importance. The site is within close proximity (1km) of an AQMA. The site has poor proximity to a train station. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered to be suitable- unlikely to have a major impact on trends. There are suitability issues surrounding AQMA, proximity to services and mineral safeguarding. The site is considered to be achievable and is in an area of moderate viability and there is known demand with no known abnormal development costs. The site may not be available as it is not known if it was promoted by the owner but it is not in active use and could be developed now.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Croft, however due to the shape and layout of the site, much of the site is not connected to the existing road network and it is not well related to the settlement thus the entire site would not provide a sustainable location for future development. In addition, the site is located in an area of mineral safeguarding and may not be suitable. Therefore, development of the site would not be in accordance with the draft Warrington Local Plan objectives including objective W2 which seeks to facilitate the sensitive release of Green Belt, W4 to provide new infrastructure to support Warrington's growth, reduce congestion and promote sustainable transport options, and W6, to minimise the impact of development on the environment.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

6 SHLAA Ref: 3155 / Site Ref: R18/095 / Site Ref: R18/P2/056

Site Name	Land at Heathcroft Stud				
Site Address	Land at Heathcroft Stud, Croft				
Ward	Culcheth, Glazebury and Croft				
Existing Use	The site is open countryside predominantly however it includes Heathcroft Stud				
Gross Site Area (Ha)	3.5ha				
Net: Developable Site Area (Ha)	2.6ha				
Site Potential (capacity)	78 dwellings (assumed 30dph)				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created but may require land outside of the site	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
Distance to Principal Road Network by vehicle?	<3miles to principal road network. 3.8km to Winwick Link Rd (A49).	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	Yes (Heathcroft Stud)	3. Is there known demand for the form of provision approved/proposed?	No (based on surrounding applications)
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	4. Could the site be developed now?	No	4. Have similar sites been successfully developed in the preceding years?	No (based on surrounding applications)
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	2ha natural greenspace within 300m or 20ha greenspace within 2km.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Does the site provide access to formal play space?	<200m / On site facilities / potential for facilities to be delivered for large scale developments. Croft C.P. School is the nearest play space.				

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How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity. Croft Primary School is approximately 44m from the site.	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site was promoted by owner, no known ownership issues. However part of the site is in active use and therefore could not be developed now.</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of moderate viability. No known abnormal development costs.</p>
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has capacity. Birchwood Community High School is the nearest secondary school to the site. It is approximately 2.8km from the site.		
How well served is the site by a bus service?	Regular bus service within 200m. The nearest bus stop is approximately 73m from the site.		
How accessible is the site to the nearest train station?	3km-5km. Birchwood Train Station is approximately 3.4km from the site.		
What is the overall distance to a GP service or health centre?	1.2km – 3km away with available capacity / limited capacity / potential to expand. The Warrington Settlement Profiles (2017) identifies 3 practices (Culcheth Medical Centre, CCA Culcheth and Birchwood MC). CCA Culcheth has capacity and possible room for expansion.		
What are the potential impacts on air quality?	Housing development within 1km of an AQMA		
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is not thought to be contaminated		
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3		
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside		
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)		
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects		
What is the proximity of the site to designated heritage assets?	<p>No heritage assets within or adjacent (50m) to the sites. The nearest heritage assets are identified below:</p> <ul style="list-style-type: none"> The nearest Grade 1 Listed Building is Myddleton Hall approximately 1.6km from the site. The nearest Grade 2 Listed Building is Christ’s Church approximately 3.5km from the site. The nearest Conservation Area is Newchurch Hospital identified as approximately 2.3km from the site. The nearest Ancient Monument is Bowl Barrow west of Highfield Lane approximately 2.0km from the site. 		
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment		
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type 1D – Undulating Enclosed Farmland – Croft. These areas comprise a series of small, linear fields closely associated with the village and contrast markedly with the larger and more rectangular field patterns of the wider area. The landscape could potentially accommodate development, as the site is adjacent to the settlement and the parcel is fairly well contained by boundary vegetation. Mitigation may be required to protect wider landscape character. Development of the site would result in only a moderate change to landscape character.		

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Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC.		
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	<200m / No priority habitats or species recorded.		
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	Predominantly brownfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	8.8km to Woolston Community Recycling Centre.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is in agricultural use with Heathcroft Stud located on the site The neighbouring uses are a school and residential development The site is generally flat, however is located to the rear of the primary school and has active uses on the site The site has poor proximity to the nearest train station. The site is within 1km of an AQMA. Good accessibility to primary and secondary schools, formal play space and bus services. There is a sand and gravel MSA located approximately 70m to the north west of the site. This is an extensive area of safeguarded land, within parts of which, mineral extraction may be considered acceptable. However, there would need to be an amenity buffer of 250m between the area of extraction and the residential properties on Lord Street and others further north. These properties are closer to the MSA than this site and so the development of this site would not impact upon the MSA. Access to this site requires the widening of the existing access to Heathcroft Stud which is outside of the extent of adopted highway (the highway is adopted up to the point where the carriageway narrows). The widening of the access would require land on both sides of the road (within the curtilages of Nos.16 & 18 Deacons Close) to provide a 5.5m carriageway and 2m footways on each side; this is achievable but takes part of the rear garden of No.18 and part of the front garden and parking area of No.16 (which would need to be replaced so as to maintain parking provision). The submitted plan from the site representation indicates that both dwellings are within the red line boundary and these are confirmed as being available. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered suitable-unlikely to have a major impact on trends. There are suitability issues surrounding proximity to AQMAs and train stations however the site has good accessibility to primary and secondary schools, formal play space and bus services. The site is achievable as it is in an area of moderate viability and there are no known abnormal development costs. The site is considered to be available as it was promoted by the owner however part of the site is in active use.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Croft being located to the east of Deacons Close and Croft Primary School. The site is considered to be in a sustainable location and is free from ownership issues, having been promoted by the site owner. There are no known abnormal development costs and the site is in a location of moderate viability. The site is considered to be suitable – unlikely to have a major impact on trends. The Council’s highways officer states that an appropriate access can be provided. As such, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.</p> <p>CONCLUSION: SELECTED SITE (78 dwellings)</p>	

7 SHLAA Ref: 3159 / Site Ref: R18/P2/014

Site Name	Land off Smithy Brow, Croft				
Site Address	Land off Smithy Brow, Croft				
Ward	Culcheth, Glazebury and Croft				
Existing Use	Agricultural				
Gross Site Area (Ha)	4.1ha				
Net: Developable Site Area (Ha)	2.9ha				
Site Potential (capacity)	87 dwellings (assumed 30 dph)				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site- This could be created from Smithy Brow	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
Distance to Principal Road Network by vehicle?	<3miles to principal road network. 2.3km to Winwick Link Rd (A49), which leads to M6.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	Yes (agricultural)	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	5. Is the site free of ownership and tenancy issues?	Yes (brought forward by owner in call for sites)	5. Are there known abnormal development costs?	None known
Does the site provide access to formal play space?	<200m / On site facilities / potential for facilities to be delivered for large scale developments. The Smithy Lane/ Lords Street play space is located approximately 120m from the site.				

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How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity. Croft Primary School is the nearest primary school. It is located 1.2km from the site and has capacity.	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site was promoted by owner. No known ownership issues.</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of moderate or high viability. There is developer interest and/or demand. No known abnormal development costs.</p>
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has capacity. University Academy Warrington is located within 5.3km of the site and has capacity.		
How well served is the site by a bus service?	Regular bus service within 200m.		
How accessible is the site to the nearest train station?	3-5km. The nearest train station is located approximately 5.5km and is identified as Birchwood Station.		
What is the overall distance to a GP service or health centre?	1.2km – 3km away with available capacity / limited capacity / potential to expand. The Warrington Settlement Profiles (2017) identifies 3 practices (Culcheth Medical Centre, CCA Culcheth and Birchwood MC). CCA Culcheth has capacity and possible room for expansion.		
What are the potential impacts on air quality?	Housing development within 1km of an AQMA		
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is not thought to be contaminated		
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3		
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside.		
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)		
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects.		
What is the proximity of the site to designated heritage assets?	<p>No heritage assets within or adjacent (50m) to the sites. The nearest heritage assets are identified below:</p> <ul style="list-style-type: none"> The nearest Grade 1 Listed Building is Myddleton Hall approximately 743m from the site. The nearest Grade 2 Listed Building is Myddleton Hall Farmhouse approximately 827m from the site. The nearest Conservation Area is Newchurch Hospital identified as approximately 3.0km from the site. The nearest Ancient Monument is Bowl Barrow west of Highfield Lane approximately 1.2km from the site. 		
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment		
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type 1D – Undulating Enclosed Farmland – Croft. These areas comprise a series of small, linear fields closely associated with the village and contrast markedly with the larger and more rectangular field patterns of the wider area. The landscape could potentially accommodate development, as the site is adjacent to the settlement. However, the site extends west of the existing settlement and development in this location would be highly visible on the approach to the village along Smithy Brow.		

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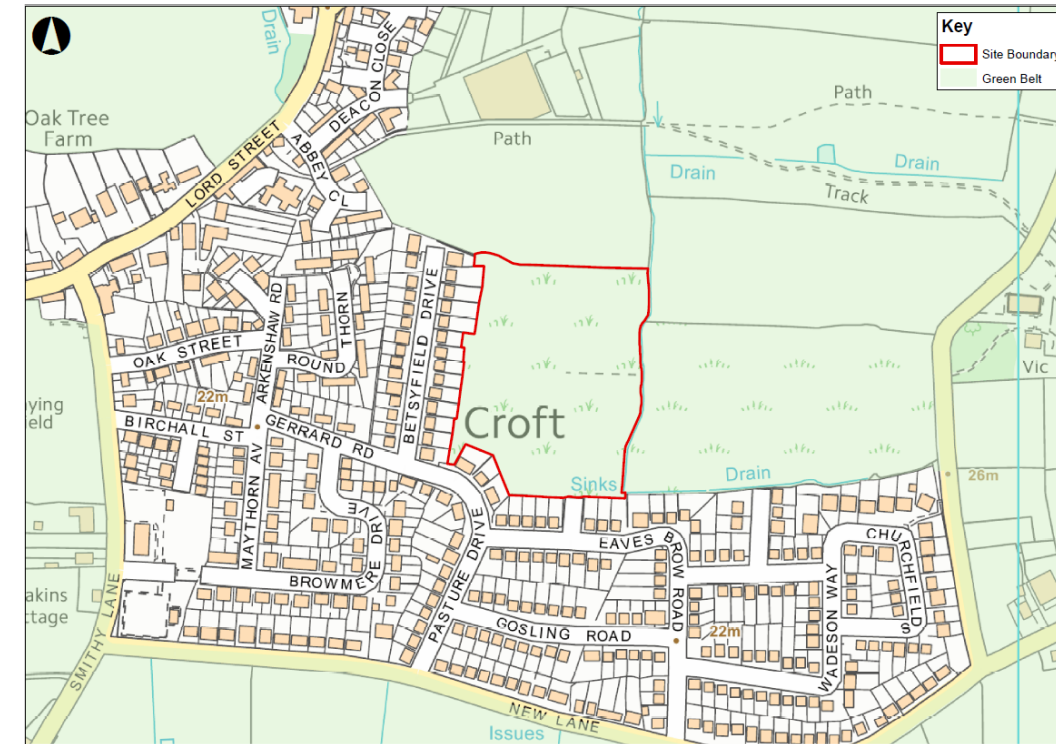
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	Mitigation would be required to protect wider landscape character. Development of the site would result in fairly significant change to landscape character.		
Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC.		
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	N/A		
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	Site is predominantly Greenfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	6.7km to Woolston Community Recycling centre		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional Comments:</p> <ul style="list-style-type: none"> • Site access could be created from Smithy Brow • The site has a slightly undulating topography. • Neighbouring uses consist of residential use in the north eastern corner and the remaining adjacent uses consist of open countryside in agricultural use • The site is within 1km of an AQMA • 3-5km from the nearest train station • Good accessibility to primary and secondary schools, formal play space and bus services. • There are areas of the sand and gravel MSA located approximately 65m to the north and 85m to the south west of this site. For mineral extraction to be acceptable within these sections of the MSA, a buffer would have to be applied to protect the occupiers of the residential dwellings on Smithy Brow and Dam Lane. These properties are closer to the MSA than this site and so the development of this site would not impact upon the MSA. • The gap between Nos. 43 & 49 Smithy Brow would not be appropriate for vehicular access but an appropriate access point could be formed off Smithy Brow to the west within the site edged red. A pedestrian footway could be formed along Smithy Brow within the site edged red to improve pedestrian connectivity, although a crossing facility would also likely be required given that the footways on the side of the development to the east and west are not continuous. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered to be suitable- unlikely to have major impact on trends. The site has minor suitability issues surrounding proximity to train station and AQMAs however the site has good accessibility to primary and secondary schools, formal play space and bus services. The site is considered to be achievable and is in an area of moderate viability, there is a known developer interest and known demand. The site has no known abnormal development costs. The site is considered to be available as it was promoted by the owner.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Croft being located on Smithy Brow. The site was promoted by the owner. It is in an area of moderate viability with no known abnormal development costs. On the whole the site is suitable, the only suitability issues relate to proximity to a train station and an AQMA. The site has good accessibility to primary and secondary schools, formal play space and bus services. However the site is particularly open and development of the site would impact on the character of Croft as it would be highly visible on the approach to Croft, and would not be in accordance with objective W5 of the draft Warrington Local Plan to secure high quality design which reinforces character and local distinctiveness.</p> <p>CONCLUSION: EXCLUDE FROM PROCESS</p>	

8 Site Ref: R18/115 / Site Ref: R18/P2/091

Site Name	Land North of Eaves Brow Road
Site Address	Land North of Eaves Brow Road, Croft
Ward	Culcheth, Glazebury and Croft
Existing Use	Woodland
Gross Site Area (Ha)	3ha
Net: Developable Site Area (Ha)	2.25ha
Site Potential (capacity)	68 dwellings (assumed 30dph)
Green Belt Assessment Overall Contribution	Moderate contribution



Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site- this could be created from Eaves Brow Road	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
Distance to Principal Road Network by vehicle?	<3miles to principal road network. 4km to Winwick Link Rd (A49).	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes (existing residential dwellings to south and west/ proposed sites to the east and north)
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes (based on surrounding uses)
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	2ha natural greenspace within 300m or 20ha greenspace within 2km.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known (however site is adjacent to a
Does the site provide access to formal play space?	<200m / On site facilities / potential for facilities to be delivered for large scale developments. Roundthorn play space is identified approximately 50m from the site.				

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				large area of potentially contaminated land)
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity. The Croft Primary School is located approximately 171m from the site.	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site was promoted by owner. Site is not in active use and could be developed now. No known ownership issues.</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of moderate viability. There is developer interest and/or demand. No known abnormal development costs.</p>	
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has capacity. The Birchwood Community High School is located approximately 2.4km from the site.			
How well served is the site by a bus service?	Low frequency bus service within 200m Regular bus service within 200m-400m. The nearest bus stop is approximately 149m from the site.			
How accessible is the site to the nearest train station?	3km-5km – site is approximately 3km from Birchwood train station			
What is the overall distance to a GP service or health centre?	1.2km – 3km away with available capacity / limited capacity / potential to expand. The Warrington Settlement Profiles (2017) identifies 3 practices (Culcheth Medical Centre, CCA Culcheth and Birchwood MC). CCA Culcheth has capacity and possible room for expansion.			
What are the potential impacts on air quality?	Housing development within 1km of an AQMA			
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is potentially contaminated but may be difficult to remediate.			
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3			
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside			
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)			
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects			
What is the proximity of the site to designated heritage assets?	<p>No heritage assets within or adjacent (50m) to the sites. The nearest designated assets are identified below:</p> <ul style="list-style-type: none"> The nearest Ancient Monument is identified as Bowl Barrow West of Highfield Lane approximately 2.1km from the site. The nearest Conservation Area is identified as Newchurch Hospital approximately 2.6km from the site. The nearest Grade 2 site is Eaves Brow Farmhouse approximately 290m from the site. The nearest Grade 1 site is Myddleton Hall approximately 1.5km from the site. 			
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment			
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type 1D – Undulating Enclosed Farmland – Croft. These areas comprise a series of small, linear fields closely associated with the village and contrast markedly with the larger and more rectangular field patterns of the wider area. Views are linear and strongly contained by field boundary hedges. The landscape could potentially accommodate development, as the site is adjacent to the settlement and the parcel is fairly well contained by boundary vegetation. Mitigation may be required to protect wider landscape character. Development of the site would result in only a			

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	moderate change to landscape character.		
Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC.		
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	Contains a locally important site (Local Wildlife Site) not suitable for biodiversity offsetting – entire site is designated as a Local Wildlife Site.		
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	Site is predominantly Greenfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	6.9km to Woolston Community Recycling Centre.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow however showstopper due to Local Wildlife Site designation occupying entire site, therefore red overall - Mitigation likely to be required/unavoidable impacts.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • Access to site could be created from Eaves Brow Road of which currently leads up to the site • The neighbouring uses include residential to the south and west and open countryside to the north and east • The entire site is designated as a Local Wildlife Site • Site is adjacent to a large area of potentially contaminated land which may require remediation. • The site is within 1km of an AQMA • 3-5km of a train station 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is not considered to be suitable-mitigation likely to be required/unavoidable impacts due to the Local Wildlife Site designation which covers the entire site. The site is considered to be achievable and is within an area of moderate viability, there is developer interest and demand and there are no known abnormal development costs although there is an area of potentially contaminated land adjacent to the site. The site is considered to be available as it was promoted by its owner and is not in active use.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Croft being located to the east of Betsyfield Drive. The site was promoted by the landowner and is considered to be available. The site is in an area of moderate viability and has no known abnormal development costs. However, the entire site is designated as a Local Wildlife Site and is therefore not considered to be a suitable site for development. Development of the site would therefore not be in accordance with draft Warrington Local Plan objective W6, to minimise the impact of development on the environment.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

9 Site Ref: R18/P2/006 / Site Ref: R18/P2/121

Site Name	Land at Heath Lane				
Site Address	Land at 21 Heath Lane, Croft				
Ward	Culcheth, Glazebury and Croft				
Existing Use	Residential dwelling and associated garden				
Gross Site Area (Ha)	0.28ha				
Net: Developable Site Area (Ha)	0.27ha				
Site Potential (capacity)	8 dwellings (assumed 30dph) (assuming entire site redeveloped)				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Existing access into the site – from Heath Lane (assuming entire site redeveloped)	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
Distance to Principal Road Network by vehicle?	<3miles to principal road network. 3.5km to Winwick Link Rd (A49).	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	No
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	Yes (residential dwelling and garden)	3. Is there known demand for the form of provision approved/proposed?	No
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	4. Could the site be developed now?	Yes (partly)	4. Have similar sites been successfully developed in the preceding years?	No
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Does the site provide access to formal play space?	<200m / On site facilities / potential for facilities to be delivered for large scale developments				

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How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has spare capacity.	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site was promoted by owner. Part of the site is in active use as a residential dwelling. There are no known ownership issues.</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of moderate viability. There is no developer interest or demand. There are no known abnormal development costs.</p>
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has spare capacity.		
How well served is the site by a bus service?	Regular bus service within 200m		
How accessible is the site to the nearest train station?	3km-5km – approximately 3.7km to Birchwood train station		
What is the overall distance to a GP service or health centre?	1.2km – 3km away with available capacity / limited capacity / potential to expand. The Warrington Settlement Profiles (2017) identifies 3 practices (Culcheth Medical Centre, CCA Culcheth and Birchwood MC). CCA Culcheth has capacity and possible room for expansion.		
What are the potential impacts on air quality?	Development more than 1km from AQMA		
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is not thought to be contaminated		
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3		
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside		
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)		
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Within safeguarded / identified areas of importance		
What is the proximity of the site to designated heritage assets?	<p>No heritage assets within or adjacent (50m) to the sites. The nearest designated assets are identified below:</p> <ul style="list-style-type: none"> The nearest Ancient Monument is identified as Bowl Barrow West of Highfield Lane approximately 2.0km from the site. The nearest Conservation Area is identified as Newchurch Hospital approximately 2.3km from the site. The nearest Grade 2 site is Church of St Lewis approximately 627m from the site. The nearest Grade 1 site is Myddleton Hall approximately 1.6km from the site. 		
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment		
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type 1C – Undulating Enclosed Farmland – Winwick, Culcheth, Glazebrook and Rixton. These areas are typified by undulating enclosed farmland with a medium to large-scale field pattern. However, this site could potentially accommodate development, as the site is adjacent to the edge of the village. Mitigation may be required to protect wider landscape character. Development of the site would result in only a moderate change to landscape character.		
Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC.		
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		

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<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?</p>	<p><200m / No priority habitats or species recorded.</p>		
<p>What is the potential impact on TPOs?</p>	<p>No TPOs on site</p>		
<p>Would allocation of the site result in the use of previously developed land?</p>	<p>Site is predominantly Greenfield (>70%)</p>		
<p>Is there good access to a Household Waste Recycling Centre?</p>	<p>7.7km Woolston Community Recycling Centre.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • There is existing access into the site from Heath Lane • The neighbouring uses include residential development to the east and the south and open countryside to the north and the west. • The topography of the site is flat • Site has poor proximity to the nearest train station and natural greenspace • The western half of the site is within a mineral safeguarding area. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered to suitable-unlikely to have major impact on trends. There are suitability issues surrounding proximity to a train station and natural greenspace. In addition, the western half of the site is within a mineral safeguarding area. The site may be achievable and is in an area of moderate viability, there is no developer interest and demand, and there are no known abnormal development costs. The site is considered to be available as it was promoted by the owner and there are no known ownership issues.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Croft with the residential dwelling within the site falling within the settlement boundary and the garden area being within the Green Belt. The site is therefore in a sustainable location however it would represent garden development which would be highly visible on the approach into Croft along Heath Lane and would change the character of the settlement. Furthermore, the site is within a mineral safeguarding area. Development of the site would therefore not be in accordance with the draft Warrington Local Plan objectives including objective W5 to reinforce the character and local distinctiveness of Warrington and W6 to minimise the impact of development on the environment.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

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1 SHLAA Ref: 1519

Site Name	Howards Transport Limited, Robins Lane				
Site Address	Robins Lane, Culcheth, WA3 4AE				
Ward	Culcheth, Glazebury and Croft				
Existing Use	Currently in use as Howards Transport Limited				
Gross Site Area (Ha)	0.4ha				
Net: Developable Site Area (Ha)	0.4ha				
Site Potential (capacity)	12 dwellings (assumed 30dph)				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created but may require land outside of the site	1. Was the site promoted by the owner?	Unknown	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
Distance to Principal Road Network by vehicle?	<1mile to Warrington Road (A574).	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	Yes, in use as Howards Transport Limited.	3. Is there known demand for the form of provision approved/proposed?	Yes (based on surrounding uses)
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m				

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Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	4. Could the site be developed now?	No, the site is currently in use	4. Have similar sites been successfully developed in the preceding years?	No
Does the site provide access to formal play space?	<800m. The nearest formal playspace is identified as Yew Tree Farm Playing Fields, identified approximately 440m away.	5. Is the site free of ownership and tenancy issues?	Unknown	5. Are there known abnormal development costs?	None known
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity. Newchurch Community Primary School is located approximately 620m from the site.	Summary: Is the site available for development? (conclusion based on all of the above) Ownership is unknown and the site is in active use and could not be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is known demand. No known abnormal development costs.	
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has capacity. Culcheth High School is located approximately 1.6m from the site.				
How well served is the site by a bus service?	Low frequency bus service within 200m-400m / Regular bus service within 400m-800m. The nearest bus stop is identified approximately 25m from the site.				
How accessible is the site to the nearest train station?	3km-5km – 4.1km from Birchwood train station				
What is the overall distance to a GP service or health centre?	<1200m away from a health centre /GP with available capacity. The Warrington Settlement Profiles (2017) identifies 3 practices (Culcheth Medical Centre, CCA Culcheth and Birchwood MC). CCA Culcheth has capacity and possible room for expansion.				
What are the potential impacts on air quality?	Development more than 1km from AQMA				
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is not thought to be contaminated.				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside				
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects				
What is the proximity of the site to designated heritage assets?	Site contains or is within 50m from: Grade II heritage features Conservation Area Registered park or garden. The nearest assets are identified below: <ul style="list-style-type: none"> Grade 1 listed North Barn at Hurst Hall is approximately 2.9km Grade 2 listed Wigshaw House is located approximately 35m from the site. Conservation Area Newchurch Hospital is identified 1km from the site. Ancient Monument ‘Bowl Barrow West of Highfield Lane’ is identified approximately 3.7km from the site. 				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	Potential negative effects on heritage assets/the historic environment but mitigation could be possible				

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Capacity of the landscape to accommodate development while respecting its character?	The site falls within Character Type 1C – Undulating Enclosed Farmland – Winwick, Culcheth, Glazebrook & Rixton. These areas typify undulating enclosed farmland with a medium to large-scale field pattern. This site forms part of an existing farm yard within a small cluster of predominantly residential development just to the south of the main settlement. Whilst the site is detached from the main settlement the landscape could potentially accommodate development, as the site well contained by existing development on three sides (west, south and east). Development of the site would result in a minimal change to landscape character.		
Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC.		
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	N/A		
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	Predominantly brownfield (>70%)		
Is there good access to a Household Waste Recycling Centre?			
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is in active use, and is surrounded by both agricultural land, farms and residential dwellings The site is within 3-5km of a train station and low frequency to bus stations. Visibility at the junction of Robins Lane/Wigshaw Lane is restricted by the boundaries of the properties to either side and the width of Robins Lane is similarly restricted. Robins Lane is not adopted highway and given that any proposal would likely require improvements including localised widening it is unlikely that appropriate access arrangements could be secured without additional third party land. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered to be suitable- unlikely to have major impact on trends. The only issue in relation to suitability is concerning proximity to train and bus stations. The site is not considered currently available as it is in active use as Howards Transport Limited. The site is considered to be achievable as it is an area of moderate viability and there are no known abnormal development costs.</p> <p><u>Workshop Comments</u></p> <p>The site is not adjacent to the settlement of Culcheth, being situated to the south west of the settlement off Robins Lane, which is separated from the settlement by the Linear Park. As such, the site would feel isolated from the settlement and would not provide a sustainable location for future development. In addition, the site is in active employment use and it is not known if it was promoted by the owner. Therefore, it would not be in accordance with the draft Warrington Local Plan objectives including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport and W6 to minimise the impact of development on the environment.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

2 SHLAA Ref: 1522 / Site Ref: R18/041 / Site Ref: R18/P2/020

Site Name	Land at Kirknall Farm, Culcheth				
Site Address	Land at Kirknall Farm, Culcheth				
Ward	Culcheth, Glazebury & Croft				
Existing Use	Open countryside				
Gross Site Area (Ha)	23ha				
Net: Developable Site Area (Ha)	17.25ha				
Site Potential (capacity)	517 dwellings (assumed 30dph)				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site – Access from Rilston Avenue and Swinhoe Place on eastern boundary	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
Distance to Principal Road Network by vehicle?	<1mile to Warrington Road (A574).	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	2ha natural greenspace within 300m or 20ha greenspace within 2km.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known – however two areas of potentially contaminated land
Does the site provide access to formal play space?	<200m - Leigh Golf Club is adjacent to the site				

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				adjacent to the south east of the site.
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity – Newchurch Community Primary School is 506m from the site	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site was promoted by owner. No known ownership issues and the site is not in active use</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of moderate viability. There is developer interest and/or demand. No known abnormal development costs.</p>	
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has capacity – Culcheth High School is 1.4km from the site			
How well served is the site by a bus service?	Regular bus service within 200m			
How accessible is the site to the nearest train station?	3km-5km – approximately 4.5km to Birchwood Train Station			
What is the overall distance to a GP service or health centre?	<1200m away from a health centre /GP with available capacity - The Warrington Settlement Profiles (2017) identifies 3 practices (Culcheth Medical Centre, CCA Culcheth and Birchwood MC). CCA Culcheth has capacity and possible room for expansion.			
What are the potential impacts on air quality?	Development more than 1km from AQMA			
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is potentially contaminated but may be difficult to remediate.			
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains more than 10 hectares of agricultural land class 1-2 or a total of 20 hectares 1-3			
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside			
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)			
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects			
What is the proximity of the site to designated heritage assets?	<p>No heritage assets within or adjacent (50m) to the sites. The nearest assets are identified below:</p> <ul style="list-style-type: none"> Grade 1 listed North Barn at Hurst Hall is approximately 2.5km Grade 2 listed Brookhouse Farmhouse is located approximately 173m from the site. Conservation Area Newchurch Hospital is identified 546m from the site. Ancient Monument Bowl Barrow West of Highfield Lane is identified approximately 3.5km from the site. 			
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment			
Capacity of the landscape to accommodate development while respecting its character?	The site falls within Character Type 1C – Undulating Enclosed Farmland – Winwick, Culcheth, Glazebrook & Rixton. These areas typify undulating enclosed farmland with a medium to large-scale field pattern. It consists of a mixture of agricultural land and unused vacant land that is fairly wooded. The landscape could potentially accommodate development, as the site is adjacent to the western boundary of the settlement and is fairly well contained on its western and northern boundaries by the Linear Park and Eleven Acre Common LWS, respectively. Mitigation may be required to protect wider landscape character. Development of the site would result in a moderate change to landscape character.			
Could allocation of the site have a potential impact on a European Site SPA or SAC?	<p>Outside catchment area of SPA or SAC</p> <ul style="list-style-type: none"> Risley Moss SAC / SSSI, 3.2km 			

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<p>Could allocation of the site have a potential impact on a SSSI?</p>	<p>>400m of a SSSI (Risley Moss SAC / SSSI, 3.2km).</p>		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?</p>	<p>Contains a locally important site not suitable for biodiversity offsetting</p>		
<p>What is the potential impact on TPOs?</p>	<p>No TPOs on site</p>		
<p>Would allocation of the site result in the use of previously developed land?</p>	<p>Site is predominantly Greenfield (>70%)</p>		
<p>Is there good access to a Household Waste Recycling Centre?</p>			
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The topography of the site is relatively flat. There is a Local Wildlife Site within the site located at the north west end of the site, which covers 4.6ha. If this is excluded from the developable area of the site then the capacity would be reduced to approximately 400 dwellings (assuming 30dph). Neighbouring uses are residential, Culcheth Linear Park and Leigh Golf Club. There are two areas of potentially contaminated land which are adjacent to the south east of the site. Accessibility to formal play space, primary and secondary schools and GP surgery. The nearest MSA is in excess of 700m to the south west of this site and so there would be no interaction/conflict. The site benefits from good pedestrian connectivity via the existing footways on the roads surrounding the site but further analysis would be required as to connectivity to bus services as the nearest service runs along Wigshaw Lane; meaning that much of the site would be outside of the recommended walking distance to a bus service. A development of 400 dwellings would require two vehicular access points, which is likely achievable, but concerns would be raised as to the suitability of the surrounding residential roads to cater for the additional traffic resulting from the development. There are concerns about the potential for the junctions of Hob Hey Lane/Wigshaw Lane, Hob Hey Lane/Common Lane and Broseley Avenue/Common Lane to cater for additional movements given the visibility constraints at each junction and that any improvements to visibility require third party land. However, up to 300 dwellings could be served off a single point of access (Swinhoe Place) provided it was via a loop road arrangement and emergency vehicle access points were also provided. These are significant issues which may mean that the site is not appropriate. A Public Right of Way runs through the site and another bounds the site to the north. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered to be suitable-unlikely to have a major impact on trends. The only suitability issues are the distance to a train station (3-5km) and the Local Wildlife Site which is located to the north west of the site however this could be avoided. The site has accessibility to formal play space, primary and secondary schools and GP surgery's. The site is considered to be achievable, it is within an area of moderate viability and there are no known abnormal development costs. The site is considered to be available as it was promoted by the owner and is not in active use.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Culcheth being located to the south west of the settlement. The site is considered to be in a sustainable location and is free from ownership issues, having been promoted by the site owner. There are no known abnormal development costs and the site is in a location of moderate viability. There is a Local Wildlife Site within the site located at the north west end however this could be avoided. The HS2 Phase 2b safeguarded area is located close to the south of the site along part of the Culcheth Linear Park however the site is significantly larger than the area required to bring forward Culcheth's housing requirement, so any constrained parts of the site could be avoided. The Council's highways officer has advised that a reduced capacity of up to 300 dwellings could be served off Swinhoe Place, provided it was via a loop road arrangement and emergency vehicle access points were also provided. As such, development of the site would be in accordance with draft Warrington Local Plan objectives: W1 to strengthen existing neighbourhoods; W2 to facilitate the sensitive release of Green Belt; W4 to provide new infrastructure to support Warrington's growth and W6 to minimise the impact of development on the environment.</p> <p>However, when compared to the other two contender sites off Warrington Road (SHLAA Ref: 3157/ Site Ref: R18/P2/069) and (SHLAA Ref: 3337/ Site Ref: R18/P2/064) the site performs better (moderately as opposed to weak) in terms of its contribution to the functioning of the Green Belt and there is only a footway on one side of Wigshaw Lane for significant parts of its length with no opportunity for improvement.</p> <p>Therefore, when compared to the other two sites off Warrington Road development of this site would perform the same in respect of objectives W1 (to strengthen existing neighbourhoods) and W6 (to minimise the impact of development on the environment) of the draft Warrington Local Plan but would perform less well in respect of objective W2 (to facilitate the sensitive release of Green Belt) and W4 (to promote sustainable modes of transport).</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

3 SHLAA Ref: 1567

Site Name	Land at Warrington Road/ Hawthorne Avenue	
Site Address	Land at Warrington Road/ Hawthorne Avenue, Culcheth	
Ward	Culcheth, Glazebury and Croft	
Existing Use	Open countryside	
Gross Site Area (Ha)	0.3ha	
Net: Developable Site Area (Ha)	0.3ha	
Site Potential (capacity)	9 dwellings (assumed 30dph)	
Green Belt Assessment Overall Contribution	Weak contribution	

Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site- from Hawthorne Avenue / A574	1. Was the site promoted by the owner?	Unknown	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
Distance to Principal Road Network by vehicle?	<1mile to Warrington Road (A574).	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes (based on surrounding applications)
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	5. Is the site free of ownership and	Unknown	5. Are there known abnormal	None known
Does the site provide access to formal play space?	<200m / On site facilities / potential for facilities to be delivered for large scale developments. Warrington Road play space is approximately 196m from the site.				

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		tenancy issues?	development costs?
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity. The Glazebury CE Aided Primary School is approximately 1.2km from the site.	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site promoter is unknown but is not in active use and could be developed now</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of moderate viability. There is known demand. No known abnormal development costs.</p>
How accessible is the site to the nearest Secondary school?	Over 4.8km to the nearest secondary school. The Culcheth High School is approximately 1.1km from the site.		
How well served is the site by a bus service?	Regular bus service within 200m. The nearest bus stop is approximately 53m from the site.		
How accessible is the site to the nearest train station?	3km-5km – 4.8km from Irlam train station		
What is the overall distance to a GP service or health centre?	1.2km – 3km away with available capacity / limited capacity / potential to expand. The Warrington Settlement Profiles (2017) identifies 3 practices (Culcheth Medical Centre, CCA Culceth and Birchwood MC). CCA Culcheth has capacity and possible room for expansion.		
What are the potential impacts on air quality?	Development more than 1km from AQMA		
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is not thought to be contaminated		
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3		
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside		
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)		
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Within safeguarded / identified areas of importance		
What is the proximity of the site to designated heritage assets?	<p>No heritage assets within or adjacent (50m) to the sites. The nearest heritage assets are identified below:</p> <ul style="list-style-type: none"> The nearest Ancient Monument is Promontory fort 300m west of Great Woolden Hall Farm approximately 2.9km from the site The nearest Conservation Area is Newchurch Hospital is approximately 2.2km from the site. The nearest Grade 2 Listed Building is Milestone approximately 793m from the site. The nearest Grade 1 Listed Building is North Barn at Hurst Hall approximately 1km from the site. 		
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment		
Capacity of the landscape to accommodate development while respecting its character?	The site falls within Character Type IC – Undulating Enclosed Farmland – Winwick, Culcheth, Glazebrook & Rixton. These areas typify undulating enclosed farmland with a medium to large-scale field pattern. This site is adjacent to a cluster of houses that are detached from the settlement of Glazebury. It is an unused vacant piece of land that is wooded around its periphery. Whilst the site is detached from the main settlement the landscape could potentially accommodate development, as the site well contained by existing development on two sides (south and east) and mature trees on the west and northern boundaries. Development of the site would result in a minimal change to landscape character.		

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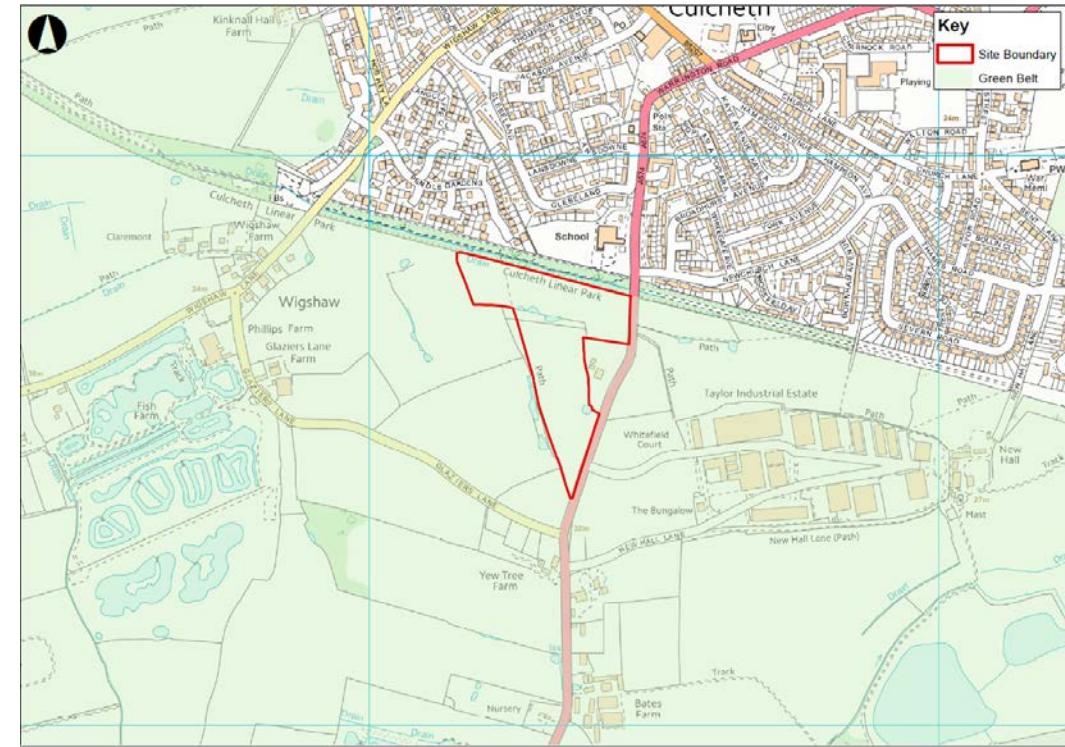
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Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC.		
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	<200m / No priority habitats or species recorded.		
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	Site is predominantly Greenfield (>70%)		
Is there good access to a Household Waste Recycling Centre?			
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is not in active use, it is a greenfield site that has a slight slope from the centre of the site towards the A573 The surrounding land is a pub, residential development and open countryside Poor proximity to nearest secondary school The site is within an area of mineral safeguarding/ area identified for mineral importance The site has no natural greenspace in 300m. Access via A574 Warrington Road would not be considered appropriate, however, access to the site can be achieved via Hawthorne Avenue; a turning area would likely be required as part of any works to create an access point. No Public Rights of Way are indicated as crossing the site but the OS map and google maps indicate a pedestrian link through the site. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered to be suitable-unlikely to have a major impact on trends. There are suitability issues surrounding proximity to services, mineral safeguarding and lack of natural greenspace. The site is considered to be achievable and is in an area of moderate viability. There is known demand and no known abnormal development costs. The site may not be available as it is not known if it was promoted by the owner however it is not in active use.</p> <p><u>Workshop Comments</u></p> <p>The site is located in between the settlements of Glazebury and Culcheth and it is not adjacent to either settlement. As such, the site would feel isolated from the settlement and would not provide a sustainable location for future development. Therefore, it would not be in accordance with the draft Warrington Local Plan objectives including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

4 SHLAA Ref: 2157

Site Name	Land between Glaziers Lane and Warrington Road
Site Address	Land between Glaziers Lane and Warrington Road, Culcheth
Ward	Culcheth, Glazebury and Croft
Existing Use	Open countryside
Gross Site Area (Ha)	4.8ha
Net: Developable Site Area (Ha)	3.6ha
Site Potential (capacity)	108 dwellings (assumed 30dph)
Green Belt Assessment Overall Contribution	Weak contribution



Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site – from A574	1. Was the site promoted by the owner?	Unknown	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
Distance to Principal Road Network by vehicle?	<1mile to Warrington Road (A574).	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes (based on surrounding applications)
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	5. Is the site free of ownership and tenancy issues?	Unknown	5. Are there known abnormal development costs?	None known (however possible contaminated land adjacent to site not within
Does the site provide access to formal play space?	<200m/ On site facilities / potential for facilities to be delivered for large scale developments. Newchurch C.P. School is approximately 36m from the site.				

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			red line)
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity. Newchurch Community Primary School is approximately 90m from the site.	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site promoter is unknown but it is not in active use.</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of moderate viability. There is known demand. No known abnormal development costs.</p>
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has capacity. Culcheth High School is approximately 1.2km from the site.		
How well served is the site by a bus service?	Regular bus service within 200m. The nearest bus stop is approximately 15m from the site.		
How accessible is the site to the nearest train station?	3km-5km. Birchwood train station is approximately 4km from the site.		
What is the overall distance to a GP service or health centre?	<1200m away from a health centre /GP with available capacity. The Warrington Settlement Profiles (2017) identifies 3 practices (Culcheth Medical Centre, CCA Culcheth and Birchwood MC). CCA Culcheth has capacity and possible room for expansion.		
What are the potential impacts on air quality?	Development more than 1km from AQMA		
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is potentially contaminated but may be difficult to remediate - Areas of contamination are identified to the north of the red line boundary.		
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3.		
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside.		
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%).		
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects.		
What is the proximity of the site to designated heritage assets?	<p>Site contains or is within 50m from: Grade II heritage features, Conservation area, Registered park or garden. The nearest heritage assets are identified below:</p> <ul style="list-style-type: none"> The nearest Grade 1 Listed building is Holcroft Hall approximately 2.5km from the site. The nearest Grade 2 Listed building is Newchurch Old Rectory approximately 13m from the site. The nearest Conservation Area is identified as Newchurch Hospital approximately 1.1km from the site. The nearest Ancient Monument is identified as Promontory Fort 300m west of Great Woolden Hall Farm approximately 3.7km from the site. 		
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	Potential negative effects on heritage assets/the historic environment but mitigation could be possible		
Capacity of the landscape to accommodate development while respecting its character?	The site falls within Character Type 1C – Undulating Enclosed Farmland – Winwick, Culcheth, Glazebrook & Rixton. These areas typify undulating enclosed farmland with a medium to large-scale field pattern. The site is in agricultural use and has weak field boundaries for the most part. The northern boundary is defined by the Linear Park that provides a strong boundary to the south of the settlement. The landscape could potentially accommodate development, as the site is adjacent to the settlement. However, the site extends south of the clearly defined boundary to the existing settlement and development in this location would be highly visible on the approach to the village along Warrington Road (A574). Mitigation would be required to protect wider landscape character. Development of the site would result in fairly significant change to landscape character.		

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Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC.		
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	N/A		
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	Site is predominantly Greenfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	5.3miles to Woolston Community Recycling Centre.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is open countryside and therefore is not in active use, however there is dense vegetation and some slight undulations in the topography The neighbouring uses are Culcheth Linear Park, agricultural land and Taylor Business Park The site has potential for contamination The site contains or within 50m of a heritage asset The site is over 300m from natural greenspace Appropriate access can likely be achieved from A574 Warrington Road within the site edged red. Given the number of dwellings a pedestrian crossing facility would likely be required across Warrington Road to provide linkage to bus services. A Public Right of Way runs through the site. If taken forward, Site Refs: 2157, 2588, 2593, 2597 and 2598 would benefit from coordinated development to ensure appropriate pedestrian infrastructure could be provided to link the area with the existing community and facilities/services. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered to be suitable-unlikely to have a major impact on trends. There are suitability issues surrounding heritage, potential contamination of adjacent land, and access to natural green space. The site is considered to be achievable and is in an area of moderate viability and there is known demand. It is unclear whether the site is available as it is not known whether it was promoted by the owner however it is not in active use.</p> <p><u>Workshop Comments</u></p> <p>The site is separated from the settlement of Culcheth by the Linear Park which retains a defining boundary to the settlement. As such, development of the site would alter this existing boundary and would change the character of the settlement. In addition, the south of the site is within the HS2 Phase 2b safeguarded area. Therefore, development of the site would not be in accordance with the draft Warrington Local Plan objectives including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, and W5 to reinforce the character and local distinctiveness of Warrington.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

5 SHLAA Ref: 2588/ Site Ref: R18/P2/045

Site Name	Taylor Business Park				
Site Address	Warrington Road, Culcheth, WA3 6BH				
Ward	Culcheth, Glazebury and Croft				
Existing Use	Taylor Industrial Estate				
Gross Site Area (Ha)	12.9ha				
Net: Developable Site Area (Ha)	9.7ha				
Site Potential (capacity)	291 dwellings (assumed 30dph)				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Existing access into the site – however this is for access to Taylor Industrial Estate	1. Was the site promoted by the owner?	Unknown	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
Distance to Principal Road Network by vehicle?	<1mile to Warrington Road (A574).	2. Is there an extant planning consent on the site?	No extant consents for housing	2. Is there active developer interest in the site?	Unknown
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	Yes – Taylor Industrial Estate	3. Is there known demand for the form of provision approved/proposed?	Yes (based on surrounding applications)
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	4. Could the site be developed now?	No (ownership unknown and in use)	4. Have similar sites been successfully developed in the preceding years?	No (not industrial estate)
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	5. Is the site free of ownership and	Unknown	5. Are there known abnormal	Yes (50% of site is potentially contaminated)
Does the site provide access to formal play space?	<200m / On site facilities / potential for facilities to be delivered for large scale developments. Yew Tree Farm Playing Fields is approximately 43m from the site.				

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		tenancy issues?	development costs? (land)
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity. Newchurch Community Primary School is approximately 317m from the site.	Summary: Is the site available for development? (conclusion based on all of the above) Ownership is unknown and the site is in active use and could not be developed now.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is known demand. There are abnormal development costs which could be overcome.
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has capacity. Culcheth High School is approximately 1.2km from the site.		
How well served is the site by a bus service?	Regular bus service within 200m. The nearest bus stop is not identified.		
How accessible is the site to the nearest train station?	3km-5km. Birchwood train station is approximately 3.5km from the site.		
What is the overall distance to a GP service or health centre?	<1200m away from a health centre /GP with available capacity. The Warrington Settlement Profiles (2017) identifies 3 practices (Culcheth Medical Centre, CCA Culcheth and Birchwood MC). CCA Culcheth has capacity and possible room for expansion.		
What are the potential impacts on air quality?	Development more than 1km from AQMA		
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is potentially contaminated but may be difficult to remediate. The eastern half of the site is identified as potentially contaminated land.		
Would allocation of the site result in the loss of High Quality Agricultural Land? *** not identified in spreadsheet***	Contains less than 10hectares of agricultural land 1-3		
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside.		
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)		
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects		
What is the proximity of the site to designated heritage assets?	No heritage assets within or adjacent (50m) to the sites. The nearest heritage assets are identified below: <ul style="list-style-type: none"> The nearest Grade 1 Listed Building is Holcroft Hall approximately 2.1km from the site. The nearest Grade 2 Listed Building is Newchurch Old Rectors approximately 71m from the site. The nearest Conservation Area is Newchurch Hospital approximately 1.4km. The nearest Ancient Monument is identified as Promontory fort 300m west of Great Woolden Hall Farm approximately 3.1km from the site. 		
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment		
Capacity of the landscape to accommodate development while respecting its character?	The site falls within Character Type 2B – Mossland Landscape – Holcroft & Glazebrook Moss. The area consists of sparsely populated moss land that consists of a flat open landscape with isolated woodlands. The predominant land use is agriculture and field sizes become larger with fewer dividing ditches towards the north of the area. The site is located to the south of the settlement of Culcheth and is currently a trading estate that is in active use. The eastern boundary of the site is defined by Warrington Road (A574) and the frontage is open. This site is detached from the settlement and is highly visible when		

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	approaching/exiting the village along Warrington Road (A574). Mitigation would be required to protect wider landscape character. Development of the site would result in significant change to landscape character.		
Could allocation of the site have a potential impact on a European Site SSSI, SPA or SAC?	Outside catchment area of SPA or SAC.		
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	<200m / No priority habitats or species recorded.		
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	Predominantly brownfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	5.1 miles to Woolston Community Recycling centre		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is in active use as Taylor Industrial Estate, which contains a number of businesses and office space which is in active use The developable area of the site is dependent on the amount of built form as at present the site is mostly developed The neighbouring uses are open countryside and agricultural uses, with residential development to the north on the opposite side of Culcheth Linear Park The site includes no natural greenspace within 300m. Approximately 50% (east) of the land is identified as being potentially contaminated. The site has poor proximity to train services. Two points of access would be required given the number of dwellings proposed; this is not achievable within the site edged red without control of the southern un-adopted arm of New Hall Lane. Any proposal would require the provision of a 2m footway on A574 Warrington Road contiguous with the red line boundary. Given the number of dwellings a pedestrian crossing facility would likely be required across Warrington Road to provide linkage to bus services. A Public Right of Way runs immediately adjacent to the site. If taken forward, Site Refs: 2157, 2588, 2593, 2597 and 2598 would benefit from coordinated development to ensure appropriate pedestrian infrastructure could be provided to link the area with the existing community and facilities/services. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered to be suitable- unlikely to have a major impact on trends. There are suitability issues surrounding natural greenspace, proximity to train services and partial contamination (50%) of the site. The site may be achievable as it is in an area of moderate viability and 50% of the site consists of potentially contaminated land which may require remediation. The site may not be available as it is unclear if the site has been promoted by the owner and the site is in active use.</p> <p><u>Workshop Comments</u></p> <p>The site is separated from the settlement of Culcheth by the Linear Park which retains a defining boundary to the settlement. As such, development of the site would alter this existing boundary and would change the character of the settlement. In addition, the site is in active employment use. The southern edge of the site falls within the HS2 Phase 2b safeguarded area. Therefore, development of the site would not be in accordance with the draft Warrington Local Plan objectives including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, and W5 to reinforce the character and local distinctiveness of Warrington.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

6 SHLAA Ref 2593

Site Name	Land south of Newhall Lane (Plot 1)				
Site Address	Culcheth, Warrington, WA3 6BH				
Ward	Culcheth, Glazebury and Croft				
Existing Use	Open countryside				
Gross Site Area (Ha)	1.15ha				
Net: Developable Site Area (Ha)	1.035ha				
Site Potential (capacity)	40 dwellings (assumed 30dph)				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site – access from New Hall Lane, which is currently in primary use for access to Taylor Industrial Estate	1. Was the site promoted by the owner?	Unknown	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
Distance to Principal Road Network by vehicle?	<1mile to Warrington Road (A574).	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes (based on surrounding applications)
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	5. Is the site free of ownership and	Unknown	5. Are there known abnormal	Yes (potential contamination)
Does the site provide access to formal play space?	<200m / On site facilities / potential for facilities to be delivered for large scale developments. Yew Tree Farm Playing Fields is approximately 72m from the site.				

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		tenancy issues?	development costs?
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity. Newchurch Community Primary School is approximately 540m from the site.	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>It is unknown if the site was promoted by owner but is not in active use and could be developed now.</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of moderate viability. There is known demand. There are abnormal development costs which could be overcome.</p>
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has capacity. Culcheth High School is approximately 1.5km from the site.		
How well served is the site by a bus service?	Regular bus service within 200m. The nearest bus stop is approximately 170m from the site.		
How accessible is the site to the nearest train station?	3km-5km. Birchwood train station is approximately 3.4km from the site.		
What is the overall distance to a GP service or health centre?	<1200m away from a health centre /GP with available capacity.		
What are the potential impacts on air quality?	Development more than 1km from AQMA		
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is potentially contaminated but may be difficult to remediate. An area of potential contamination is identified in the central area of the site.		
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3.		
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside.		
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%).		
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects.		
What is the proximity of the site to designated heritage assets?	<p>No heritage assets within or adjacent (50m) to the sites. The nearest heritage assets are identified below:</p> <ul style="list-style-type: none"> The nearest Grade 1 Listed Building is Holcroft Hall approximately 2.5km from the site. The nearest Grade 2 Listed Building is Newchurch Old Rectors is approximately 300m from the site. The nearest Conservation Area is Newchurch Hospital approximately 1.6km from the site. The nearest Ancient Monument is Promontory fort 300m west of Great Woolden Hall Farm approximately 3.5km from the site. 		
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment		
Capacity of the landscape to accommodate development while respecting its character?	The site falls within Character Type 2B – Mossland Landscape – Holcroft & Glazebrook Moss. The area consists of sparsely populated moss land that consists of a flat open landscape with isolated woodlands. The predominant land use is agriculture and field sizes become larger with fewer dividing ditches towards the north of the area. The site is in agricultural use and has weak field boundaries for the most part. The western boundary abuts the rear of a small cluster of development that fronts on to Warrington Road (A574). This site is detached from the settlement and whilst it will not particularly be visible when approaching the village from the south, it will be highly visible from the north when exiting the village. Mitigation would be required to protect wider landscape character. Development of the site would result in fairly significant change to landscape character.		

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Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC.		
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	N/A		
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	Site is predominantly Greenfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	5.2 miles to Woolston Community Recycling Centre.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is open countryside and is not in active use. However, the site is currently accessed along New Hall Lane, which is primarily access for Taylor Industrial Estate The neighbouring uses are Taylor Industrial Estate to the north with other uses open countryside The site has a small patch of potentially contaminated land in the centre of the site. The site has no natural greenspace within 300m. Access can be achieved to New Hall Lane but as this is an unadopted road and outside of the land edged red there are potential issues with right of access, future maintenance and liability for this route (which is also a public Right of Way). If taken forward, Site Refs: 2157, 2588, 2593, 2597 and 2598 would benefit from coordinated development to ensure appropriate pedestrian infrastructure could be provided to link the area with the existing community and facilities/services. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered to be suitable- unlikely to have a major impact on trends. There are suitability issues surrounding neighbouring uses, potentially contaminated land, and access to natural greenspace and train stations. The site may be achievable as it is in an area of moderate viability, there is known demand however there is potentially contaminated land on the site. The site may be available however it is unclear if the site has been promoted by the owner but it is not in active use and could be developed now.</p> <p><u>Workshop Comments</u></p> <p>The site is not adjacent to the settlement of Culcheth and is separated by the Linear Park which retains a defining boundary to the settlement. As such, development of the site would alter this existing boundary and would change the character of the settlement. The northern edge of the site falls within the HS2 Phase 2b safeguarded area. Therefore, development of the site would not be in accordance with the draft Warrington Local Plan objectives including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, and W5 to reinforce the character and local distinctiveness of Warrington.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

7 SHLAA Ref: 2595

Site Name	Land at Junction Warrington Road/ Glaziers Lane (Plot 3)
Site Address	Culcheth, Warrington, WA3
Ward	Culcheth, Glazebury and Croft
Existing Use	Agricultural
Gross Site Area (Ha)	0.88ha
Net: Developable Site Area (Ha)	0.79ha
Site Potential (capacity)	24 dwellings (assumed 30dph)
Green Belt Assessment Overall Contribution	Weak contribution



Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site – access could be created from either Glaziers Lane or A574	1. Was the site promoted by the owner?	Unknown	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
Distance to Principal Road Network by vehicle?	<1mile to Warrington Road (A574).	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	Yes – agricultural	3. Is there known demand for the form of provision approved/proposed?	Yes (based on surrounding applications)
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	4. Could the site be developed now?	Unknown	4. Have similar sites been successfully developed in the preceding years?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	5. Is the site free of ownership and tenancy issues?	Unknown	5. Are there known abnormal development costs?	None known
Does the site provide access to formal play space?	<200m / On site facilities / potential for facilities to be delivered for large scale developments. Yew Tree Farm Playing Fields is approximately 77m from the site.				

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How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity. Newchurch Community Primary School is approximately 416m from the site.	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Ownership is unknown and the site is in active use and could not be developed now.</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of moderate viability. There is known demand. There are no known abnormal costs.</p>
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has capacity. Culcheth High School is approximately 1.5km from the site.		
How well served is the site by a bus service?	Regular bus service within 200m. The nearest bus stop is approximately 63m from the site.		
How accessible is the site to the nearest train station?	3km-5km. Birchwood train station is approximately 3.6km from the site.		
What is the overall distance to a GP service or health centre?	<1200m away from a health centre /GP with available capacity. The Warrington Settlement Profiles (2017) identifies 3 practices (Culcheth Medical Centre, CCA Culcheth and Birchwood MC). CCA Culcheth has capacity and possible room for expansion.		
What are the potential impacts on air quality?	Development more than 1km from AQMA.		
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is not thought to be contaminated		
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3		
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside		
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)		
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects		
What is the proximity of the site to designated heritage assets?	<p>No heritage assets within or adjacent (50m) to the sites. The nearest heritage assets are identified below:</p> <ul style="list-style-type: none"> The nearest Grade 1 Listed Building is Holcroft Hall approximately 2.7km from the site. The nearest Grade 2 Listed Building is Newchurch Old Rectors approximately 172m from the site. The nearest Conservation Area is Newchurch Hospital approximately 1.5km from the site. The nearest Ancient Monument is 'Promontory fort 300m west of Great Woollen Hall Farm approximately 3.7km from the site. 		
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment		
Capacity of the landscape to accommodate development while respecting its character?	The site falls within Character Type 1C – Undulating Enclosed Farmland – Winwick, Culcheth, Glazebrook & Rixton. These areas typify undulating enclosed farmland with a medium to large-scale field pattern. The site is located to the south of the settlement of Culcheth and is in agricultural use. It has weak field boundaries for the most part. The southwestern and southeastern boundaries are defined by Glaziers Lane and Warrington Road (A574) respectively. This site is detached from the settlement and is highly visible on the approach to the village along Warrington Road (A574) from the south. Mitigation would be required to protect wider landscape character. Development of the site would result in significant change to landscape character.		
Could allocation of the site have a	Outside catchment area of SPA or SAC.		

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potential impact on a European Site SPA or SAC?			
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	N/A		
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	Site is predominantly Greenfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	4.9 miles to Woolston Community Recycling Centre.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is a greenfield site which is in agricultural use, the site is flat and has open views The neighbouring uses are primarily open countryside, with Taylor Industrial Estate opposite the site The site has poor proximity to a train station. The site has no natural greenspace within 300m. Suitable access can be achieved from Glaziers Lane (but not A574 Warrington Road). A 2m footway along Glaziers Lane contiguous with the red line boundary would be required to tie into the existing footway at Warrington Road to ensure appropriate accessibility. A Public Right of Way runs along the northeastern boundary of the site. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered to be suitable-unlikely to have a major impact on trends. There are suitability issues in relation to poor proximity to train stations and proximity to natural green spaces. The site is considered to be achievable and is an area of moderate viability, there is known demand and no known abnormal development costs. The site may not be available as it is unknown if it was promoted by the owner and it is in active agricultural use.</p> <p><u>Workshop Comments</u></p> <p>The site is not adjacent to the settlement of Culcheth and is separated by the Linear Park which retains a defining boundary to the settlement. As such, development of the site would alter this existing boundary and would change the character of the Culcheth settlement. Furthermore, a large proportion of the site falls within the HS2 Phase 2b safeguarded area. Therefore, development of the site would not be in accordance with the draft Warrington Local Plan objectives including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, and W5 to reinforce the character and local distinctiveness of Warrington.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

8 SHLAA Ref: 2596

Site Name	Land east of Warrington Road (Plot 4)				
Site Address	Culcheth, Warrington, WA3				
Ward	Culcheth, Glazebury and Croft				
Existing Use	Agricultural				
Gross Site Area (Ha)	0.51ha				
Net: Developable Site Area (Ha)	0.46ha				
Site Potential (capacity)	14 dwellings (assumed 30dph)				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site - From A574	1. Was the site promoted by the owner?	Unknown	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
Distance to Principal Road Network by vehicle?	<1mile to Warrington Road (A574).				
How close is the site to key employment sites?	<1200m away	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	3. Is the site in active use?	Yes – agricultural	3. Is there known demand for the form of provision approved/proposed?	Yes (based on surrounding applications)
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	4. Could the site be developed now?	Unknown	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to	<200m/ On site facilities / potential for facilities to be delivered for large scale	5. Is the site free of ownership and	Unknown	5. Are there known abnormal	None known

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formal play space?	developments. The Yew Tree Farm Playing Fields is approximately 118m from the site.	tenancy issues?		development costs?	
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity. Newchurch Community Primary School is approximately 854m from the site.	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Ownership is unknown and the site is in active use and could not be developed now.</p>		<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of moderate viability. There is known demand. No known abnormal development costs.</p>	
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has capacity. Culcheth High School is approximately 1.9km from the site.				
How well served is the site by a bus service?	Regular bus service within 200m. The nearest bus stop is approximately 172m from the site.				
How accessible is the site to the nearest train station?	3km-5km. Birchwood Train Station is approximately 3.1km from the site.				
What is the overall distance to a GP service or health centre?	<1200m away from a health centre /GP with available capacity. The Warrington Settlement Profiles (2017) identifies 3 practices (Culcheth Medical Centre, CCA Culcheth and Birchwood MC). CCA Culcheth has capacity and possible room for expansion.				
What are the potential impacts on air quality?	Housing development within 1km of an AQMA.				
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is not thought to be contaminated.				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3.				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside.				
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects				
What is the proximity of the site to designated heritage assets?	<p>No heritage assets within or adjacent (50m) to the sites. The nearest heritage assets are identified below:</p> <ul style="list-style-type: none"> The nearest Grade 1 Listed Building is Holcroft Hall approximately 2.8km from the site. The nearest Grade 2 Listed Building is Hope Farmhouse approximately 107m from the site. The nearest Conservation Area is Newchurch Hospital approximately 1.9km from the site. The nearest Ancient Monument is identified as Promontory Fort 300m west of Great Woolden Hall Farm approximately 3.6km from the site. 				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment				
Capacity of the landscape to accommodate development while respecting its character?	The site falls within Character Type 2B – Mossland Landscape – Holcroft & Glazebrook Moss. The area consists of sparsely populated moss land that consists of a flat open landscape with isolated woodlands. The predominant land use is agriculture and field sizes become larger with fewer dividing ditches towards the north of the area. The site is in agricultural use and has weak field boundaries for the most part. The western boundary fronts on to Warrington Road (A574). This site is detached from the settlement and in a prominent location that will be visible when approaching the village from the south. Development of the site would result in fairly significant change to landscape character.				
Could allocation of the site have a	Outside catchment area of SPA or SAC.				

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potential impact on a European Site SPA or SAC?			
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	Contains or is adjacent to (50m) a local wildlife site / priority habitats or species have been recorded within 50m of the site. Suitable for biodiversity offsetting.		
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	Site is predominantly Greenfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	4.6 miles to Woolston Community Recycling Centre.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • The site is in agricultural use and is a flat open site • The neighbouring uses are farms and land in agricultural uses • The site has poor proximity to nearest train station. • The sites nearest natural greenspace is over 300m. • The site is within 1km of an AQMA. • There is a local wildlife site to the east. • A BAP borders the site to the west, there are multiple areas of BAPs to the west and east of the site. • Suitable access can be achieved from A574 Warrington Road. The footway along the Warrington Road frontage of the site is not continuous, requiring pedestrians to cross the road to link to the facilities/services available in Culcheth. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered as suitable-unlikely to have a major impact on trends. There are suitability issues surrounding AQMAs, proximity to greenspaces and AQMAs. Local Wildlife Sites and BAPs are identified within close proximity. The site is considered to be achievable and is in an area of moderate viability, there is known demand and no known abnormal development costs. The site may not be available as it does not appear to have been promoted by the owner and it is in active agricultural use.</p> <p><u>Workshop Comments</u></p> <p>The site is not adjacent to the settlement of Culcheth and is separated by the Linear Park which retains a defining boundary to the settlement. As such, development of the site would alter this existing boundary and would change the character of the settlement. Therefore, development of the site would not be in accordance with the draft Warrington Local Plan objectives including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, and W5 to reinforce the character and local distinctiveness of Warrington.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

9 SHLAA Ref: 2597

Site Name	Land south of disused railway line (Plot 5)	
Site Address	Land south of disused railway line (Plot)	
Ward	Culcheth, Glazebury and Croft	
Existing Use	Agriculture	
Gross Site Area (Ha)	0.79ha	
Net: Developable Site Area (Ha)	0.71ha	
Site Potential (capacity)	21 dwellings (assumed 30dph)	
Green Belt Assessment Overall Contribution	Moderate contribution	

Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site - From the A574	1. Was the site promoted by the owner?	Unknown	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
Distance to Principal Road Network by vehicle?	<1mile to Warrington Road (A574).	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	Yes – agriculture	3. Is there known demand for the form of provision approved/proposed?	Yes (based on surrounding applications)
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	4. Could the site be developed now?	Unknown	4. Have similar sites been successfully developed in the preceding years?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	5. Is the site free of ownership and	Unknown	5. Are there known abnormal	Yes (potential contamination)
Does the site provide access to formal play space?	<200m / On site facilities / potential for facilities to be delivered for large scale developments. Newchurch C.P. School is approximately 102m from the site.				

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		tenancy issues?	development costs?
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity. Newchurch Community Primary School is approximately 116m from the site.	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Ownership is unknown and the site is in active use and could not be developed now.</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of moderate viability. There is known demand. There are abnormal development costs which could be overcome.</p>
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has capacity. Culceth High School is approximately 1.1km from the site.		
How well served is the site by a bus service?	Regular bus service within 200m. The nearest bus stop is approximately 63m from the site.		
How accessible is the site to the nearest train station?	3km-5km. Birchwood Train Station is approximately 3.9km from the site.		
What is the overall distance to a GP service or health centre?	<1200m away from a health centre /GP with available capacity. The Warrington Settlement Profiles (2017) identifies 3 practices (Culcheth Medical Centre, CCA Culceth and Birchwood MC). CCA Culcheth has capacity and possible room for expansion.		
What are the potential impacts on air quality?	Development more than 1km from AQMA.		
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is potentially contaminated but may be difficult to remediate. Potential containment borders the site to the north.		
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3		
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside.		
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)		
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects		
What is the proximity of the site to designated heritage assets?	<p>No heritage assets within or adjacent (50m) to the sites. The nearest heritage assets are identified below:</p> <ul style="list-style-type: none"> The nearest Grade 1 Listed Building is Holcroft Hall is approximately 2.3km from the site. The nearest Grade 2 Listed Building is Milestone approximately 52m away. The nearest Conservation Area is identified as Newchurch Hospital approximately 1.2km from the site The nearest Ancient Monument is 'Promontory form 300m west of Great Woolden Hall Farm approximately 3.5km from the site. 		
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment		
Capacity of the landscape to accommodate development while respecting its character?	The site falls within Character Type 2B – Mossland Landscape – Holcroft & Glazebrook Moss. The area consists of sparsely populated moss land that consists of a flat open landscape with isolated woodlands. The predominant land use is agriculture and field sizes become larger with fewer dividing ditches towards the north of the area. The site is in agricultural use. The northern boundary is defined by the Linear Park that provides a strong boundary to the south of the settlement. The landscape could potentially accommodate development, as the site is adjacent to the settlement. However, the site extends south of the clearly defined boundary to the existing settlement and development in this location would be highly visible on the approach to the village along Warrington Road (A574). Mitigation would be required to protect wider landscape character. Development of the site would		

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	result in fairly significant change to landscape character.		
Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC.		
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	N/A		
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	Site is predominantly Greenfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	5.2miles to Woolston Community Recycling Centre.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is in agricultural use, but is a flat and open site The neighbouring uses are agricultural land, residential development and Culcheth Linear Park Potential contamination is identified along the northern border of the site. This would require remediation. The site has no natural greenspace within 300m. The site has poor proximity to train stations. Access may be achievable from the A574 Warrington Road although there is a question mark as to whether adequate visibility can be achieved given the proximity of the bridge abutment. A 2m footway would be required along Warrington Road contiguous with the red line boundary. A Public Right of Way runs along the southern boundary of the site. If taken forward Site Refs: 2157, 2588, 2593, 2597 and 2598 would benefit from coordinated development to ensure appropriate pedestrian infrastructure could be provided to link the area with the existing community and facilities/services. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered to be suitable- unlikely to have a major impact on trends. There are suitability issues surrounding potential contamination, proximity to natural greenspace and train stations. The site is considered to be achievable and is an area of moderate viability with known demand and there are abnormal development costs relating to potential contamination. It is unclear whether the site is available as it was not promoted by the owner, however the site is in active agricultural use.</p> <p><u>Workshop Comments</u></p> <p>The site is separated from the settlement of Culcheth by the Linear Park which retains a defining boundary to the settlement. As such, development of the site would alter this existing boundary and would change the character of the settlement. Therefore, development of the site would not be in accordance with the draft Warrington Local Plan objectives including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt and W5 to reinforce the character and local distinctiveness of Warrington.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

10 SHLAA Ref: 2598

Site Name	Land at NW corner of Taylor Business Park (Plot 6)				
Site Address	Culcheth, Warrington WA3				
Ward	Culcheth, Glazebury and Croft				
Existing Use	Open countryside and dense tree cover				
Gross Site Area (Ha)	0.97ha				
Net: Developable Site Area (Ha)	0.87ha				
Site Potential (capacity)	26 dwellings (assumed 30dph)				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site – From A574	1. Was the site promoted by the owner?	Unknown	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
Distance to Principal Road Network by vehicle?	<1mile to Warrington Road (A574).	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes (based on surrounding applications)
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	5. Is the site free of ownership and	Unknown	5. Are there known abnormal	None known
Does the site provide access to formal play space?	<200m / On site facilities / potential for facilities to be delivered for large scale developments. Newchurch C.P. School is approximately 148m from the site.				

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		tenancy issues?	development costs?
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity. Newchurch Community Primary School is approximately 2.3km from the site.	Summary: Is the site available for development? (conclusion based on all of the above) Site promoter is unknown however the site is not in active use.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is known demand. No known abnormal development costs.
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has capacity. Culcheth High School is approximately 1.2km from the site.		
How well served is the site by a bus service?	Regular bus service within 200m. The nearest bus stop is approximately 70m from the site.		
How accessible is the site to the nearest train station?	3km-5km. Birchwood Train is approximately 3.8km from the site.		
What is the overall distance to a GP service or health centre?	<1200m away from a health centre /GP with available capacity. The Warrington Settlement Profiles (2017) identifies 3 practices (Culcheth Medical Centre, CCA Culcheth and Birchwood MC). CCA Culcheth has capacity and possible room for expansion.		
What are the potential impacts on air quality?	Development more than 1km from AQMA		
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is not thought to be contaminated		
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3		
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Site falls within Zone 2 or 3		
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)		
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects.		
What is the proximity of the site to designated heritage assets?	Site contains or is within 50m from: Grade II heritage features Conservation area Registered park or garden. The nearest heritage assets are identified below: <ul style="list-style-type: none"> • Nearest Grade 1 Listed Building is Holcroft Hall approximately 2.5km from the site. • Nearest Grade 2 Listed Building is Newchurch Old Rectors approximately 33m from the site. • Nearest Conservation Area is Newchurch Hospital approximately 1.3km from the site. • Nearest Ancient Monument is Promontory Fort 300m west of Great Woolden Hall Farm approximately 3.2km from the site. 		
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment		
Capacity of the landscape to accommodate development while respecting its character?	The site falls within Character Type 2B – Mossland Landscape – Holcroft & Glazebrook Moss. The area consists of sparsely populated moss land that consists of a flat open landscape with isolated woodlands. The predominant land use is agriculture and field sizes become larger with fewer dividing ditches towards the north of the area. The site is one of the pockets of woodland that define this character area. The site is detached from the settlement and development in this location would be highly visible on the approach to the village along Warrington Road (A574). Mitigation would be unlikely to protect wider landscape character. Development of the site would result in a significant change to landscape character.		
Could allocation of the site have a	Outside catchment area of SPA or SAC.		

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potential impact on a European Site SPA or SAC?			
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	N/A		
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	Site is predominantly Greenfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	5.2miles to Woolston Community Recycling Centre.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The existing use is open countryside, with dense tree cover The neighbouring uses are open countryside, land in agricultural uses and Taylor Industrial Estate is to the south The site has poor proximity to natural greenspace and train stations/ The site lies within Groundwater Source Protection Zone 2/3. Site with 50m of a Grade 2 Heritage Asset. Access can be achieved from the A574 Warrington Road. A 2m footway would be required along Warrington Road contiguous with the red line boundary. A Public Right of Way runs along the north eastern boundary of the site. If taken forward Site Refs: 2157, 2588, 2593, 2597 and 2598 would benefit from coordinated development to ensure appropriate pedestrian infrastructure could be provided to link the area with the existing community and facilities/services. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered to suitable- unlikely to have a major impact on trends. There are suitability issues surrounding access to greenspaces and train stations, proximity to Groundwater Source Protection Zones and proximity to heritage assets. The site is considered to be achievable and is an area of moderate viability, there is known demand and no known abnormal development costs. The site may not be available as it was unknown if it was promoted by the owner however it is not in active use.</p> <p><u>Workshop Comments</u></p> <p>The site is separated from the settlement of Culcheth by the Linear Park which retains a defining boundary to the settlement. As such, development of the site would alter this existing boundary and would change the character of the settlement. Therefore, development of the site would not be in accordance with the draft Warrington Local Plan objectives including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt and W5 to reinforce the character and local distinctiveness of Warrington.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

11 SHLAA Ref: 2656

Site Name	Land adj Petersfield Gardens				
Site Address	Petersfield Gardens, Culcheth				
Ward	Culcheth, Glazebury and Croft				
Existing Use	Open countryside / agricultural				
Gross Site Area (Ha)	4.2ha				
Net: Developable Site Area (Ha)	3.15ha				
Site Potential (capacity)	94 dwellings (assumed 30dph)				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	<p>Traffic Light Assessment</p> <p>Green - Promotes sustainable growth /</p> <p>Yellow - Unlikely to have a major impact on trends /</p> <p>Amber - Mitigation may be required/unavoidable impacts /</p> <p>Red - Mitigation likely to be required/unavoidable impacts</p>	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created but may require land outside of the site- this could be along Petersfield Gardens	1. Was the site promoted by the owner?	Unknown	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
Distance to Principal Road Network by vehicle?	<1mile to Warrington Road (A574).	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
How close is the site to key employment sites?	1.2km – 3km away	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	3 or more community facilities within 4.8km	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	5. Is the site free of ownership and tenancy issues?	Unknown	5. Are there known abnormal development costs?	None known
Does the site provide access to formal play space?	<200m – Twiss Green Community Primary School adjacent to the site (0m)				
How accessible is the site to the	Primary school located within 3.2km of the site and has capacity – Twiss Green Community				

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nearest primary school on foot?	Primary School adjacent to the site	Summary: Is the site available for development? (conclusion based on all of the above) Site promoter is unknown but it is not in active use and could be developed now	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is developer interest and/or demand. No known abnormal development costs.
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has capacity – Culcheth High School is 641m from the site		
How well served is the site by a bus service?	Low frequency bus service within 200m-400m / Regular bus service within 400m-800m – 530m to bus stop		
How accessible is the site to the nearest train station?	>5km away – Birchwood Train Station is 5.1km from the site		
What is the overall distance to a GP service or health centre?	<1200m away from a health centre /GP with available capacity - The Warrington Settlement Profiles (2017) identifies 3 practices (Culcheth Medical Centre, CCA Culcheth and Birchwood MC). CCA Culcheth has capacity and possible room for expansion.		
What are the potential impacts on air quality?	Development more than 1km from AQMA		
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is not thought to be contaminated		
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3		
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside		
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)		
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects		
What is the proximity of the site to designated heritage assets?	No heritage assets within or adjacent (50m) to the sites North Barn at Hurst Hall, Grade I listed building, 1.5km <ul style="list-style-type: none"> • Kenyon Hall, Grade II listed building, 687m • Promontory fort 300m west of Great Woolden Hall Farm ancient monument, 4km • Nearest Conservation Area is identified as Newchurch Hospital approximately 187m from the site. 		
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment		
Capacity of the landscape to accommodate development while respecting its character?	The site falls within Character Type 1C – Undulating Enclosed Farmland – Winwick, Culcheth, Glazebrook & Rixton. These areas typify undulating enclosed farmland with a medium to large-scale field pattern. It consists of a mixture of agricultural land and unused vacant land. The landscape could potentially accommodate development, as the site is adjacent to the northern boundary of the settlement and is fairly well contained on its eastern and northern boundaries by belts of trees. Mitigation may be required to protect wider landscape character. Development of the site would result in a moderate change to landscape character.		
Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC. <ul style="list-style-type: none"> • Manchester Mosses SAC / SSSI is 3.5km from the site. 		
Could allocation of the site have a potential impact on a SSSI?	/ >400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites,	N/A		

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Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?			
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	Site is predominantly Greenfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	4.8 miles to Leigh Waste and Recycling Centre.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site consists of open countryside which is bound by residential development to the south and a primary school and residential development to the west. To the north is open countryside with residential development further north beyond this. The site is bound by Wellfield Wood to the east. The topography of the site is relatively flat. Site is within a hazardous installation buffer zone (Class B) The site has good accessibility to formal play space, primary schools, secondary schools and GP services. The only available access point appears to be via Petersfield Gardens, which is narrow with no footways. This would not be considered suitable as a means of access for additional development. Given the size of the site a secondary emergency access point would be required and it does not appear that this could be provided without third party land. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>This site is considered to be suitable – unlikely to have a major impact on trends. The site is considered to be achievable as it is in an area of moderate viability and there is no known demand and no known abnormal development costs. The site may not be available as it is unknown if it was promoted by the owner however it is not in active use and could be developed now.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Culcheth, to the north of the existing residential area adjacent to Twiss Green Primary School. The site is considered to be in a sustainable location. The site is considered to be available although it is unknown if it was promoted by the owner however it is not in active use and could be developed now. The site is achievable as there are no known abnormal development costs and the site is in a location of moderate viability. The site is considered to be suitable – unlikely to have a major impact on trends however the Council’s highways officer states that an appropriate access cannot be provided without utilising third party land. As such, development of the site would not be in accordance with draft Warrington Local Plan objective W4, to provide new infrastructure to support Warrington’s growth, reduce congestion and promote sustainable transport options.</p> <p>SITE CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

12 SHLAA Ref: 3151

Site Name	Glazebury Depot				
Site Address	Glazebury Depot, Glazebury				
Ward	Culcheth, Glazebury and Croft				
Existing Use	Orica site				
Gross Site Area (Ha)	20.1ha				
Net: Developable Site Area (Ha)	15.1ha				
Site Potential (capacity)	453 dwellings (assumed 30dph)				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Existing access into the site – from B5207 and a private road	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
Distance to Principal Road Network by vehicle?	1.6 miles Warrington Road (A574).to and 2 miles to East Lancs Road (A580).	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	Yes (depot)	3. Is there known demand for the form of provision approved/proposed?	No (based on location and surroundings)
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m-2000m	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No (based on site size and use)
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes (entire site consists of potentially contaminated land)
Does the site provide access to formal play space?	<400m. Leigh Golf Club is approximately 306m from the site.				

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How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity. Twiss Green Community Primary School is approximately 1.1km from the site.	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site was promoted by owner. No known ownership issues.</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of moderate viability. Developer interest unknown There are abnormal development costs which could be overcome.</p>
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site. Culcheth High School is located approximately 1.5km from the site and whilst it currently has no spare capacity it has potential to be expanded.		
How well served is the site by a bus service?	Low frequency bus service more than 400m away / Regular bus service more than 800m away. The nearest bus stop is approximately 1.5km from the site.		
How accessible is the site to the nearest train station?	>5km away - Newton-le-Willows train station is approximately 5.7km from the site. Birchwood Train Station is approximately 6.2km from the site.		
What is the overall distance to a GP service or health centre?	1.2km – 3km away with available capacity / limited capacity / potential to expand. The Warrington Settlement Profiles (2017) identifies 3 practices (Culcheth Medical Centre, CCA Culcheth and Birchwood MC). CCA Culcheth has capacity and possible room for expansion.		
What are the potential impacts on air quality?	Development more than 1km from AQMA		
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is potentially contaminated but may be difficult to remediate. The site is fully washed by potential contamination.		
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains more than 10 hectares of agricultural land class 1-2 or a total of 20 hectares 1-3		
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Site falls within Zone 2 or 3		
Is the site (or part of) within an identified flood zone?	Contains areas of flood zone 2/3 (>30%)		
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Within safeguarded / identified areas of importance.		
What is the proximity of the site to designated heritage assets?	<p>No heritage assets within or adjacent (50m) to the sites. The nearest heritage assets are identified below:</p> <ul style="list-style-type: none"> The nearest Grade 1 Listed Building is North Barn at Hurst Hall approximately 1.1km from the site. The nearest Grade 2 Listed Building is Lodge at Kenyon Hall and adjacent gate piers approximately 975m from the site. The nearest conservation area is Newchurch Hospital approximately 687m from the site The nearest ancient monument is Morley’s Hall Moated Site approximately 3.8km from the site. 		
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment		
Capacity of the landscape to accommodate development while respecting its character?	The site falls within Character Type 1C – Undulating Enclosed Farmland – Winwick, Culcheth, Glazebrook & Rixton. These areas typify undulating enclosed farmland with a medium to large-scale field pattern. The site is located to the north of the settlement of Culcheth and is in active use as an explosive storage depot. It site in the middle of a large expanse of agricultural land and has weak field boundaries. This site is detached from the settlement and is highly visible on the approach to the village along Wilton Lane (B5207) from the west. Mitigation would be required to protect wider landscape character. Development of the site would result in significant change to landscape character.		
Could allocation of the site have a	Outside catchment area of SPA or SAC.		

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potential impact on a European Site SPA or SAC?			
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	N/A		
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	Predominantly brownfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	5 miles to Leigh Waste and Recycling Centre.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority amber - Mitigation may be required/unavoidable impacts</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • Site is within a hazardous installation buffer zone (Class B) • Site is completely in active use with existing built form • Neighbouring uses include open countryside with agricultural uses • The site is within an area of mineral safeguarding/ area identified as important for mineral reserves. • The site has poor proximity to train, bus and community services. • The site has no natural greenspace within 300m. • The site falls within groundwater source protection zone/flood zone 2 or 3. • The entire site consists of potentially contaminated land. • The site has poor proximity to secondary schools. • The site contains large areas of high quality agricultural land. • Access can be achieved from the private road linking to the B5207 Wilton Lane but as this is an un-adopted road and outside of the land edged red there are potential issues with right of access, future maintenance and liability for this route (which is also a public Right of Way). There are also concerns at the lack of pedestrian connectivity to the wider area and existing services/facilities. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site may be suitable however mitigation may be required/ some unavoidable impacts. There are suitability issues relating to the site falling within the hazardous installation buffer zone (site falls within Class B), mineral safeguarding, poor proximity to train, bus, natural greenspaces, secondary schools and community services. The site falls within groundwater protection zone and flood zone 2/3 and contains large amounts of high quality agricultural land. Entire site consists of potentially contaminated land. The site may not be achievable as it is in an area of moderate viability and there are abnormal development costs due to potential contamination over the entire site. The site is available as it was promoted by the owner.</p> <p><u>Workshop Comments</u></p> <p>The site is not adjacent to the settlement of Culcheth, being situated to the north of the settlement off Broseley Lane, which is separated from the settlement by a railway track. As such, the site would feel isolated from the settlement and would not provide a sustainable location for future development. In addition, the site is within a hazardous installation buffer zone, in a mineral safeguarding area and has potentially contaminated land. Therefore, it would not be in accordance with several objective from the draft Warrington Local Plan including objectives W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport and W6 to minimise the impact of development on the environment.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

13 SHLAA Ref: 3157 / Site Ref: R18/097 / Site Ref: R18/P2/069

Site Name	Land at Warrington Road				
Site Address	Land at Warrington Road, Culcheth				
Ward	Culcheth, Glazebury and Croft				
Existing Use	Open countryside and agricultural land				
Gross Site Area (Ha)	8.4ha				
Net: Developable Site Area (Ha)	6.3ha				
Site Potential (capacity)	192 dwellings (assumed 30dph)				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	<p>Traffic Light Assessment</p> <p>Green - Promotes sustainable growth /</p> <p>Yellow - Unlikely to have a major impact on trends /</p> <p>Amber - Mitigation may be required/unavoidable impacts /</p> <p>Red - Mitigation likely to be required/unavoidable impacts</p>	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site - Access could be created from the A574 and / or B5212	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
Distance to Principal Road Network by vehicle?	<1mile to Warrington Road (A574).	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Does the site provide access to formal play space?	<200m / On site facilities / potential for facilities to be delivered for large scale developments. Shaw Street/Warrington Road play space is closest to the site.				

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How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity. Culcheth Community Primary School is approximately 64m from the site.	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site was promoted by owner. No known ownership issues</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of moderate viability. There is developer interest and demand. No known abnormal development costs.</p>
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has capacity. Culcheth High School is approximately 221m from the site.		
How well served is the site by a bus service?	Regular bus service within 200m. The nearest bus stop is approximately 4m from the site.		
How accessible is the site to the nearest train station?	3km-5km. Birchwood Train Station is approximately 4.7km from the site.		
What is the overall distance to a GP service or health centre?	<1200m away from a health centre /GP with available capacity. The Warrington Settlement Profiles (2017) identifies 3 practices (Culcheth Medical Centre, CCA Culcheth and Birchwood MC). CCA Culcheth has capacity and possible room for expansion.		
What are the potential impacts on air quality?	Development more than 1km from AQMA		
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is not thought to be contaminated		
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3		
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside		
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)		
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects		
What is the proximity of the site to designated heritage assets?	<p>No heritage assets within or adjacent (50m) to the sites. The nearest heritage assets are identified below:</p> <ul style="list-style-type: none"> The nearest Grade 1 Listed Building is Holcroft Hall approximately 1.2km from the site. The nearest Grade 2 Listed Building is Milestone approximately 157m from the site. The nearest Conservation Area is identified as Newchurch Hospital approximately 1.3km from the site. The nearest Ancient Monument is identified as Promontory Fort 300m west of Great Woolden Hall Farm is approximately 2.9km from the site. 		
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment		
Capacity of the landscape to accommodate development while respecting its character?	The site falls within Character Type 2B – Mossland Landscape – Holcroft & Glazebrook Moss. The area consists of sparsely populated moss land that consists of a flat open landscape with isolated woodlands. The predominant land use is agriculture and field sizes become larger with fewer dividing ditches towards the north of the area. The site is in agricultural use. The northern and western boundaries of the site are defined by the Recreation Ground and Warrington Road (A574)/Holcroft Lane (B5212), respectively. The landscape could potentially accommodate development, as the site is adjacent to the settlement and is fairly well contained on its west, north and eastern boundaries by existing development. Mitigation will be required to protect wider landscape character to the south. Development of the site would result in a moderate change to landscape character.		

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Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC.		
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	N/A		
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	Site is predominantly Greenfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	5.8 miles to Leigh Waste and Recycling Centre.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is a flat, open site with some areas of dense vegetation The site is surrounded by open countryside and fields in agricultural use, areas of residential development, small businesses and the site is opposite a secondary school and less than 100m to a primary school The site is accessible to primary and secondary schools, formal play space and GP services. The site has poor proximity to natural greenspace. There is a sand and gravel MSA located approximately 40m to the north east of the application site, however, the MSA has already been built upon with housing and a primary school located within the MSA. As such, the mineral resource beneath the site is already sterilised. The other nearest MSAs are approximately 250m to the south east and north west and so separation distances are considered adequate should this site be developed in the future and the mineral beneath those other MSAs be extracted at some point. An appropriate vehicular access to A574 Warrington Road is achievable within the site edged red and depending on the form of access, it may offer the opportunity to moderate vehicle speeds along Warrington Road. A pedestrian footway could be provided along the site frontage to link into the existing footway network, either by providing a link on WBC owned land within or along the front of the Recreation Ground, or by providing a controlled pedestrian crossing to link with the footway on the northwest side of Warrington Road. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered to be suitable-unlikely to have a major impact on trends. There are suitability issues surrounding proximity to natural greenspace and to the nearest secondary school. The site is considered to be achievable and is an area of moderate viability with known demand and no known abnormal development costs. The site is available as it was promoted by the owner, however the site is not in active use.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Culcheth being located to the east of the settlement on Warrington Road. The site is considered to be in a sustainable location and is free from ownership issues, having been promoted by the site owner. There are no known abnormal development costs and the site is in a location of moderate viability. An appropriate vehicular access to Warrington Road (A574) can be achievable within the site edged red with the opportunity to moderate vehicle speeds along Warrington Road and a pedestrian footway could be provided along the site frontage to link into the existing footway network, to improve pedestrian linkage to the local centre. As such, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment. It is recommended that the site is brought forward in conjunction with Site Ref: R18/P2/064 and a durable Green Belt boundary would need to be created.</p> <p>CONCLUSION: SELECTED SITE (192 dwellings) – To be brought forward in conjunction with the adjacent site SHLAA Ref: 3337 / Site Ref: R18/P2/064</p>	

14 SHLAA Ref: 3337 / Site Ref: R18/P2/064

Site Name	Land at Lion's Den				
Site Address	Land at Lion's Den, Holcroft Lane				
Ward	Culcheth, Glazebury and Croft				
Existing Use	Open countryside				
Gross Site Area (Ha)	0.4ha				
Net: Developable Site Area (Ha)	0.37ha				
Site Potential (capacity)	Approximately 11 dwellings (assumed 30dph)				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site – from B5212	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
Distance to Principal Road Network by vehicle?	<1mile to Warrington Road (A574).	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	No (site appears to be submitted by owner)
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	No (based on surrounding applications)
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No (based upon applications/ownership)
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	5. Is the site free of ownership and	Yes (site promoted by	5. Are there known abnormal	None known
Does the site provide access to	<400m. Culcheth C.P. and Culcheth High School is approximately 292m from the site.				

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formal play space?		tenancy issues?	owner)	development costs?
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity. The nearest primary school is Culcheth Community Primary located approximately 285m from the site.	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site was promoted by owner. Site is not in active use and there are no known ownership issues.</p>		<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of moderate viability. No known abnormal development costs.</p>
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has capacity. The nearest secondary school is Culcheth High School located approximately 305m.			
How well served is the site by a bus service?	Regular bus service within 200m. The nearest bus stop is approximately 83m from the site.			
How accessible is the site to the nearest train station?	3km-5km. Birchwood train station is 4.9km from the site.			
What is the overall distance to a GP service or health centre?	<1200m away from a health centre /GP with available capacity. The Warrington Settlement Profiles (2017) identifies 3 practices (Culcheth Medical Centre, CCA Culcheth and Birchwood MC). CCA Culcheth has capacity and possible room for expansion.			
What are the potential impacts on air quality?	Development more than 1km from AQMA			
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is not thought to be contaminated.			
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3			
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside			
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)			
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects.			
What is the proximity of the site to designated heritage assets?	<p>No heritage assets within or adjacent (50m) to the sites. The nearest assets are identified below:</p> <ul style="list-style-type: none"> • . • Nearest Grade 1 Listed Building is Holcroft Hall approximately 1.4km from the site. • Nearest Grade 2 Listed Building is Milestone approximately 151m from the site. • Nearest Ancient Monument is identified as Promontory fort 300m wet of Great Woolden Hall Farm approximately 3km from the site. • Nearest Conservation Area is identified as Newchurch Hospital approximately 1.5km from the site 			
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment			
Capacity of the landscape to accommodate development while respecting its character?	The site falls within Character Type 2B – Mossland Landscape – Holcroft & Glazebrook Moss. The area consists of sparsely populated moss land that consists of a flat open landscape with isolated woodlands. The predominant land use is agriculture and field sizes become larger with fewer dividing ditches towards the north of the area. The site is in agricultural use. The northeast and northwest boundaries of the site are defined by existing development Holcroft Lane (B5212), respectively. The landscape could potentially accommodate development, as the site is adjacent to existing development that is adjacent to the settlement and is fairly well contained on its northeast, northwest and southwestern boundaries. Mitigation will be required to protect wider landscape character to the southeast. Development of the site would result in a moderate change to landscape character.			

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Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC.		
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	N/A		
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	N/A		
Is there good access to a Household Waste Recycling Centre?	5.7 miles to Leigh Waste and Recycling Centre.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is open countryside and is flat The neighbouring uses are mixed, with open countryside and agricultural fields, Little Lions Cattery and some residential dwellings on the opposite side of the road Site is accessible to primary and secondary schools and GP services No natural greenspace within 300m. Appropriate access is achievable for limited development although any proposal will likely require a footway along the site frontage. The site may be better developed in tandem with the adjacent site ref: 3157 / R18/P2/069. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered to be suitable-unlikely to have a major impact on trends. The only suitability issues are the distance to a train station (3-5km) and the distance to natural greenspace (not within 300m) however this could be overcome. The site is considered to be achievable, it is within an area of moderate viability and there are no known abnormal development costs. The site is considered to be available as it was promoted by the owner and is not in active use.</p> <p><u>Workshop Comments</u></p> <p>Whilst the site is not directly adjacent to the settlement of Culcheth, it is adjacent to existing development in the Green Belt which is adjacent to the settlement. The site should be considered alongside SHLAA Ref: 3157 / Site Ref: R18/P2/069. Considering both sites together, the site is considered to be in a sustainable location and is free from ownership issues, having been promoted by the site owner. There are no known abnormal development costs and the site is in a location of moderate viability. As such, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment. It is recommended that the site is brought forward in conjunction with SHLAA Ref: 3157 / Site Ref: R18/P2/069 and a durable Green Belt boundary would need to be created.</p> <p>CONCLUSION: SELECTED SITE (11 dwellings) – To be brought forward in conjunction with the adjacent site SHLAA Ref: 3157 / Site Ref: R18/097 / R18/P2/069</p>	

15 Site Ref: R18/P2/033

Site Name	Kenyon Railway Junction	
Site Address	Kenyon Railway Junction, Wilton Lane	
Ward	Culcheth, Glazebury and Croft	
Existing Use	Open countryside and a single building which appears to be linked to the railway line	
Gross Site Area (Ha)	5.06ha	
Net: Developable Site Area (Ha)	2.78ha	
Site Potential (capacity)	2.78ha employment	
Green Belt Assessment Overall Contribution	Weak contribution	

Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site – from B5207	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability.
Distance to Principal Road Network by vehicle?	1.7 miles to East Lancs Road (A580).	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	Yes (partly open countryside with a building linked to the railway)	3. Is there known demand for the form of provision approved/proposed?	No (based on surroundings)
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m-2000m	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	No
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes (potentially contaminated land)
Does the site provide access to formal play space?	<200m / On site facilities / potential for facilities to be delivered for large scale developments. The Leigh Golf Club is located approximately 174m from the site.				

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How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity. The Twiss Green Community Primary School is located approximately 1.13km from the site.	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site was promoted by owner. No known ownership issues, however a small part of the site is in active use.</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of moderate viability. There are abnormal development costs which could be overcome.</p>
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has no capacity but potential to expand. The Culcheth High School is located approximately 2.1km from the site.		
How well served is the site by a bus service?	Low frequency bus service more than 400m away / Regular bus service more than 800m away. The nearest bus stop is identified as approximately 1.5km from the site.		
How accessible is the site to the nearest train station?	3km-5km – approximately 4.8km from Newton-le-Willows train station		
What is the overall distance to a GP service or health centre?	1.2km – 3km away with available capacity / limited capacity / potential to expand. The Warrington Settlement Profiles (2017) identifies 3 practices (Culcheth Medical Centre, CCA Culcheth and Birchwood MC). CCA Culcheth has capacity and possible room for expansion.		
What are the potential impacts on air quality?	Development more than 1km from AQMA.		
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is potentially contaminated but may be difficult to remediate.		
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3		
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside.		
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)		
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects		
What is the proximity of the site to designated heritage assets?	<p>No heritage assets within or adjacent (50m) to the sites. The nearest assets are identified below:</p> <ul style="list-style-type: none"> • St Oswalds Well Ancient Monument is approximately 4km from the site. • Newchurch Hospital Conservation Area is located approximately 5.7km from the site. • Lodge at Kenyon Hall and adjacent gate piers Grade 2 Listed Building is approximately 490m from the site. • North Barn at Hurst Hall Grade 1 Listed Building is located approximately 2.4km from the site. 		
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	Potential negative effects on heritage assets/the historic environment but mitigation could be possible		
Capacity of the landscape to accommodate development while respecting its character?	The site falls within Character Type 1C – Undulating Enclosed Farmland – Winwick, Culcheth, Glazebrook & Rixton. These areas typify undulating enclosed farmland with a medium to large-scale field pattern. The site is located to the north of the settlement of Culcheth and is a former railway siding that is in a low key use. It contains a small building and is well screened by a railway line to the south and tree belts to the west, east and north. Whilst, the site is detached from the settlement, the landscape could potentially accommodate development, as the site is well contained by a railway line to the south, Wilton Lane (B5207) to the north and tree belts to the north, east and west. Development of the site would result in a minimal change to landscape character.		

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Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC.		
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	Contains a locally important site not suitable for biodiversity offsetting		
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	N/A		
Is there good access to a Household Waste Recycling Centre?	3.7 miles to Leigh Waste and Recycling Centre.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <ul style="list-style-type: none"> • The site is mixed, with both open countryside and a single building which appears to be linked to the railway line • The neighbouring uses are the railway line, Laylands Camp Site and open countryside • Contains a locally important site not suitable for biodiversity offsetting. • Bus services to the site are more than 400m away/ Regular bus services are more than 800m away. • Site is potentially contaminated • The site is within a Hazardous Installation Zone. • Physical access may be achievable from the existing access point to B5207 Wilton Lane but there appears to be a strip of land in third party ownership between the site edged red and the adopted highway and further clarification would be required. There would be concerns at any increase in vehicular movements at this access point given the visibility constraints that cannot be addressed without third party involvement. There are also concerns at the lack of pedestrian connectivity to the wider area and existing services/facilities. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered to be suitable- unlikely to have major impact on trends. There are suitability issues surrounding potentially contaminated land and the hazardous installation zone buffer. The site is considered to be achievable and is in an area of moderate viability, there is developer interest and known demand. However, there are some abnormal development costs. The site is available as it was promoted by the owner however is in active use.</p> <p><u>Workshop Comments</u></p> <p>The site is not adjacent to the settlement of Culcheth being situated to the north west of the settlement off Wilton Lane, which is separated from the settlement by a railway track. As such, the site would feel isolated from the settlement and would not provide a sustainable location for future development. In addition, the site is within a hazardous installation buffer zone and has potentially contaminated land. Therefore, development of the site would not be in accordance with the draft Warrington Local Plan objectives including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

16 Site Ref: R18/P2/071

Site Name	Land at Warrington Road, Culcheth (Parcel 2)				
Site Address	Land at Warrington Road, Culcheth				
Ward	Culcheth, Croft and Glazebury				
Existing Use	Open countryside				
Gross Site Area (Ha)	5.26ha				
Net: Developable Site Area (Ha)	3.9ha				
Site Potential (capacity)	117 dwellings (assumed 30dph)				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	<p>Traffic Light Assessment</p> <p>Green - Promotes sustainable growth /</p> <p>Yellow - Unlikely to have a major impact on trends /</p> <p>Amber - Mitigation may be required/unavoidable impacts /</p> <p>Red - Mitigation likely to be required/unavoidable impacts</p>	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created but may require land outside of the site- this could be from Warrington Road or Holcroft Lane	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
Distance to Principal Road Network by vehicle?	<1mile to Warrington Road (A574).	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
How close is the site to key employment sites?	1.2km – 3km away	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m				

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Does the site provide access to formal play space?	<200m - Shaw Street/Warrington Road playspace adjacent to the site (0m)	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity – Culcheth Community Primary School is 208m from the site	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner. Site is not in active use and could be developed now. No known ownership issues		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is developer interest and/or demand. No known abnormal development costs.	
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has capacity – Culcheth High School is 426m from the site				
How well served is the site by a bus service?	Low frequency bus service within 200m Regular bus service within 200m-400m				
How accessible is the site to the nearest train station?	3km-5km - Birchwood Train Station is approximately 4.7km from the site.				
What is the overall distance to a GP service or health centre?	<1200m away from a health centre /GP with available capacity - The Warrington Settlement Profiles (2017) identifies 3 practices (Culcheth Medical Centre, CCA Culcheth and Birchwood MC). CCA Culcheth has capacity and possible room for expansion.				
What are the potential impacts on air quality?	Development more than 1km from AQMA				
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is not thought to be contaminated				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside				
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects				
What is the proximity of the site to designated heritage assets?	No heritage assets within or adjacent (50m) to the sites <ul style="list-style-type: none"> Holcroft Hall, Grade I listed building, 1.3km Milestone, Grade II listed building, 362m Promontory fort 2.8km west of Great Woolden Hall Farm ancient monument, 2.9km Nearest Conservation Area is identified as Newchurch Hospital approximately 1.4km from the site. 				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment				
Capacity of the landscape to accommodate development while respecting its character?	The site falls within Character Type 2B – Mossland Landscape – Holcroft & Glazebrook Moss. The area consists of sparsely populated moss land that consists of a flat open landscape with isolated woodlands. The predominant land use is agriculture and field sizes become larger with fewer dividing ditches towards the north of the area. The site is located to the east of the settlement of Culcheth and is in agricultural use. It has weak field boundaries for the most part, particularly to the east where there is no discernable boundary at all. This site is detached from the settlement and is highly visible on the approach to the village along Holcroft Lane (B5212) from the south. Mitigation would be required to protect wider landscape character. Development of the site would result in significant change to landscape character.				
Could allocation of the site have a potential impact on a European Site	Outside catchment area of SPA or SAC. <ul style="list-style-type: none"> Manchester Mosses SAC / SSSI is 2.3km from the site. 				

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SPA or SAC?			
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	N/A		
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	N/A		
Is there good access to a Household Waste Recycling Centre?	5.2 miles to Leigh Waste and Recycling Centre.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is adjacent to a recreation ground to the west, a drainage ditch and agricultural land to the south, agricultural ground to the east and north. The topography of the site is relatively flat. The site is accessible to primary and secondary schools, formal play space and GP services. No natural greenspace within 300m. Appropriate access can be achieved to the site if it is developed in tandem with R18/P2/069 (which itself benefits from being developed with R18/P2/064). Assurances would be required that unfettered access can be provided through R18/P2/069 without a ransom strip and that the works required to develop that site i.e. appropriate vehicular access, pedestrian footways and pedestrian crossing, would be implemented. There is a pinch point in the existing footway network at the junction of A574 Warrington Road/B5212 Holcroft Lane and, unless improvement can be made on third party land at this point, it would be essential for the internal layout of both R18/P2/071 and R18/P2/069 to be permeable allowing pedestrian access to A574 Warrington Road. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered to be suitable – unlikely to have a major impact on trends. There are suitability issues surrounding the distance to a train station and distance to natural greenspace however there is accessible to primary and secondary schools, formal play space and GP services. The site is considered to be available as it has been promoted by the owner and there are no known ownership or tenancy issues. The site may be achievable in an area of moderate viability, with developer interest and demand and no known abnormal development costs.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Culcheth being located to the east of the settlement to the south of Warrington Road. The site is considered to be in a sustainable location and is free from ownership issues, having been promoted by the site owner. There are no known abnormal development costs and the site is in a location of moderate viability. However the eastern boundary of the site is not defined by any identifiable features on the ground and it is therefore considered that development of the site would not be in accordance with objective W2 of the draft Warrington Local Plan, to facilitate the sensitive release of Green Belt land, whilst ensuring the revised Green Belt boundaries maintain permanence of Warrington’s Green Belt in the long term.</p> <p>SITE CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

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1 SHLAA Ref: 1505

Site Name	Land at the junction of Warrington Road/ Jennet's Lane				
Site Address	Glazebury, WA3 5QB				
Ward	Culcheth, Glazebury and Croft				
Existing Use	Open countryside				
Gross Site Area (Ha)	1.95ha				
Net: Developable Site Area (Ha)	1.95ha				
Site Potential (capacity)	59 dwellings (assumed 30dph)				
Green Belt Assessment Overall Contribution	Moderate Contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site – this could be from the A574 or from Jennets Lane which is a private road.	1. Was the site promoted by the owner?	Unknown	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate viability
Distance to Principal Road Network by vehicle?	Directly adjacent to A574 Warrington Road and approx. 0.2km from the East Lancs (A580).				
How close is the site to key employment sites?	<1200m away	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Unknown
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes

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Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	<800m The nearest formal playspace	5. Is the site free of ownership and tenancy issues?	Unknown	5. Are there known abnormal development costs?	Yes (potential flood risk).
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity. The Glazebury C of E Aided Primary School is located 770m from the site.	Summary: Is the site available for development? (conclusion based on all of the above) It is unknown if the site was promoted by the owner however it is not in active use.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There are abnormal development costs (regarding potential flood risk) which could be overcome.	
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has no capacity but potential to expand. The Culcheth High School is located approximately 2.5km from the site.				
How well served is the site by a bus service?	Regular bus service within 200m. The nearest bus stop is identified 19.35m away.				
How accessible is the site to the nearest train station?	>5km away – Atherton train station in Wigan is approximately 5.7km away.				
What is the overall distance to a GP service or health centre?	3km – 5km with limited capacity and no potential to expand. Warrington Settlement Profiles- Outlying Settlements (2017) identifies 3 practices (Culcheth Medical Centre, CCA Culcheth and Birchwood MC). CCA Culcheth has capacity and possible room for expansion.				
What are the potential impacts on air quality?	Development more than 1km from AQMA				
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is not thought to be contaminated				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside				
Is the site (or part of) within an identified flood zone?	Site contains large areas within flood zone 2/3 (>80%)				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Within safeguarded / identified areas of importance				
What is the proximity of the site to designated heritage assets?	No heritage assets within or adjacent (50m) to the sites. The nearest heritage assets are identified below: <ul style="list-style-type: none"> • Nearest Ancient Monument is the Morley’s Hall Moated Site approximately 2.0km from the site. • Nearest Conservation Area is the Newchurch Hospital approximately 2.7km from the site. • Nearest Grade 2 Listed Structure is the Speakman House approximately 59m from 				

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	<p>the site.</p> <ul style="list-style-type: none"> • Nearest Grade 1 Listed Structure is the North Barn at Hurst Hall approximately 1.0km from the site. 		
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment		
Capacity of the landscape to accommodate development while respecting its character?	The site falls within Character Type 5B – Flood Plain – River Glaze. This area is characterised by a narrow, discontinuous floodplain, with a largely rural character consisting of grazing pasture, although there are small areas of residential and commercial development on the floodplain around Glazebury. Trees to the riverbanks are noticeably absent. The site is located to the north of the settlement of Glazebury and is in use as managed grassland. The site abuts the main road (A574); is well screened along its southern boundary but has weak field boundaries around its other boundaries. This site is detached from the settlement and is visible on the approach to the village along Warrington Road (A574) from the north. Mitigation would be required to protect wider landscape character. Development of the site would result in a moderate change to landscape character.		
Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC.		
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	Contains a locally important site not suitable for biodiversity offsetting. It is therefore considered that biodiversity offsetting would not be appropriate on this site.		
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	Site is predominantly Greenfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	<10km to Leigh Waste and Recycling Centre.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority amber - Mitigation may be required/unavoidable impacts</p> <ul style="list-style-type: none"> • The site is currently accessed along Jennet’s Lane which is a private road, with the existing use of open countryside • The site is a predominantly open, greenfield site, with two ponds adjacent to the southern and eastern boundaries • The site is surrounded by open countryside and agricultural fields predominantly, however is located in close proximity to Bents Garden Centre • The site is identified as locally important that is not suitable for biodiversity offsetting. • The site is within flood zone 2/3 (80%) • Within an area that is safeguarded for minerals/ within an area for mineral reserves to be sterilised. • The site is identified as being within a historic landfill buffer zone. • The site is over 5km from the nearest train station. 	<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site may be suitable however mitigation may be required and there may be some unavoidable impacts. There are suitability issues surrounding the sites including its proximity to a train station, designation as a locally important site not suitable for biodiversity offsetting, being located within a mineral safeguarding area, and falling within flood zone 2/3 (80%). The site may be achievable and it is within an area of moderate viability however there are known abnormal development costs due to flood risk. It is unclear whether the site is available as it is not known whether the site was promoted by the owner but is not in active use.</p> <p><u>Workshop Comments</u></p> <p>The site is not adjacent to the settlement of Glazebury and would feel isolated from the existing settlement. The site would not provide a sustainable location for future development. The site is also not considered to be available and suitable and there are flood risk issues from Glaze Brook to the east. The only access is from a private road and there is also a locally important wildlife site within the site. The site is also within the mineral safeguarding area. Therefore, it would not be in accordance with several policies from the draft Warrington Local Plan including policy W1 to strengthen existing neighbourhoods, W2 to facilitate the</p>		

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sensitive release of Green Belt, W4 to promote sustainable modes of transport and W6 to minimise the impact of development on the environment.

CONCLUSION: EXCLUDE SITE FROM PROCESS

2 Site Ref: R18/P2/150

Site Name	Three Acres Farm				
Site Address	Glazebury				
Ward	Culcheth, Glazebury and Croft				
Existing Use	Boarding kennels and cattery				
Gross Site Area (Ha)	1.12ha				
Net: Developable Site Area (Ha)	1.1ha				
Site Potential (capacity)	63 dwellings (assumed 30dph)				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created but may require land outside of the site – there is a private road to the south of the site which could provide access	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
Distance to Principal Road Network by vehicle?	Approx. km from the A574 Warrington Road and approx. 0.2km from the East Lancs (A580).				
How close is the site to key employment sites?	1.2km – 3km away	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	No
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m-2000m	3. Is the site in active use?	Yes (boarding kennels and cattery)	3. Is there known demand for the form of provision approved/proposed?	No
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	4. Could the site be developed now?	No	4. Have similar sites been successfully developed in the preceding years?	No (based on surroundings)

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Does the site provide access to formal play space?	<800m. Waltham Avenue/ Hurst Lane is approximately 795m from the site.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes (potentially contaminated land/ historic landfill buffer zone and flood risk)
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity. Glazebury CE Aided Primary School is approximately 987m from the site.	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner. No known ownership issues however the site is in active use.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability There are abnormal development costs which could be overcome.	
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has no capacity but potential to expand. Culcheth High School is approximately 2.5km from the site.				
How well served is the site by a bus service?	Regular bus service within 200m. The nearest bus stop is approximately 130m from the site.				
How accessible is the site to the nearest train station?	>5km away. Birchwood Train Station is approximately 7.4km from the site.				
What is the overall distance to a GP service or health centre?	3km – 5km with limited capacity and no potential to expand. The Warrington Settlement Profiles (2017) identifies 3 practices (Culcheth Medical Centre, CCA Culcheth and Birchwood MC). CCA Culcheth has capacity and possible room for expansion.				
What are the potential impacts on air quality?	Development more than 1km from AQMA				
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is potentially contaminated but may be difficult to remediate.				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside				
Is the site (or part of) within an identified flood zone?	Site contains large areas within flood zone 2/3 (>80%)				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Within safeguarded / identified areas of importance				
What is the proximity of the site to designated heritage assets?	No heritage assets within or adjacent (50m) to the sites. The nearest heritage assets are identified below: <ul style="list-style-type: none"> The nearest Grade 1 Listed Building is North Barn at Hurst Hall approximately 1.1km from the site. The nearest Grade 2 Listed Building is Speakman House approximately 299m from the site. The nearest Conservation Area is approximately is Newchurch Hospital is approximately 2.5km from the site. The nearest Ancient Monument is Morley’s Hall moated site approximately 2.3km from the site. 				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment				
Capacity of the landscape to accommodate development while respecting its character?	The site falls within Character Type 5B – Flood Plain – River Glaze. This area is characterised by a narrow, discontinuous floodplain, with a largely rural character consisting of grazing pasture, although there are small areas of residential and commercial development on the floodplain around Glazebury. Trees to the riverbanks are noticeably absent. The site is located to the north of the settlement of Glazebury and is in use for residential purposes. It consists of a large residential curtilage that contains several buildings and areas of lawn. It is				

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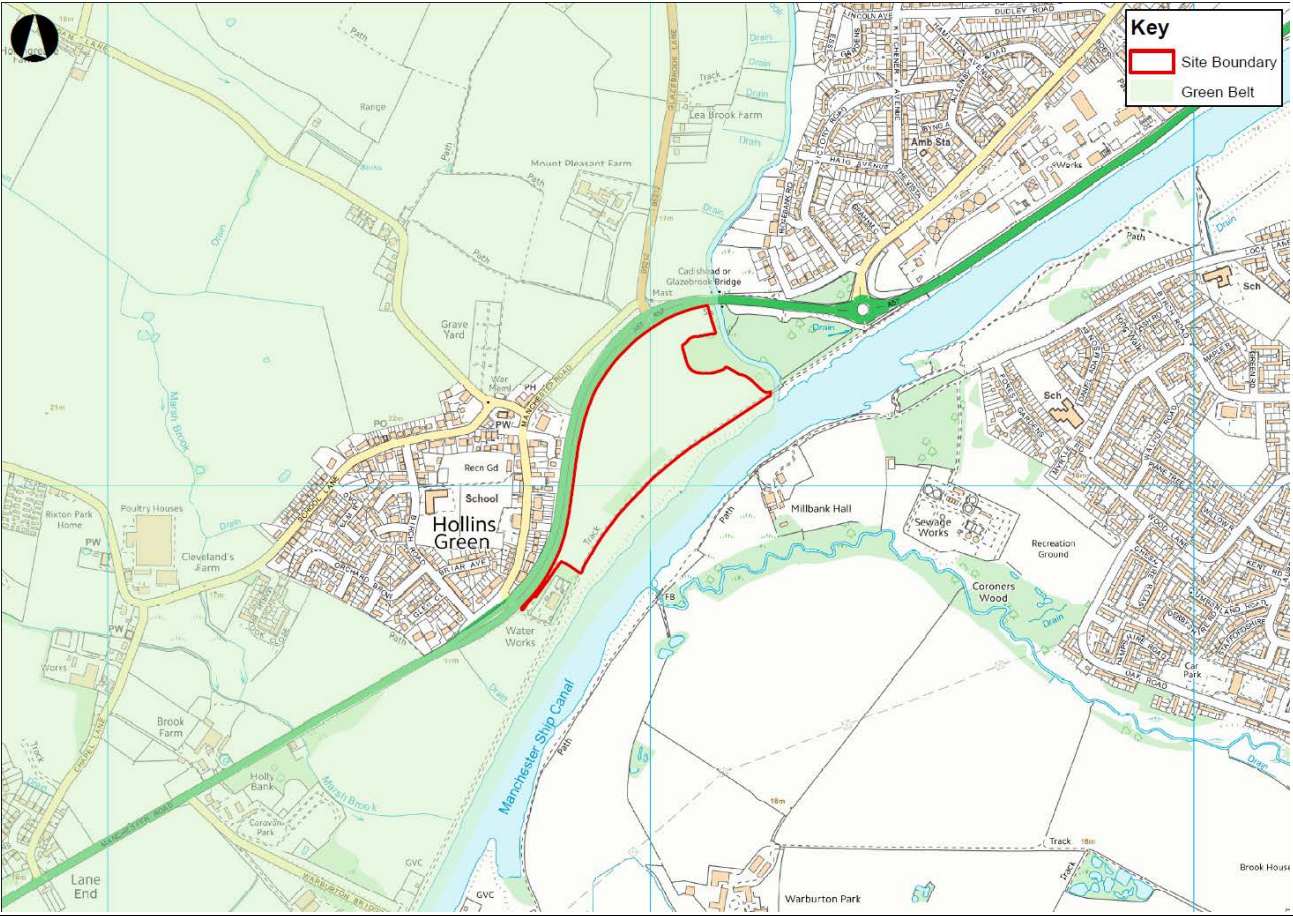
	well screened along its north, east and southern boundaries by mature landscaping and existing development. Although, the screening around the western boundary is weaker it still encloses the site. Whilst the site is detached from the settlement it abuts the East Lancs Rd to the north and is well contained by existing landscaping and development. Minimal mitigation would be required to protect wider landscape character. Development of the site would result in a minimal change to landscape character.		
Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC.		
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	N/A		
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	Partial Brownfield (>30%)		
Is there good access to a Household Waste Recycling Centre?	<10km to Leigh Waste and Recycling Centre.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority amber - Mitigation may be required/unavoidable impacts</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is in active use as Three Acres Farm boarding kennels and cattery, with existing built development on the site The neighbouring uses are agricultural fields and a business to the south – Fork Trucks Wholesale and Hire Train services are more than 5km from the site. The site is within flood zone 2/3 (>80%). The site is entirely within a historic landfill buffer zone. The site is in close proximity of a hazardous installation buffer zone. The eastern section of the site is identified as potentially contaminated land. The site is within a mineral safeguard area to the south of the site. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site may be suitable however mitigation may be required and there may be some unavoidable impacts. There are suitability issues surrounding flood risk, potentially contaminated land, historic landfill buffer zone, hazardous installation buffer zone, and mineral safeguarding area. The site is considered to be achievable and is in an area of moderate viability, however, there are some abnormal development costs including potentially contaminated land, historic landfill buffer zone and flood risk which would need to be overcome. The site is available as it was promoted by the owner however it is in active use as a boarding kennels and cattery.</p> <p><u>Workshop Comments</u></p> <p>The site is not adjacent to the settlement of Glazebury as it is completely surrounded by Green Belt including Wigan’s Green Belt to the north, therefore it would feel isolated from the existing settlement. The site would not provide a sustainable location for future development. Furthermore the site may not be suitable for development given that there are suitability issues due to flood risk, potentially contaminated land, historic landfill buffer zone and mineral safeguarding area. Development of the site would not be in accordance with several objectives from the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport and W6 to minimise the impact of development on the environment.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

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1 SHLAA Ref: 1514

Site Name	Land off A57 Manchester Rd, Hollins Green				
Site Address	Land off A57 Manchester Rd, Hollins Green				
Ward	Rixton & Woolston				
Existing Use	Open countryside				
Gross Site Area (Ha)	7.6ha				
Net: Developable Site Area (Ha)	5.7ha				
Site Potential (capacity)	171 dwellings (assumed 30dph)				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site – from A57, Manchester Road	1. Was the site promoted by the owner?	Unknown	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
Distance to Principal Road Network by vehicle?	< 1.0 miles to Manchester Road (A57).	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	No
How close is the site to key employment sites?	1.2km – 3km away	3. Is the site in active use?	No	3. Is there known demand for the form of provision	Yes, based on surrounding sites that have been promoted
Is the area supported by community facilities? (Village halls, places of worship,	Community facilities within 1200m				

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community centres)				approved/proposed?	
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	<200m - 95m to Birch Road Play Space	5. Is the site free of ownership and tenancy issues?	No (ownership is unclear)	5. Are there known abnormal development costs?	Yes – the entire site is in an area of potentially contaminated land and historic landfill site buffer zone
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has limited capacity with potential to expand – Hollins Green C E Primary School is approximately 257m from the site	Summary: Is the site available for development? (conclusion based on all of the above) Site was not promoted by owner but is not in active use and could be developed now		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is known demand. There are abnormal development costs which could be overcome.	
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has limited capacity with potential to expand – Lymm High School is approximately 3.8km from the site				
How well served is the site by a bus service?	Regular bus service within 200m – the nearest bus stop is approximately 41m away from the site				
How accessible is the site to the nearest train station?	1.2km – 3km away – approximately 1.4km to Glazebrook Train Station				
What is the overall distance to a GP service or health centre?	3km – 5km with limited capacity and no potential to expand – 3.5km to Brookfield Surgery (Lymm) which is at capacity and unable to expand.				
What are the potential impacts on air quality?	Development more than 1km from AQMA				
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is potentially contaminated but may be difficult to remediate.				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside				
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Within safeguarded / identified areas of importance				
What is the proximity of the site to designated heritage assets?	No heritage assets within or adjacent (50m) to the sites				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment <ul style="list-style-type: none"> • Lymm Cross Grade I listed building, 3.8km • Milestone Grade II listed building, 66m • Lymm Conservation Area 3.4km • Rixton Old Hall moated site Ancient Monument, 1.8km 				
Capacity of the landscape to accommodate development while respecting its character?	The site falls within Character Type 1C - Undulating Enclosed Farmland – Winwick, Culcheth, Glazebrook and Rixton. These areas typify undulating enclosed farmland with a medium to large-scale field pattern. This site an unused former tip that has been restored to grassland and woodland. The site extends to the east of the village and is separated from it by Manchester Road (A57), which is dual-carriageway at this point. The site is detached from the existing settlement and development in this location would produce a more fragmented landscape and be visible on the approach to the village along the A57 from the east. Mitigation would be required to protect wider landscape character. Development of the site would result in fairly significant change to landscape character.				

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Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC (Rixton Clay Pits 1.4km).		
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	Contains a locally important site not suitable for biodiversity offsetting		
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	Site is predominantly Greenfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	4.7 miles to Woolston Waste and Recycling Centre.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is open countryside The site is located between the A57 and the Manchester Ship Canal The site is in an area of potentially contaminated land and historic landfill site buffer zone The site contains a locally important site of wildlife or geodiversity The site is within mineral safeguarding areas / areas of importance 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered to be suitable- unlikely to have a major impact on trends. There are suitability issues surrounding; proximity to GP surgeries; potentially contaminated land, the historic landfill site buffer zone, and the presence of a locally important site of wildlife or geodiversity and a mineral safeguarding area / areas of importance. The site may be achievable as it is in an area of moderate viability, there is known demand however there are known abnormal development costs due to potentially contaminated land on the site and the historic landfill site buffer zone. The site may be available however it is unclear if the site has been promoted by the owner but it is not in active use and could be developed now.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Hollins Green however there is a dual carriageway (the A57) that separates the site from the settlement and which retains a defining boundary to the settlement. As such, development of the site would alter this existing boundary and would change the character of the settlement. The site is located in an area of potentially contaminated land, mineral safeguarding area, historic landfill site buffer zone, and contains a locally important site of wildlife or geodiversity. The HS2 Phase 2b safeguarded area bisects the middle of the site with HS2 proposed to run on a viaduct in this location. Allocation of the site would therefore be in conflict with the safeguarding direction. Development of the site would not be in accordance with several objectives from the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W5 to reinforce the character and local distinctiveness of Warrington, and W6 to minimise the impact of development on the environment.</p> <p>SITE CONCLUSIONS: EXCLUDE SITE FROM PROCESS</p>	

2 SHLAA Ref: 2171 / Site Ref: R18/126 / Site Ref: R18/P2/096B

Site Name	Land south of Hollins Green				
Site Address	Land south of Hollins Green				
Ward	Rixton and Woolston				
Existing Use	Agricultural land				
Gross Site Area (Ha)	12.5ha				
Net: Developable Site Area (Ha)	9.4ha				
Site Potential (capacity)	281 dwellings (assumed 30dph)				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site – from A57, Manchester Road	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
Distance to Principal Road Network by vehicle?	<1.0miles to Manchester Road (A57).	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
How close is the site to key employment sites?	1.2km – 3km away	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes – the northern most section of the site and part of the south eastern section of the site falls within a historic
Does the site provide access to formal play space?	<200m – Birch Road play space is 117m from the site.				

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				landfill site buffer zone and the site is adjacent to areas of potentially contaminated land to the north and south east.
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has limited capacity with potential to expand – 262m from Hollins Green Primary School	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site was promoted by owner. No known ownership issues. Site is not in active use and could be developed now.</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of moderate viability. There is developer interest and/or demand however there may be some abnormal development costs in some parts of the site.</p>	
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has capacity – 3.2km from Lymm High School			
How well served is the site by a bus service?	Regular bus service within 200m – 52m from nearest bus stop			
How accessible is the site to the nearest train station?	12km – 3km away – approximately 2km to Glazebrook train station			
What is the overall distance to a GP service or health centre?	3km – 5km with limited capacity and no potential to expand - 3.5km to Brookfield Surgery (Lymm) which is at capacity and unable to expand.			
What are the potential impacts on air quality?	Housing development within 1km of an AQMA			
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is potentially contaminated but may be difficult to remediate – the site is adjacent to two potentially contaminated areas of land to the north and to the south east			
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains more than 10 hectares of agricultural land class 1-2 or a total of 20 hectares 1-3			
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside			
Is the site (or part of) within an identified flood zone?	Contains areas of flood zone 2/3 (>30%)			
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Within safeguarded / identified areas of importance			
What is the proximity of the site to designated heritage assets?	<p>No heritage assets within or adjacent (50m) to the sites</p> <ul style="list-style-type: none"> • Lymm Cross Grade I listed building, 3.1km • Milestone Grade II listed building, 147m • Lymm Conservation Area, 2.8km • Rixton Old Hall moated site Ancient Monument, 1.2km 			
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment			
Capacity of the landscape to accommodate development while respecting its character?	The site falls within Character Type 1C - Undulating Enclosed Farmland – Winwick, Culcheth, Glazebrook and Rixton. These areas typify undulating enclosed farmland with a medium to large-scale field pattern. This site in agricultural use. The site extends to the southwest of the village and is separated from it by Manchester Road (A57), which is dual-carriageway, in part, at this point. The site is detached from the existing settlement and development in this location would produce a more fragmented landscape and be visible on the approach to the village along the A57 from the west. Mitigation would be required to protect wider landscape character. Development of the site would result in fairly significant change to landscape character.			
Could allocation of the site have a potential impact on a European Site SPA or SAC?	Within catchment area of SPA or SAC (Rixton Clay Pits SAC).			

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Could allocation of the site have a potential impact on a SSSI?	<400m from a SSSI (Rixton Clay Pits SSSI).		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	N/A		
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	Site is predominantly Greenfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	3.9 miles to Woolston Waste and Recycling Centre.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is in agricultural use The site is located in between the A57 and the Manchester Ship Canal Surrounding uses are residential (to the north), a caravan park to the south west and agricultural uses to the south, east and west. The site is within mineral safeguarding areas / areas of importance The northern most section of the site and part of the south eastern section of the site falls within a historic landfill site buffer zone. The site is adjacent to areas of potentially contaminated land to the north and south east 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered to be suitable-unlikely to have major impact on trends. There are some suitability issues surrounding; proximity to GP surgeries; mineral safeguarding areas and parts of the site being within the historic landfill site buffer zones. The site may be achievable as it is within an area of moderate viability, there is developer interest and demand however there may be some abnormal development costs due to the historic landfill site buffer zones. The site is considered to be available as it has been promoted by the owner and is not in active use.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Hollins Green however there is a dual carriageway (the A57) that separates the site from the settlement and which retains a defining boundary to the settlement. As such, development of the site would alter this existing boundary and would change the character of the settlement. The site is located in a mineral safeguarding area and parts of the site are within a historic landfill site buffer zone. Development of the site would not be in accordance with several objectives from the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W5 to reinforce the character and local distinctiveness of Warrington, and W6 to minimise the impact of development on the environment.</p> <p>SITE CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

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3 Site Ref: R18/056 / Site Ref: R18/P2/146C

Site Name	Land off Marsh Brook Close, Rixton				
Site Address	Marsh Brook Close, Rixton				
Ward	Rixton and Woolston				
Existing Use	Overgrown scrubland				
Gross Site Area (Ha)	0.22				
Net: Developable Site Area (Ha)	0.22 (below size threshold however to be considered in conjunction with Site Ref: R18/P2/151)				
Site Potential (capacity)	10 dwellings (site representation suggest a potential density of 46 dwellings per hectare)				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created but may require land outside of the site	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
Distance to Principal Road Network by vehicle?	<1.0miles to Manchester Road (A57).	2. Is there an extant planning consent on the site?	No however planning application for outline planning permission for 4 detached dwellings and garages (access applied for only) on the site registered on 22 May 2018 (Ref 2018/32900)	2. Is there active developer interest in the site?	Yes
How close is the site to key employment sites?	1.2km – 3km away	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m				

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Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	<400m – 202m to St Helens C E Primary School	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes – site is entirely within an area of potentially contaminated land
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has limited capacity with potential to expand – Hollins green St Helens C E Aided Primary School is within 270m	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner. No known ownership issues		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is developer interest and/or demand. There are abnormal development costs which could be overcome.	
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has capacity – Lymm High School is 3.8km from site				
How well served is the site by a bus service?	Low frequency bus service within 200m Regular bus service within 200m-400m				
How accessible is the site to the nearest train station?	1.2km – 3km away - approximately 1.6km to Glazebrook Train Station				
What is the overall distance to a GP service or health centre?	3km – 5km with limited capacity and no potential to expand - Brookfield Surgery (Lymm) is 3.6km from the site.				
What are the potential impacts on air quality?	Development more than 1km from AQMA				
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is potentially contaminated but may be difficult to remediate.				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside				
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects				
What is the proximity of the site to designated heritage assets?	No heritage assets within or adjacent (50m) to the sites <ul style="list-style-type: none"> • Lymm Cross Grade I listed building, 3.6km • Milestone Grade II listed building, 409m • Lymm Conservation Area, 3.3km • Rixton Old Hall moated site ancient monument, 1.6km 				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment				
Capacity of the landscape to accommodate development while respecting its character?	The site falls within Character Type 1C - Undulating Enclosed Farmland – Winwick, Culcheth, Glazebrook and Rixton. These areas typify undulating enclosed farmland with a medium to large-scale field pattern. However, to the west of the village there is an extensive area of horse grazing paddocks. This site is a small unused piece of vacant scrub land. The landscape could potentially accommodate development, as the site is well contained by the existing settlement to the south, west and north. The development of the site would result in a minimal change to landscape character.				
Could allocation of the site have a potential impact on a European Site SSSI, SPA or SAC?	Within catchment area of SPA or SAC (600m to Rixton Clay Pits SAC).				

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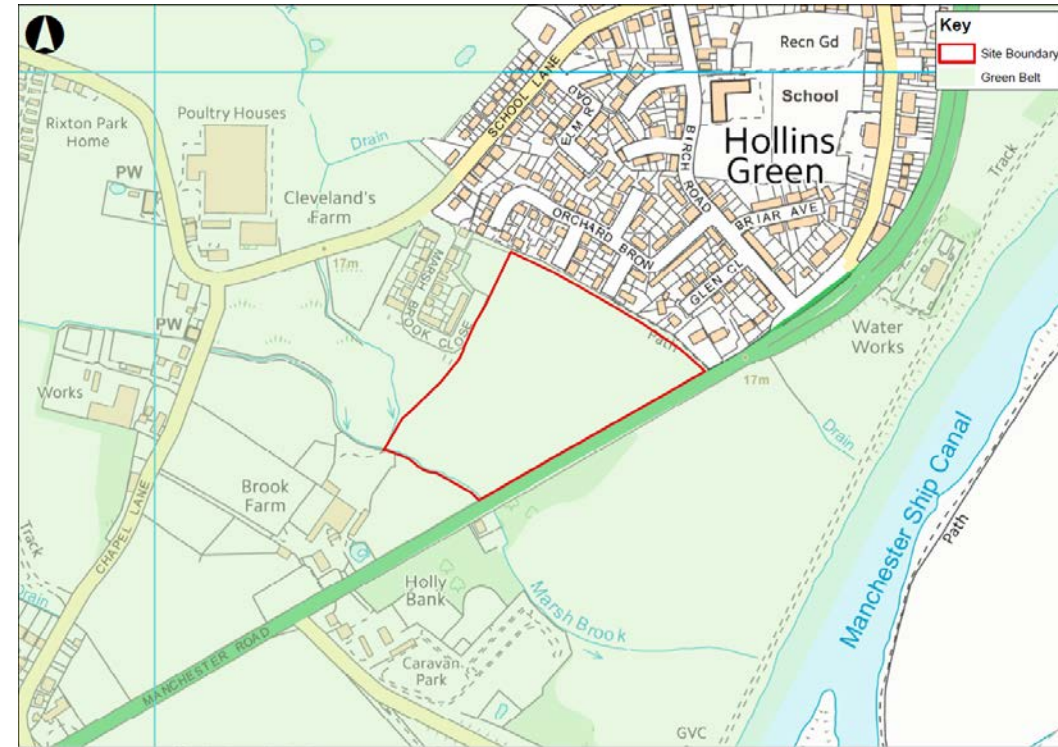
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Could allocation of the site have a potential impact on a SSSI?	>400m from a SSSI (600m to Rixton Clay Pits SSSI).		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	N/A		
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	N/A		
Is there good access to a Household Waste Recycling Centre?	4.1 miles to Woolston Waste and Recycling centre.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is entirely within an area of potentially contaminated land The existing use of the site is overgrown scrubland. The neighbouring uses include residential to the north, west and south and agricultural use to the east. No natural greenspace within 300m 3-5km from the nearest GP surgery Accessibility to primary and secondary schools and local services Within catchment area of Rixton Clay Pits SSSI and SAC The sand and gravel MSA is located approximately 70m to the west of the site. The close proximity of existing developments, e.g. dwellings on School Lane, Marsh Brook Close and Chapel Lane would make any mineral extraction within this part of the MSA unacceptable. There is therefore no conflict with the MSA. The site does benefit from good connectivity to the existing footway network on the surrounding roads. A Public Right of Way runs around the edge of site. Access could be made from the end of Marsh Brook Close for a small number of units, however, the adopted highway records appear to show a small ransom strip between the edge of the highway and the proposed site. Access to the site would be achievable if site R18/P2/151 was developed subject to unfettered access without a ransom strip. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered to be suitable-unlikely to have a major impact on trends. There are suitability issues surrounding proximity to natural greenspace and the nearest GP surgery however the site does have accessibility to primary and secondary schools. The site may be achievable as it is in an area of moderate viability with developer interest and known demand however there are known abnormal development costs as the site is entirely within an area of potentially contaminated land. The site is available as it was promoted by the owner and could be developed now.</p> <p><u>Workshop Comments</u></p> <p>Whilst this site is below the site size threshold of 0.25ha it has been considered alongside the adjacent site of R18/P2/151. The comments from the Council's highways officer state that access to the site would only be achievable if it was developed alongside the adjacent site.</p> <p>The site is adjacent to the settlement of Hollins Green and is considered to be in a sustainable location. It is considered to be suitable for development. It is free from ownership issues, having been promoted by the site owner. There are known abnormal development costs due to potentially contaminated land covering the entire site which may require remediation. Development of the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.</p> <p>CONCLUSION: SELECTED SITE (10 dwellings) – To be brought forward in conjunction with Site Ref: R18/P2/151</p>	

4 Site Ref: R18/P2/151

Site Name	Land north of A57, Hollins Green
Site Address	Land north of A57, Hollins Green
Ward	Rixton and Woolston
Existing Use	Open countryside
Gross Site Area (Ha)	4.2ha
Net: Developable Site Area (Ha)	3.15ha
Site Potential (capacity)	80 dwellings (assumed 30dph)
Green Belt Assessment Overall Contribution	Moderate contribution



Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site – from A57, Manchester Road	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
Distance to Principal Road Network by vehicle?	<1.0 miles to Manchester Road (A57).				
How close is the site to key employment sites?	1.2km – 3km away	2. Is there an extant planning consent on the site?	No, however to the south at Brook Farm which is immediately adjacent to the site, there is planning permission for 'Proposed removal of existing buildings and construction of indoor riding arena with stables and storage, outdoor exercise area and	2. Is there active developer interest in the site?	Yes

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			covered horse walker.’ (Ref 2010/17451).		
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	<200m – 160m to St Helens CE Primary School	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known (however site is adjacent to an area of potentially contaminated land to the north west)
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has limited capacity with potential to expand – 247m from Hollins Green Primary School	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner. No known ownership issues. Site is not in active use and could be developed now.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is developer interest and/or demand and no known abnormal development costs.	
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has capacity – 3.6km to Lymm High School				
How well served is the site by a bus service?	Regular bus service within 200m – 164m from nearest bus stop				
How accessible is the site to the nearest train station?	1.2km – 3km away – approximately 1.6km to Glazebrook train station				
What is the overall distance to a GP service or health centre?	3km – 5km with limited capacity and no potential to expand – 3.5km to Brookfield Surgery (Lymm) which is at capacity and unable to expand.				
What are the potential impacts on air quality?	Development more than 1km from AQMA				
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is potentially contaminated but may be difficult to remediate – site is adjacent to an area of potentially contaminated land located to the north west however the site itself does not consist of potentially contaminated land.				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside				
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Within safeguarded / identified areas of importance				
What is the proximity of the site to designated heritage assets?	No heritage assets within or adjacent (50m) to the sites <ul style="list-style-type: none"> • Lymm Cross Grade I listed, 3.4km • Milestone Grade II listed building, 303m • Lymm Conservation Area, 3.1km • Rixton Old Hall moated site 1.4km 				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment				
Capacity of the landscape to accommodate development while	The site falls within Character Type 1C - Undulating Enclosed Farmland – Winwick, Culcheth, Glazebrook and Rixton. These areas typify undulating enclosed farmland with a				

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respecting its character?	medium to large-scale field pattern. However, to the west of the village there is an extensive area of horse grazing paddocks. This site is in agricultural use. . The landscape could potentially accommodate development, as the site is well contained by the existing settlement to the northwest and the northeast; wooded boundaries to the west and a hedgerow along the southern boundary on to Manchester Road (A57). Whilst some mitigation may be required to protect wider landscape impacts to the west, development of the site would result in only a moderate change to landscape character.		
Could allocation of the site have a potential impact on a European Site SSSI, SPA or SAC?	Within catchment area of SPA or SAC (Rixton Clay Pits SAC).		
Could allocation of the site have a potential impact on a SSSI?	<400m from a SSSI (Rixton Clay Pits SSSI).		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	N/A		
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	Site is predominantly Greenfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	4.1 miles to Woolston Waste and Recycling Centre.		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site consists of open countryside The site is located adjacent to the A57 Manchester Road. Surrounding uses consist of residential uses to the north and north west, and agricultural uses to the south, east and west. The sand and gravel MSA is located within the southern section of the site. The close proximity of existing developments, e.g. dwellings on School Lane, Marsh Brook Close and Chapel Lane would make any mineral extraction within this part of the MSA unacceptable. There is therefore no conflict with the MSA. The site is adjacent to an area of potentially contaminated land to the north west however does not contain any potentially contaminated land. Appropriate access to A57 Manchester Road likely achievable as is linkage to existing residential areas via Orchard Brow and Warburton View; direct link to Marsh Brow Close requires third party land. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered to be suitable-unlikely to have major impact on trends. There are some suitability issues surrounding; proximity to GP surgeries; mineral safeguarding areas and the adjacent area of potentially contaminated land to the north west. The site is considered to be achievable and is within an area of moderate viability, there is developer interest and demand and no known abnormal development costs. The site is considered to be available as it has been promoted by the owner and is not in active use.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Hollins Green and is considered to be in a sustainable location. It is considered to be suitable for development. The site is considered to be available as it is free from ownership issues, having been promoted by the site owner. The site is considered to be achievable as it is in a location of moderate viability and there is developer interest/demand and no known abnormal development costs. Development of the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt land, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.</p> <p>SITE CONCLUSION: SELECTED SITE (80 dwellings)</p>	

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1 SHLAA Ref: 1545

Site Name	Rushgreen Rd, Lymm				
Site Address	Land east of Thirlmere Drive, Lymm				
Ward	Lymm North & Thelwall				
Existing Use	Multiple uses including open countryside in the centre and to the far west of the site, existing development in the Green Belt to the west (including a gym, airport car parking, car garage, agricultural buildings, farm shop and café), and agricultural uses to the east.				
Gross Site Area (Ha)	22.58				
Net: Developable Site Area (Ha)	16.94				
Site Potential (capacity)	508 dwellings (assumed 30dph) (see comments below from the Council's highways officer)				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site- this would be from multiple roads including Rushgreen Road, Bucklow Gardens, Dyers Lane, Fletchers Lane and Howard Avenue	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High Viability
Distance to Principal Road Network by vehicle?	<1.0 mile to Booths Hill Rd/Church Rd (A56) leading to M6.				
How close is the site to key employment sites?	<1200m away	2. Is there an extant planning consent on the site?	No (however planning permission refused on part of the site in March 2018 for proposed demolition of all existing structures and remediation of the site for residential development of 64 dwellings and	2. Is there active developer interest in the site?	Yes

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			landscaping, open space and access at Land at Tanyard Farm – Ref: 2017/31816 – application currently under appeal)		
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	3. Is the site in active use?	Yes (The centre of the site includes a number of uses such as gym, airport car parking, farmhouse and café, car garage and agricultural buildings. In addition, the west of the site is in agricultural use)	3. Is there known demand for the form of provision approved/proposed?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	2ha natural greenspace within 300m or 20ha greenspace within 2km.	4. Could the site be developed now?	Yes, partly	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	<200m / On site facilities / potential for facilities to be delivered for large scale developments – 19.6m from Oughtlington C. P. School	5. Is the site free of ownership and tenancy issues?	Yes (the area of the site where the active uses are located was previously refused planning permission suggesting that these uses do not present an issue).	5. Are there known abnormal development costs?	Yes – A large section of the site down the centre (where the existing development is located) is potentially contaminated land
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity – 28.4m from Oughtlington Community Primary School	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner. No known ownership issues		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of high viability. There is developer interest and/or demand. There are abnormal development costs which could be overcome.	
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has limited capacity with potential to expand – 459.7m from Lymm High (Voluntary Controlled) School				
How well served is the site by a bus service?	Regular bus service within 200m – 51.1m from the nearest bus stop				
How accessible is the site to the nearest train station?	3km-5km – 4.8km from Glazebrook station				
What is the overall distance to a GP service or health centre?	1.2km – 3km away with available capacity / limited capacity / potential to expand (Although the nearest GP service is less than 1.2km away from the site, it is at capacity with no potential to expand) – 645.0m from Brookfield Surgery which is at capacity. It has no room for expansion and would be unable to accommodate large increase in list size.				
What are the potential impacts on air quality?	Development more than 1km from AQMA				
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is potentially contaminated but may be difficult to remediate.				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains more than 20 hectares of agricultural land class 1-2				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside				
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Within safeguarded / identified areas of importance				
What is the proximity of the site to designated heritage assets?	No heritage assets within or adjacent (50m) to the sites <ul style="list-style-type: none"> Lymm Cross Grade I listed building, 426m Lloyds Bridge Grade II listed building, 50m 				

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	<ul style="list-style-type: none"> Lymm Conservation Area, 234m Lymm Hall moated site and ice house, 414m 		
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment		
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type: 3C – Red Sandstone Escarpment – Lymm. The area is characterised by undulating arable and pastoral farmland. Generally views are less extensive than in other areas due to the rolling landscape and fields being enclosed by woodlands and hedgerow trees. The western portion of the site is vacant, unused and overgrown; the central portion is in active use for a mix of commercial uses, whilst the eastern half of the site is in a mix of arable and grazing uses. The landscape could potentially accommodate development, as the site abuts the existing settlement to the west, north and east and hence is fairly well contained by existing development. However, the site is open to views from the south on the Bridgewater Canal; when travelling north along Oughtrington Lane and from the higher ground around Lymm High School. Mitigation would be required to protect wider landscape character. Development of the site would result in a moderate change to landscape character.		
Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC.		
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	Contains or is adjacent to (50m) a local wildlife site / priority habitats or species have been recorded within 50m of the site. Suitable for biodiversity offsetting.		
What is the potential impact on TPOs?	TPOs present that could potentially be protected (i.e. confined to boundaries)		
Would allocation of the site result in the use of previously developed land?	Predominantly brownfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	5 miles to Sandy Lane Recycling Centre (Stockton Heath).		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site boundary of the site is similar to Site Ref: R18/132 and R18/P2/096D and includes the same extent of Green Belt. There is potentially contaminated land in a large section of the site down the centre where the existing development is located. The east, west and north of the site are used as residential areas. Oughtrington Community Primary School and Oughtrington Community Centre are located in the west of the site. To the south of the site is Bridgewater Canal and beyond that is open countryside. Topography across the site varies but is all relatively flat and would not prevent development of the site. This site forms part of a cluster of nine sites in this location, all of which bar Watercress Farm, fall at least partially within the sand and gravel MSA. The location of residential dwellings, roads and receptors/developments e.g. a school and a 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>This site is considered to be suitable – unlikely to have a major impact on trends. There are some suitability issues given that the site contains more than 20 hectares of agricultural land Class 1-2 and GP services in Lymm have no available capacity. The site is considered to be available, considering that it was promoted by the owner and a planning application is currently under appeal on part of the site (Ref 2017/31816). The site may be achievable as it is in an area of high viability and there is developer interest and known demand however there are known abnormal development costs due to a large area of potentially contaminated land in the centre of the site.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Lymm, located to the east of the settlement close to Rush Green Road. The site is considered to be in a sustainable location and is available having been promoted by the site owner and with a planning application currently on appeal on part of the site. The site may be achievable as there is developer interest and known demand however there are known abnormal development costs due to a large area of potentially contaminated land in the centre of the site. The site has been judged to be suitable - unlikely to have a major impact on trends. As such, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the</p>	

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<p>hotel would make mineral extraction within this section of the MSA unacceptable and much of the resource in this location is already sterilised by existing development. There is therefore no conflict with the MSA.</p> <ul style="list-style-type: none">• The Council’s design standards allow for up to 300 dwellings to be served from a single point of access provided that the access is short, the development is served from a loop road arrangement and that a secondary emergency access link is provided. Available points of access are via Rushgreen Rd, Thirlmere Drive and Bucklow Gardens. The site is therefore suitable for up to 300 dwellings with a main access from Rushgreen Rd and a secondary emergency access from either; Rushgreen Road (immediately adjacent to the main access but which may raise urban design issues); Thirlmere Drive or Bucklow Gardens. Neither Thirlmere Drive nor Bucklow Gardens are appropriate for additional development to be served from them (other than emergency access). For the site to be developed for over 300 dwellings alternative access arrangements need to be found which would likely involve the purchase of multiple properties so as to enable access via Rushgreen Rd. A Public Right of Way runs along part of the northern boundary of the site, crossing the site to link with Oughtrington Crescent. It is noted that the area for the main access into the site is the subject of a planning appeal (Ref: 2017/31816) (see Site Ref: R18/117 / Site Ref: R18/P2/053).	<p>sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.</p> <p>Taking into account the Council’s highways officer’s comments, the site potential has been reduced down to 300 dwellings due to the limitations on the number of access points. However, when compared to the other contender sites off Rushgreen Road (Site Ref: R18/P2/085 and SHLAA Ref: 1504 / Site Ref: R18/018 / Site Ref: R18/P2/055); Warrington Road (SHLAA Ref: 1528 /Site Ref: R18/162 and SHLAA Ref: 1622); and Massey Brook Lane (SHLAA Ref: 3124 / Site Ref: R18/036 and SHLAA Ref: 3316 / Site Ref: R18/P2/029) the development of the whole site in this location would have a greater impact on the character of the settlement and the early deliverability of housing. In addition, the eastern portion of the site is in separate ownership and there is no evidence that there is any agreement with the owners of the western portion of the site to allow access from their site. Consequently, there is concern about the deliverability of the eastern portion of the site.</p> <p>As such the sites towards the eastern end of Rushgreen Road (Site Ref: R18/P2/085 and SHLAA Ref: 1504 / Site Ref: R18/018 / Site Ref: R18/P2/055) and those off Warrington Road (SHLAA Refs: 1528 and 1622) and Massey Brook Lane (SHLAA Ref: 3124/3316) are considered more appropriate sites to accommodate Lymm’s housing requirement.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>
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2 2 Site Ref: R18/132 / Site Ref: R18/P2/096D

Site Name	Land at Rushgreen Road, Lymm				
Site Address	Land at Rushgreen Road, Lymm				
Ward	Lymm North & Thelwall				
Existing Use	Multiple uses including open countryside in the centre and to the far west of the site, existing Green Belt to the west (including a gym, airport car parking, car garage, agricultural buildings, farm shop and café), and agricultural uses to the east.				
Gross Site Area (Ha)	23.84				
Net: Developable Site Area (Ha)	17.88				
Site Potential (capacity)	400 dwellings (as per site representation)				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site- this would be from multiple roads including Rushgreen Road, Bucklow Gardens, Dyers Lane, Fletchers Lane and Howard Avenue	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High Viability
Distance to Principal Road Network by vehicle?	<1.0 mile to Booths Hill Rd/Church Rd (A56) leading to M6.				
How close is the site to key employment sites?	<1200m away	2. Is there an extant planning consent on the site?	No (however planning permission refused on part of the site in March 2018 for proposed demolition of all existing structures and remediation of the site for residential development of 64 dwellings and landscaping, open space and access at Land at Tanyard Farm – Ref: 2017/31816 – application currently under appeal)	2. Is there active developer interest in the site?	Yes
Is the area supported by community facilities? (Village)	Community facilities within 1200m	3. Is the site in active	Yes (The centre of the site includes a number of uses such as gym,	3. Is there known demand	Yes

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halls, places of worship, community centres)		use?	airport car parking, farmhouse and café, car garage and agricultural buildings. In addition, the west of the site is in agricultural use)	for the form of provision approved/proposed?	
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	2ha natural greenspace within 300m or 20ha greenspace within 2km.	4. Could the site be developed now?	Yes, partly	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	<200m / On site facilities / potential for facilities to be delivered for large scale developments – 0m from Oughttrington C. P. School	5. Is the site free of ownership and tenancy issues?	Yes (the area of the site where the active uses are located was previously refused planning permission suggesting that these uses do not present an issue).	5. Are there known abnormal development costs?	Yes – a section of potentially contaminated land in the site
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity – 28.4m from Oughttrington Community Primary School	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner. No known ownership issues. There is a planning application for residential development under appeal on part of the site.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of high viability. There is developer interest and/or demand. There are abnormal development costs which could be overcome.	
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has limited capacity with potential to expand – 459.7m from Lymm High (Voluntary Controlled) School				
How well served is the site by a bus service?	Regular bus service within 200m – 51.1m from the nearest bus stop				
How accessible is the site to the nearest train station?	3km-5km – 4.9km from Glazebrook station				
What is the overall distance to a GP service or health centre?	1.2km – 3km away with available capacity / limited capacity / potential to expand (Although the nearest GP service is less than 1.2km away from the site, it is at capacity with no potential to expand) – 645.0m from Brookfield Surgery which is at capacity. It has no room for expansion and would be unable to accommodate large increase in list size.				
What are the potential impacts on air quality?	Development more than 1km from AQMA				
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is potentially contaminated but may be difficult to remediate – the site contains an area of potentially contaminated land in the middle of the site				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains more than 20 hectares of agricultural land class 1-2				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside				
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Within safeguarded / identified areas of importance				
What is the proximity of the site to designated heritage assets?	No heritage assets within or adjacent (50m) to the sites <ul style="list-style-type: none"> • Lymm Cross Grade I listed building, 426m • Lloyds Bridge Grade II listed building, 50m • Lymm Conservation Area, 234m • Lymm Hall moated site and ice house, 414m 				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment				
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type: 3C – Red Sandstone Escarpment – Lymm. The area is characterised by undulating arable and pastoral farmland. Generally views are less extensive than in other areas due to the rolling landscape and fields being enclosed by woodlands and hedgerow trees. The western portion of the site is vacant, unused and overgrown; the central				

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	portion is in active use for a mix of commercial uses, whilst the eastern half of the site is in a mix of arable and grazing uses. In addition, there is a small portion of additional developed land at the eastern edge of the site. The landscape could potentially accommodate development, as the site abuts the existing settlement to the west, north and east and hence is fairly well contained by existing development. However, the site is open to views from the south on the Bridgewater Canal; when travelling north along Oughtrington Lane and from the higher ground around Lymm High School. Mitigation would be required to protect wider landscape character. Development of the site would result in a moderate change to landscape character.		
Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC.		
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	Contains or is adjacent to (50m) a local wildlife site / priority habitats or species have been recorded within 50m of the site. Suitable for biodiversity offsetting.		
What is the potential impact on TPOs?	TPOs present that could potentially be protected (i.e. confined to boundaries)		
Would allocation of the site result in the use of previously developed land?	Predominantly brownfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	5 miles to Sandy Lane Recycling Centre (Stockton Heath).		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site boundary is very similar to SHLAA Ref: 1545 and this site includes the same extent of Green Belt as SHLAA Ref: 1545 There is an area of potentially contaminated land in a section of the site. The east, west and north of the site are used as residential areas. Oughtrington Community Primary School and Oughtrington Community Centre are located in the west of the site. To the south of the site is Bridgewater Canal and beyond that is open countryside. Topography across the site varies but is all relatively flat and would not prevent development of the site. The site contains more than 20 hectares of agricultural land Class 1-2 This site forms part of a cluster of nine sites in this location, all of which bar Watercress Farm, fall at least partially within the sand and gravel MSA. The location of residential dwellings, roads and receptors/developments e.g. a school and a hotel would make mineral extraction within this section of the MSA unacceptable and much of the resource in this location is already sterilised by existing development. There is therefore no conflict with the MSA. The Council's design standards allow for up to 300 dwellings to be served from a single point of access provided that the access is short, the development is served from a loop road arrangement and that a secondary emergency access link is provided. Available points of access are via Rushgreen Rd, Thirlmere Drive and Bucklow Gardens. The site is therefore suitable for up to 300 dwellings with a main access from Rushgreen Rd and a secondary emergency access from either Rushgreen Road (immediately adjacent to the main access but which may raise urban design issues), Thirlmere Drive or Bucklow Gardens. Neither Thirlmere Drive nor Bucklow Gardens are appropriate for additional development to be served from them (other than emergency access). For the site to be developed for over 300 dwellings alternative access 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered to be suitable – unlikely to have a major impact on trends. There are suitability issues as the site contains more than 20 hectares of Class 1-2 agricultural land; there is an area of potentially contaminated land in the middle of the site; and GP services in Lymm have no available capacity. The site appears to be available, considering that it was promoted by the owner and there is a planning application for residential development under appeal on part of the site (Ref: 2017/31816). The site may be achievable in that it is in an area of high viability however there are known abnormal development costs due to a section of potentially contaminated land which could be overcome.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Lymm, located to the east of the settlement close to Rush Green Road. The site is considered to be in a sustainable location and is available having been promoted by the site owner and with a planning application currently on appeal on part of the site. The site may be achievable as there is developer interest and known demand however there are known abnormal development costs due to a large area of potentially contaminated land in the centre of the site. The site has been judged to be suitable - unlikely to have a major impact on trends. As such, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.</p> <p>Taking into account the Council's highways officer's comments, the site potential has been reduced down to 300 dwellings due to the limitations on the number of access points.</p> <p>However, when compared to the other contender sites off Rushgreen Road (Site Ref: R18/P2/085 and SHLAA Ref: 1504 / Site Ref: R18/018 / Site Ref: R18/P2/055); Warrington Road (SHLAA Ref: 1528 /Site Ref: R18/162 and SHLAA Ref: 1622); and Massey Brook Lane (SHLAA Ref: 3124 / Site Ref: R18/036 and SHLAA Ref: 3316 / Site Ref: R18/P2/029) the development of the whole site in this location would have a greater impact on the character of the settlement and the early deliverability of housing. In</p>	

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arrangements need to be found which would likely involve the purchase of multiple properties so as to enable access via Rushgreen Rd. A Public Right of Way runs along part of the northern boundary of the site, crossing the site to link with Oughtrington Crescent. It is noted that the area for the main access into the site is the subject of a planning appeal (Ref: 2017/31816) (see Site Ref: R18/117 / Site Ref: R18/P2/053).

addition, the eastern portion of the site is in separate ownership and there is no evidence that there is any agreement with the owners of the western portion of the site to allow access from their site. Consequently, there is concern about the deliverability of the eastern portion of the site.

As such the sites towards the eastern end of Rushgreen Road (Site Ref: R18/P2/085 and SHLAA Ref: 1504 / Site Ref: R18/018 / Site Ref: R18/P2/055) and those off Warrington Road (SHLAA Refs: 1528 and 1622) and Massey Brook Lane (SHLAA Ref: 3124/3316) are considered more appropriate sites to accommodate Lymm's housing requirement.

CONCLUSION: See above conclusions for SHLAA Ref: 1545 which includes the same extent of Green Belt as this site.

3 Site Ref: R18/117 / Site Ref: R18/P2/053

Site Name	Land south of Rushgreen Road (East Site)				
Site Address	Land south of Rushgreen Road (East Site)				
Ward	Lymm North & Thelwall				
Existing Use	Existing Green Belt development including a gym, airport car parking, car garage, agricultural buildings, farm shop and café				
Gross Site Area (Ha)	4.38				
Net: Developable Site Area (Ha)	3.3				
Site Potential (capacity)	99 dwellings (assumed 30 dph)				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Existing access into the site- this could be from the existing track road from Rushgreen Road	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High Viability
Distance to Principal Road Network by vehicle?	<1.0 mile to Booths Hill Rd/Church Rd (A56) leading to M6.				
How close is the site to key employment sites?	<1200m away	2. Is there an extant planning consent on the site?	No (however planning permission refused on the site in March 2018 for proposed demolition of all existing structures and remediation of the site for residential development of 64 dwellings and landscaping, open	2. Is there active developer interest in the site?	Yes

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			space and access at Land at Tanyard Farm – Ref: 2017/31816 – application currently under appeal)		
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	<400m – 205.3m from Ravenbank C.P. School	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes – the entire site consists of potentially contaminated land
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity – 225.8m from Ravenbank Community Primary School	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site was promoted by owner. No known ownership issues. There is a planning application currently on appeal for residential development on the site.</p>		<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of high viability. There is developer interest and/or demand. There are abnormal development costs which could be overcome.</p>	
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has limited capacity with potential to expand – 577.2m from Lymm High (Voluntary Controlled) School				
How well served is the site by a bus service?	Regular bus service within 200m – 55.3m from the nearest bus stop				
How accessible is the site to the nearest train station?	3km-5km – 4.9km from Glazebrook station				
What is the overall distance to a GP service or health centre?	1.2km – 3km away with available capacity / limited capacity / potential to expand (Although the nearest GP service is less than 1.2km away from the site, it is at capacity with no potential to expand) – 869.9m from Brookfield Surgery which is at capacity. It has no room for expansion and would be unable to accommodate large increase in list size.				
What are the potential impacts on air quality?	Development more than 1km from AQMA				
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is potentially contaminated but may be difficult to remediate – the entire site consists of potentially contaminated land.				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside				
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Within safeguarded / identified areas of importance				
What is the proximity of the site to designated heritage assets?	Site contains or is within 50m from: Grade II heritage features Conservation area Registered park or garden <ul style="list-style-type: none"> Lymm Hall Grade I listed building, 648m Tanyard Farmhouse Grade II listed building, 49m Lymm Conservation Area, 439m Lymm Hall moated site and ice house, 598m 				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic	Potential negative effects on heritage assets/the historic environment but mitigation could be possible				

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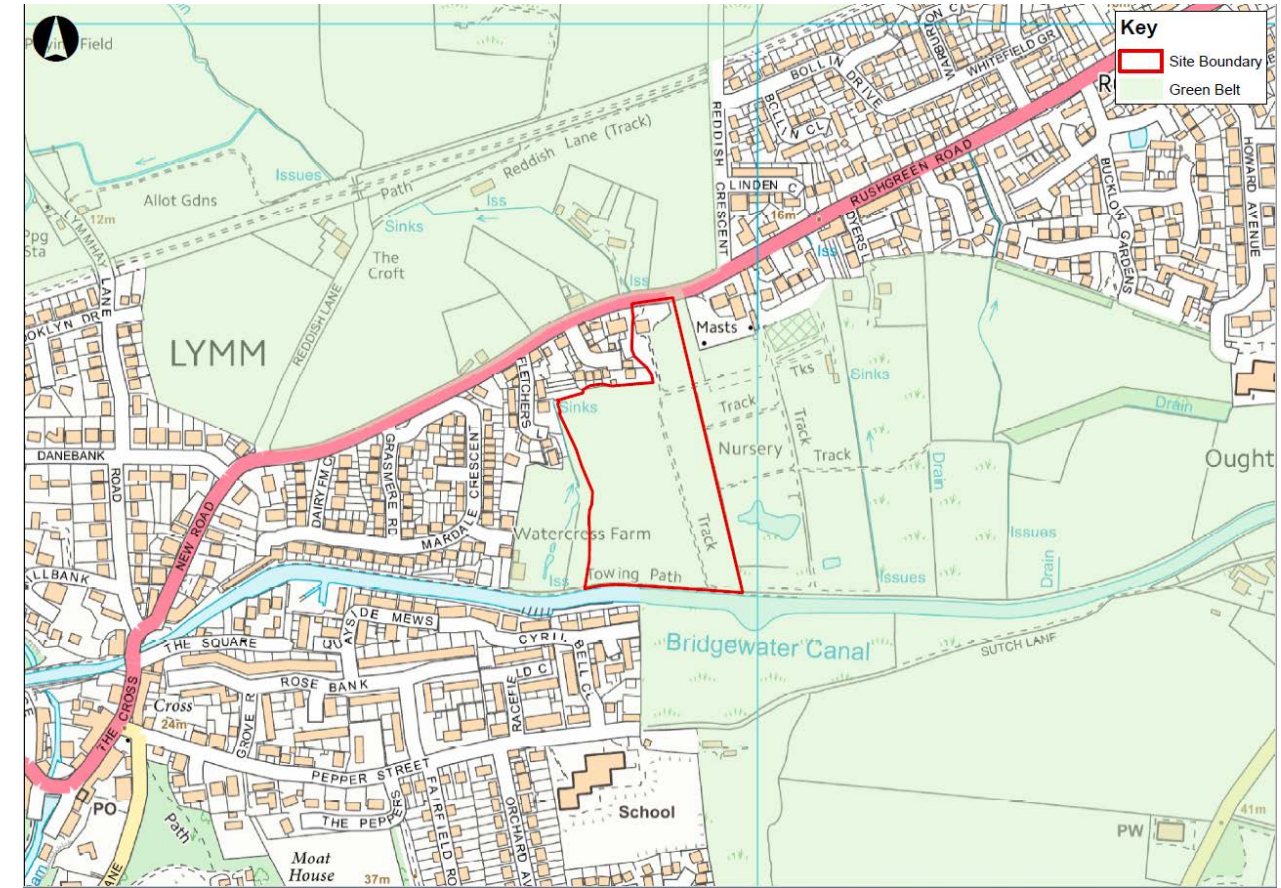
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environment?			
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type: 3C – Red Sandstone Escarpment – Lymm. The area is characterised by undulating arable and pastoral farmland. Generally views are less extensive than in other areas due to the rolling landscape and fields being enclosed by woodlands and hedgerow trees. The majority of this site is currently in active use for a mix of commercial uses. The landscape could potentially accommodate development, as the site abuts the existing settlement to the north and is fairly well contained by boundary hedgerows/landscaping to the west and east. In addition, it is already developed in the most part. Some limited mitigation may be required to protect wider landscape character. Development of the site would result in only a minimal change to landscape character.		
Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC.		
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	Contains or is adjacent to (50m) a local wildlife site / priority habitats or species have been recorded within 50m of the site. Suitable for biodiversity offsetting.		
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	Predominantly brownfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	5 miles to Sandy Lane Recycling Centre (Stockton Heath).		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> Site access could be created from the existing track road through the site off Rushgreen Road Neighbouring uses include open countryside to the east and west. To the north is Sainsbury's supermarket and car park. To the south of the site is Bridgewater Canal The site has a generally flat topography The entire site consists of potentially contaminated land. The site is 49.6m from Tanyard Farmhouse which is Grade II Listed A site of this size would require a minimum of two access points. Whilst an access to Rushgreen Road (A6144) is achievable and the site abuts Bucklow Gardens, there may be concerns over the design and nature of Bucklow Gardens to accommodate additional movements. A Public Right of Way runs along part of the northern boundary of the site, crossing the site to link with Oughtrington Crescent. The access arrangement is linked to the site that is currently subject of a Planning Appeal against a refusal of planning permission (2017/31816) that was due to be heard in September 2018. An appropriate access for up to 100 dwellings is achievable. The site would be better developed with site R18/118. This site forms part of a cluster of nine sites in this location, all of which bar Watercress Farm, fall at least partially within the sand and gravel MSA. The location of residential dwellings, roads and receptors/developments e.g. a school and a hotel would make mineral extraction within this section of the MSA unacceptable and much of the resource in this location is already sterilised by existing development. There is therefore no conflict with the MSA. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>This site is considered to be suitable – unlikely to have a major impact on trends. There are suitability issues due to the entire site being potentially contaminated land and GP services in Lymm have no available capacity. The site appears to be available, considering that it was promoted by the owner and there is a planning application for residential development on the site currently under appeal (Ref: 2017/31816). The site may be achievable in that it is in an area of high viability and there are known abnormal development costs because the site is potentially contaminated land, which could be overcome.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Lymm, located to the east of the settlement close to Rushgreen Road. The site is considered to be in a sustainable location and is available having been promoted by the site owner and with a planning application currently on appeal on the site. The site may be achievable as there is developer interest and known demand however there are known abnormal development costs due to the entire site consisting of potentially contaminated land. The site has been judged to be suitable - unlikely to have a major impact on trends. As such, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.</p> <p>CONCLUSION: SELECTED SITE (99 dwellings) [this forms part of the larger site Ref: R18/P2/085]</p>	

4 Site Ref: R18/118 / Site Ref: R18/P2/054 / R18/P2/133

Site Name	Land south of Rushgreen Road (West Site)
Site Address	Land adjacent to Mardale Crescent
Ward	Lymm North & Thelwall
Existing Use	Open Countryside
Gross Site Area (Ha)	3.53
Net: Developable Site Area (Ha)	2.65
Site Potential (capacity)	100 dwellings and Integrated Medical Centre (2000sqm) (as per representation)
Green Belt Assessment Overall Contribution	Moderate contribution



Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site- this could be from Rushgreen Road	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High Viability
Distance to Principal Road Network by vehicle?	<1.0 mile to Booths Hill Rd/Church Rd (A56) leading to M6.				
How close is the site to key employment sites?	<1200m away	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes

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Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	<200m / On site facilities / potential for facilities to be delivered for large scale developments – 116.1m from Land adjacent to 7 Racefield Close Lymm	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known (however the site is adjacent to an area of potentially contaminated land to the east)
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity – 185.9m from Ravenbank Community Primary School	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner. No known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of high viability. There is developer interest and/or demand. No known abnormal development costs.	
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has limited capacity with potential to expand – 684.3m from Lymm High (Voluntary Controlled) School				
How well served is the site by a bus service?	Regular bus service within 200m – 63.8m from the nearest bus stop				
How accessible is the site to the nearest train station?	3km-5km - 4.9km from Glazebbrook station				
What is the overall distance to a GP service or health centre?	1.2km – 3km away with available capacity / limited capacity / potential to expand (Although the nearest GP service is less than 1.2km away from the site, it is at capacity with no potential to expand) – 724.6m from Brookfield Surgery which is at capacity. It has no room for expansion and would be unable to accommodate large increase in list size.				
What are the potential impacts on air quality?	Development more than 1km from AQMA				
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is not thought to be contaminated				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside				
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Within safeguarded / identified areas of importance				
What is the proximity of the site to designated heritage assets?	No heritage assets within or adjacent (50m) to the sites <ul style="list-style-type: none"> Lymm Cross Grade I listed building, 501m Yanyard Farmhouse Grade II listed building, 90m Lymm Conservation Area, 295m Lymm Hall moated site and ice house, 468m 				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment				
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type: 3C – Red Sandstone Escarpment – Lymm. The area is characterised by undulating arable and pastoral farmland. Generally views are less extensive than in other areas due to the rolling landscape and fields being enclosed by woodlands and hedgerow trees. The majority of this site is vacant, unused and overgrown. A small portion at the northern end is developed. The landscape could potentially accommodate development, as the site abuts the existing settlement to the north and is fairly well contained by existing development to the west and east. Some limited mitigation may be required to protect wider landscape character. Development of the site would result in only a minimal change to landscape character.				

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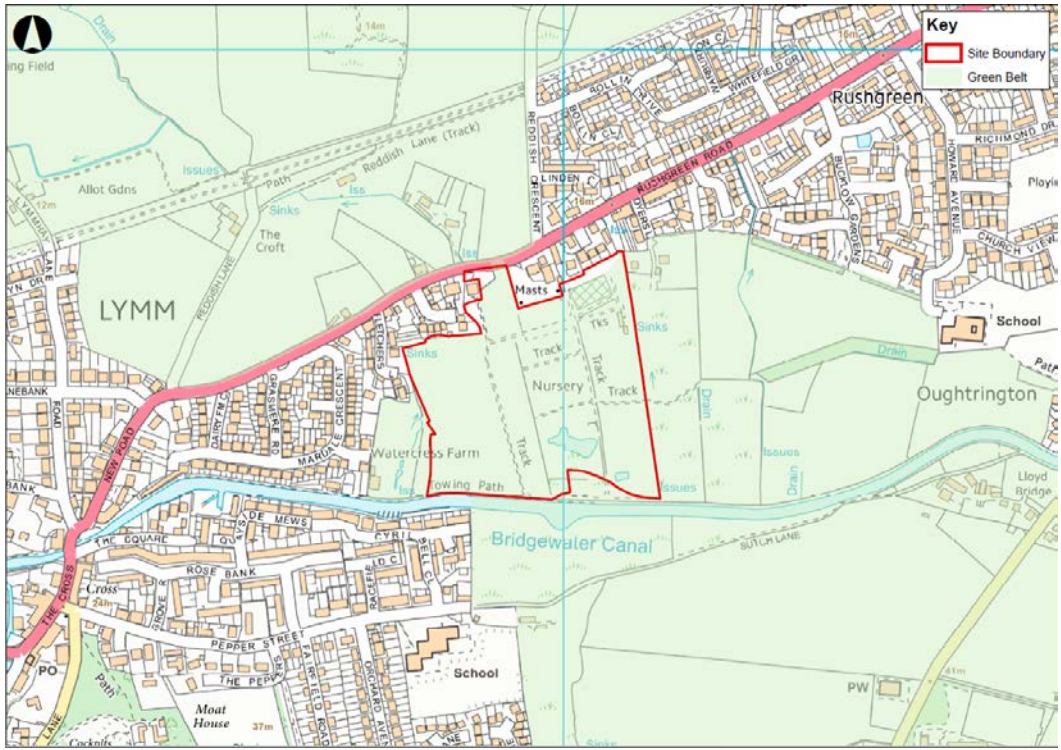
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Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC.		
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	<200m / No priority habitats or species recorded.		
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	Predominantly brownfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	5 miles to Sandy Lane Recycling Centre (Stockton Heath).		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> Site Ref: R18/P2/133 is nearly exactly the same as Site Refs: R18/118 and R18/P2/054 however it excludes the residential property on Rushgreen Road. This difference is considered minimal and therefore this assessment covers all three sites. Site access could be created from Rushgreen Road The topography of the site rises gradually up to the south but this would not prevent development of the site The neighbouring uses include residential to the north and west, Bridgewater Canal to the south and existing Green Belt development to the east (which consists of a gym, airport car parking, car garage, agricultural buildings, farm shop and café). Some of these uses could result in noise issues if this site were to be brought forwards for development. A site of this size would require a minimum of two access points. Whilst an access to Rushgreen Road (A6144) is achievable and the site abuts Bucklow Gardens, there may be concerns over the design and nature of Bucklow Gardens to accommodate additional movements. A Public Right of Way runs along part of the northern boundary of the site, crossing the site to link with Oughtrington Crescent. The access arrangement is linked to the site that is currently subject of a Planning Appeal against a refusal of planning permission (2017/31816) that was due to be heard in September 2018. That application is for 64 dwellings and given the Council’s design guidance only allows for a cul-de-sac to serve up to 100 dwellings then the area indicated for a medical centre would have to incorporate an emergency access link to Rushgreen Road to serve the 100 dwellings proposed. A Public Right of Way runs along the south of the site. The site would be better developed with site R18/117. This site forms part of a cluster of nine sites in this location, all of which bar Watercress Farm, fall at least partially within the sand and gravel MSA. The location of residential dwellings, roads and receptors/developments e.g. a school and a hotel would make mineral extraction within this section of the MSA unacceptable and much of the resource in this location is already sterilised by existing development. There is therefore no conflict with the MSA. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>This site is considered to be suitable – unlikely to have a major impact on trends. The only suitability issues consist of proximity to a train station; proximity to natural greenspace and GP services in Lymm have no available capacity. The site appears to be available, considering that it was promoted by the owner and could be developed now. The site is considered to be achievable in that it is in an area of high viability and there are no known abnormal development costs.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Lymm, located to the east of the settlement close to Rush Green Road. The site is considered to be in a sustainable location and is available having been promoted by the site owner and being free from ownership issues. The site may be achievable as there is developer interest and known demand and no known abnormal development costs. The site has been judged to be suitable - unlikely to have a major impact on trends. As such, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.</p> <p>CONCLUSIONS: SELECTED SITE (100 dwellings and Integrated Medical Centre of 2000sqm) [this forms part of the larger site Ref: R18/P2/085]</p>	

5 Site Ref: R18/P2/085

Site Name	Land at Tanyard Farm, Lymm				
Site Address	Land at Tanyard Farm, Lymm				
Ward	Lymm North & Thelwall				
Existing Use	Open countryside to the west and existing Green Belt development to the east (including a gym, airport car parking, car garage, agricultural buildings, farm shop and café)				
Gross Site Area (Ha)	7.9				
Net: Developable Site Area (Ha)	5.9				
Site Potential (capacity)	177 dwellings (assumed 30dph)				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Existing access into the site- this is the existing track road off Rushgreen Road	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High Viability
Distance to Principal Road Network by vehicle?	<1.0 mile to Booths Hill Rd/Church Rd (A56) leading to M6.				
How close is the site to key employment sites?	<1200m away	2. Is there an extant planning consent on the site?	No (however planning permission refused on part of the site in March 2018 for proposed demolition of all existing structures and remediation of the site for residential development of 64 dwellings and landscaping, open space and access at Land at Tanyard Farm – Ref: 2017/31816 – application currently under appeal)	2. Is there active developer interest in the site?	Yes

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Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	3. Is the site in active use?	Yes, partly	3. Is there known demand for the form of provision approved/proposed?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	<200m / On site facilities / potential for facilities to be delivered for large scale developments – 116.1m from Land adjacent to 7 Racefield Close Lymm	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes – eastern half of the site is potentially contaminated land
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity – 185.9m from Ravenbank Community Primary School	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner. No known ownership issues. There is a planning application currently on appeal for residential development on half of the site.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of high viability. There is developer interest and/or demand. There are abnormal development costs which could be overcome.	
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has limited capacity with potential to expand – 577.2m from Lymm High (Voluntary Controlled) School.				
How well served is the site by a bus service?	Regular bus service within 200m – 50.5m from the nearest bus stop				
How accessible is the site to the nearest train station?	3km-5km - 4.9km from Glazebrook station.				
What is the overall distance to a GP service or health centre?	1.2km – 3km away with available capacity / limited capacity / potential to expand (Although the nearest GP service is less than 1.2km away from the site, it is at capacity with no potential to expand) – 869.9m from Brookfield Surgery which is at capacity. It has no room for expansion and would be unable to accommodate large increase in list size.				
What are the potential impacts on air quality?	Development more than 1km from AQMA				
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is potentially contaminated but may be difficult to remediate – the eastern half of the site consists of potentially contaminated land.				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside				
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Within safeguarded / identified areas of importance				
What is the proximity of the site to designated heritage assets?	Site contains or is within 50m from: Grade II heritage features Conservation area Registered park or garden – 33.6m from Tanyard Farmhouse Listed Grade II <ul style="list-style-type: none"> • Lymm Cross Grade I listed building, 501m • Tanyard Farmhouse Grade II listed building, 33m • Lymm Conservation Area, 292m • Lymm Hall moated site and ice house, 468m 				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	Potential negative effects on heritage assets/the historic environment but mitigation could be possible				
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type: 3C – Red Sandstone Escarpment – Lymm. The area is characterised by undulating arable and pastoral farmland. Generally views are less extensive than in other areas due to the rolling landscape and fields being enclosed by woodlands and hedgerow trees. The eastern half of this site is currently in active use for a mix of				

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	commercial uses, whilst the western half is vacant, unused and overgrown with only a small portion at the northern end developed. The landscape could potentially accommodate development, as the site abuts the existing settlement to the north and is fairly well contained by boundary hedgerows/landscaping to the east and existing development to the west. In addition, the eastern half of the site is already developed in the most part. Some limited mitigation may be required to protect wider landscape character. Development of the site would result in only a minimal change to landscape character.		
Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC.		
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	Contains or is adjacent to (50m) a local wildlife site / priority habitats or species have been recorded within 50m of the site. Suitable for biodiversity offsetting.		
What is the potential impact on TPOs?	TPOs present that could potentially be protected (i.e. confined to boundaries)		
Would allocation of the site result in the use of previously developed land?	Predominantly brownfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	5 miles to Sandy Lane Recycling Centre (Stockton Heath).		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> This site consists of Site Ref: R18/118 and R18/118. Existing site access could be utilised which is comprised of a track road off Rushgreen Road The topography of the site is generally flat in the east and slopes gradually down to the south in the western part of the site. The neighbouring uses include residential development and a Sainsbury's to the north, open countryside to the west, the Bridgewater Canal to the south and residential development to the west. The eastern half of the site consists of potentially contaminated land. The site is 33.6m from Tanyard Farmhouse which is Grade II Listed This site forms part of a cluster of nine sites in this location all of which, bar Watercress Farm fall at least partially within the sand and gravel MSA. The location of residential dwellings, roads and receptors/developments e.g. a school and a hotel would make mineral extraction within this section of the MSA unacceptable and much of the resource in this location is already sterilised by existing development. There is therefore no conflict with the MSA. The access arrangement is linked to the site that is currently subject of a Planning Appeal against a refusal of planning permission (2017/31816) that was due to be heard in September 2018. That application is for 64 dwellings and given the Council's design guidance only allows for a cul-de-sac to serve up to 100 dwellings then the area indicated for a medical centre would have to incorporate an emergency access link to Rushgreen Road to serve the 100 dwellings proposed. A Public Right of Way runs along the south of the site. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>This site is considered to be suitable – unlikely to have a major impact on trends. There are suitability issues due to the eastern half of the site being potentially contaminated land; and GP services in Lymm have no available capacity. The site appears to be available, considering that it was promoted by the owner and there is a planning application for residential development on the eastern half of the site currently under appeal (Ref: 2017/31816). The site may be considered to be achievable in that it is in an area of high viability however there are known abnormal development costs because the site is potentially contaminated land, which could be overcome.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Lymm, located to the east of the settlement close to Rush Green Road. The site is considered to be in a sustainable location and is available having been promoted by the site owner and with a planning application currently on appeal on part of the site. The site may be achievable as there is developer interest and known demand however there are known abnormal development costs due to the potentially contaminated land on the eastern half of the site. The site has been judged to be suitable - unlikely to have a major impact on trends. As such, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.</p> <p>CONCLUSIONS: SELECTED SITE (177 dwellings and Integrated Medical Centre of 2000sqm) [this forms part of the wider site SHLAA Ref: 1545]</p>	

6 SHLAA Ref: 1504 / Site Ref: R18/018 / Site Ref: R18/P2/055

Site Name	Land off Thirlmere Drive	
Site Address	Land off Thirlmere Drive, Lymm	
Ward	Lymm North & Thelwall	
Existing Use	Open Countryside	
Gross Site Area (Ha)	0.49	
Net: Developable Site Area (Ha)	0.49	
Site Potential (capacity)	15 dwellings (assumed 30dph)	
Green Belt Assessment Overall Contribution	Moderate contribution	

Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site- this could be from Thirlmere Drive	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High Viability
Distance to Principal Road Network by vehicle?	<1.0 mile to Booths Hill Rd/Church Rd (A56) leading to M6.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Does the site provide access to formal play space?	<200m / On site facilities / potential for facilities to be delivered for large scale developments – 112.4m from the Land adjacent to 7 Racefield Close Lymm				

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How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity – 236.1m to Ravenbank Community Primary School	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site was promoted by owner. No known ownership issues</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of high viability. There is known developer interest and/or demand. No known abnormal development costs.</p>
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has limited capacity with potential to expand – 859.2m to Lymm High (Voluntary Controlled) School		
How well served is the site by a bus service?	Low frequency bus service within 200m Regular bus service within 200m-400m – 219.3m from the nearest bus stop		
How accessible is the site to the nearest train station?	3km-5km – 4.8km from Birchwood station		
What is the overall distance to a GP service or health centre?	1.2km – 3km away with available capacity / limited capacity / potential to expand (Although the nearest GP service is less than 1.2km away from the site, it is at capacity with no potential to expand) - 654m from Brookfield Surgery which is at capacity. It has no room for expansion and would be unable to accommodate large increase in list size.		
What are the potential impacts on air quality?	Development more than 1km from AQMA		
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is not thought to be contaminated		
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3		
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside		
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)		
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects		
What is the proximity of the site to designated heritage assets?	<p>No heritage assets within or adjacent (50m) to the sites.</p> <ul style="list-style-type: none"> Grade I listed Lymm Cross, 451m Grade II listed Tanyard Farmhouse, 268m Lymm Conservation Area, 240m Lymm Hall moated site and ice house, 456m 		
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment		
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type: 3C – Red Sandstone Escarpment – Lymm. The area is characterised by undulating arable and pastoral farmland. Generally views are less extensive than in other areas due to the rolling landscape and fields being enclosed by woodlands and hedgerow trees. This site is currently in active use as grazing land. The landscape could potentially accommodate development, as the site is adjacent to the existing settlement and well contained by existing development to the west, north and south. Development of the site would result in a minimal change to landscape character.		
Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC.		
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any	N/A		

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other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?			
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	Site is predominantly Greenfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	5 miles to Sandy Lane Recycling Centre (Stockton Heath).		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> Residential areas are located in the west and north of the site. To the east of the site there is open countryside and to the south is Watercress Farm which includes a pond in the east of the site. The topography of the site slopes down towards the east but would not prevent development of the site The adopted highway records indicate a strip of land between the highway and the site edged red that is in third party ownership and this issue would need clarification. Subject to this, an appropriate access to serve 15 dwellings is likely achievable although it would require removal/relocation of the existing garage at Watercress Farm within the land edged blue to provide an appropriate layout. The site benefits from good connectivity via the existing footway network. This site forms part of a cluster of nine sites in this location, all of which bar Watercress Farm, fall at least partially within the sand and gravel MSA. The location of residential dwellings, roads and receptors/developments e.g. a school and a hotel would make mineral extraction within this section of the MSA unacceptable and much of the resource in this location is already sterilised by existing development. There is therefore no conflict with the MSA. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>This site is considered to be suitable – unlikely to have a major impact on trends. There are some suitability issues surrounding the distance to natural greenspace and a train station; and GP services in Lymm have no available capacity. The site is considered to be available as it was promoted by the owner and it is not in active use. The site is considered to be achievable as it is in an area of high viability and there are no known abnormal development costs.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Lymm, located to the east of the settlement close to Rush Green Road (A6144). The site is considered to be in a sustainable location and is available being free from ownership issues and having been promoted by the site owner. The site is considered to be achievable as there are no known abnormal development costs and the site is in a location of high viability. In addition, it has been judged to be suitable - unlikely to have a major impact on trends. As such, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.</p> <p>CONCLUSION: SELECTED SITE (15 dwellings) [this forms part of the wider site SHLAA Ref: 1545]</p>	

7 SHLAA Ref: 1528 / Site Ref: R18/162

Site Name	Land adjacent to and west of Statham Community Primary School				
Site Address	Warrington Road, Statham, WA13 9BE				
Ward	Lymm North & Thelwall				
Existing Use	Open Countryside and Allotments				
Gross Site Area (Ha)	5.83				
Net: Developable Site Area (Ha)	4.37				
Site Potential (capacity)	131 dwellings (assumed 30dph)				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site- this could be created off Warrington Road and Star Lane	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High Viability
Distance to Principal Road Network by vehicle?	<1.0 mile to Booths Hill Rd/Church Rd (A56) leading to M6.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	Yes partially (allotments in use in the southeast corner of the site)	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known (site is adjacent to an area of potentially contaminated
Does the site provide access to formal play space?	<200m / On site facilities / potential for facilities to be delivered for large scale developments – 0m from Statham C.P. School				

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			land to the north east)
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity – 51.7m from Statham Community Primary School	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site was promoted by owner. No known ownership issues.</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of high viability. There is developer interest and/or demand. No known abnormal development costs.</p>
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has capacity – 2.3km from Lymm High (Voluntary Controlled) School		
How well served is the site by a bus service?	Regular bus service within 200m		
How accessible is the site to the nearest train station?	3km-5km – 3.7km from Birchwood station		
What is the overall distance to a GP service or health centre?	<1200m away with limited capacity and no potential to expand. Although the nearest GP service is less than 1.2km away from the site, it is at capacity with no potential to expand. 1.5km from Brookfield Surgery (closest parcel), which is at capacity and has no room for expansion. Lakeside is also at capacity with no potential to expand.		
What are the potential impacts on air quality?	Housing development within 1km of an AQMA		
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is potentially contaminated but may be difficult to remediate – site is adjacent to an area of potentially contaminated land to the north east however it does not contain any potentially contaminated land.		
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3		
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside		
Is the site (or part of) within an identified flood zone?	Contains areas of flood zone 2/3 (>30%) – half of the site falls within Flood Zone 2		
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Within safeguarded / identified areas of importance		
What is the proximity of the site to designated heritage assets?	No heritage assets within or adjacent (50m) to the sites: <ul style="list-style-type: none"> Grade 1 listed Lymm Cross, 1.0km Grade II listed Statham Lodge 64m, Lymm Conservation Area, 498m Ancient Monument Two cockpits 125m west of Lymm, 1.0km 		
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment		
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type 3B – Red Sandstone Escarpment – Massey Brook. The area contains the Massey Brook valley basin. It is dominated by the M6 motorway (and Thelwall Viaduct) that runs north/south through the middle of the area. A narrow band of deciduous woodland lines Massey Brook to the west of the M6. The landscape has broad open views with gapped hedgerows and few hedgerow trees. The land use is predominantly agriculture. This site is vacant and unused. The landscape could potentially accommodate development, as the site is adjacent to the settlement and well contained by boundary vegetation to the west, south and north. Some limited mitigation may be required to protect wider landscape character. Development of the site would result in only a moderate change to landscape character.		
Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC.		
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a	Contains a locally important site not suitable for biodiversity offsetting – not a Local		

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<p>potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?</p>	<p>Wildlife Site</p>		
<p>What is the potential impact on TPOs?</p>	<p>No TPOs on site</p>		
<p>Would allocation of the site result in the use of previously developed land?</p>	<p>Site is predominantly Greenfield (>70%)</p>		
<p>Is there good access to a Household Waste Recycling Centre?</p>	<p>3.5 miles Sandy Lane Waste and Recycling centre (Stockton Heath).</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority Yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is part of the larger site of Ref: R18/P2/001. The neighbouring uses include a school and residential development to the east, a disused railway and residential development to the south and open countryside to the north and west, some of which is in agricultural use. The topography of the site is relatively flat. The site is adjacent to an area of potentially contaminated land to the north east however it does not contain any potentially contaminated land. Half of the site falls within Flood Zone 2. The site contains a locally important site not suitable for biodiversity offsetting however this is not a Local Wildlife Site. The site has good accessibility to formal play space, primary and secondary schools, GP services and bus services. An appropriate access is likely achievable to Warrington Road although this would result in the loss of existing trees; the access point would also need to consider access to site R18/190 to ensure appropriate design. The site also benefits from access to the existing footway network and the bus services running along Warrington Road. Dependent on the number of dwellings proposed a second point of access may be required, however one access point would be sufficient to serve 152 dwellings. A Public Right of Way runs through the site. This site is within a cluster of nine sites in this location with the northern sites falling within the sand and gravel MSA. The location of residential dwellings, the M6 motorway, other roads and receptors/developments e.g. a school and a hotel would make mineral extraction within this section of the MSA unacceptable and much of the resource in this location is already sterilised by existing development. There is therefore no conflict with the MSA. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>This site is considered to be suitable – unlikely to have a major impact on trends. There are some suitability issues as the site contains a locally important site not suitable for biodiversity offsetting (however this is not a Local Wildlife Site) and it is adjacent to an area of potentially contaminated land to the north east (however it does not contain any potentially contaminated land); and GP services in Lymm have no available capacity. The site has good accessibility to formal play space, primary and secondary schools, GP services and bus services. The site appears to be available, considering that it was promoted by the owner however a small section is in use as allotments. The site is considered to be achievable as it is in an area of high viability and there are no known abnormal development costs.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Lymm, located to the west of the settlement off of Warrington Road. The site is considered to be in a sustainable location and is available being free from ownership issues and having been promoted by the site owner. The site is considered to be achievable as there are no known abnormal development costs and the site is in a location of high viability. In addition, it has been judged to be suitable - unlikely to have a major impact on trends. As such, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.</p> <p>CONCLUSIONS: SELECTED SITE (152 dwellings)</p>	

8 SHLAA Ref: 1622

Site Name	Pool Lane				
Site Address	Land between Oldfield Road and Warrington Road, Statham				
Ward	Lymm North & Thelwall				
Existing Use	Open countryside				
Gross Site Area (Ha)	1.43				
Net: Developable Site Area (Ha)	1.29				
Site Potential (capacity)	39 dwellings (assumed 30dph)				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site- this could be from Warrington Road and Pool Lane	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High Viability
Distance to Principal Road Network by vehicle?	<1.0 mile to Booths Hill Rd/Church Rd (A56) leading to M6.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	2ha natural greenspace within 300m or 20ha greenspace within 2km.				

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Does the site provide access to formal play space?	<200m – adjacent to Statham C. P. School	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity – adjacent to Statham Community Primary School	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use. No known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of high viability. There is developer interest and/or demand. No known abnormal development costs.	
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has capacity – 2.6km from Lymm High (Voluntary Controlled) School				
How well served is the site by a bus service?	Regular bus service within 200m – 20m from the nearest bus stop				
How accessible is the site to the nearest train station?	3km-5km – 3.5km from Birchwood station				
What is the overall distance to a GP service or health centre?	<1200m away from a GP with limited capacity and no potential to expand. Although the nearest GP service is less than 1.2km away from the site, it is at capacity with no potential to expand. 1.5km from Brookfield Surgery (closest parcel), which is at capacity and has no room for expansion. Lakeside is also at capacity with no potential to expand.				
What are the potential impacts on air quality?	Housing development within 1km of an AQMA				
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is potentially contaminated but may be difficult to remediate – site is adjacent to an area of potentially contaminated land to the east however it does not contain any potentially contaminated land.				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside				
Is the site (or part of) within an identified flood zone?	Site contains large areas within flood zone 2/3 (>80%) – the entire site is within Flood Zone 2 with the western edge adjacent to Flood Zone 3.				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Within safeguarded / identified areas of importance				
What is the proximity of the site to designated heritage assets?	Site is within 50m from Statham Lodge Listed Building Grade II <ul style="list-style-type: none"> • Grade I listed Lymm Cross, 1.3km • Grade II listed Statham Lodge, 26m • Lymm Conservation Area, 799m • Ancient Monument Two cockpits 125m west of Lymm, 1.3km 				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	Potential negative effects on heritage assets/the historic environment but mitigation could be possible				
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type: 5A – Flood Plain – River Mersey/Bollin (East). The area is characterised by flat lowland floodplain. It is dissected by the MSC that provides dominant feature running east to west through the area and the Thelwall Viaduct (M6) that runs north to south. This site is vacant and unused. The landscape could potentially accommodate development, as the site is adjacent to the western edge of the settlement of Lymm and well contained by boundary vegetation to the west and north and by Warrington Road to the south. Some limited mitigation may be required to protect wider landscape character. Development of the site would result in only a moderate change to landscape character.				
Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC.				
Could allocation of the site have a	>400m of a SSSI.				

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<p>potential impact on a SSSI? Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?</p>	<p>Contains or is adjacent to (50m) a local wildlife site / priority habitats or species have been recorded within 50m of the site. Suitable for biodiversity offsetting.</p>		
<p>What is the potential impact on TPOs?</p>	<p>No TPOs on site</p>		
<p>Would allocation of the site result in the use of previously developed land?</p>	<p>Predominantly brownfield (>70%)</p>		
<p>Is there good access to a Household Waste Recycling Centre?</p>	<p>3.7 miles to Sandy Lane Recycling Centre (Stockton Heath).</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority Yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is part of the larger site of Ref: R18/P2/001. The neighbouring uses include a school to the south east, residential development to the east, a farm to the north, a hotel and conference centre to the west and open countryside to the south. The topography of the site is relatively flat. The site is adjacent to an area of potentially contaminated land to the east however it does not contain any potentially contaminated land. The whole site falls within Flood Zone 2 and the western edge of the site is adjacent to Flood Zone 3. The site has good accessibility to formal play space, primary and secondary schools, GP services and bus services. This site is within a cluster of nine sites in this location with the northern sites falling within the sand and gravel MSA. The location of residential dwellings, the M6 motorway, other roads and receptors/developments e.g. a school and a hotel would make mineral extraction within this section of the MSA unacceptable and much of the resource in this location is already sterilised by existing development. There is therefore no conflict with the MSA. The site benefits from access to the existing footway network and the bus services running along Warrington Road. An appropriate access is achievable to Warrington Road although this would result in the loss of existing mature trees; the access point would also need to consider the position of the access to site R18/P2/001 to ensure appropriate design and avoid potential vehicle conflicts. The widening of the existing footway along the site frontage is likely necessary. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>This site is considered to be suitable – unlikely to have a major impact on trends. There are some suitability issues as the site is within Flood Zone 2; is adjacent to an area of potentially contaminated land to the east (however it does not contain any potentially contaminated land); and GP services in Lymm have no available capacity. The site has good accessibility to formal play space, primary and secondary schools, GP services and bus services. The site is located adjacent to Statham Lodge which hosts a number of conferences / weddings. The site appears to be available, considering that it was promoted by the owner and is not in active use. The site is considered to be achievable as it is in an area of high viability and there are no known abnormal development costs.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Lymm, located to the west of the settlement off of Warrington Road. Although the site is located within Flood zones 2 & 3, the site has been assessed through the Council’s Level 1 SFRA site screening process and it is considered that appropriate mitigation measure can be provided. The site is considered to be in a sustainable location and is available being free from ownership issues and having been promoted by the site owner. The site is considered to be achievable as there are no known abnormal development costs and the site is in a location of high viability. In addition, it has been judged to be suitable - unlikely to have a major impact on trends. As such, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.</p> <p>CONCLUSIONS: SELECTED SITE (39 dwellings)</p>	

9 SHLAA Ref: 1531 / Site Ref: R18/163

Site Name	Statham Lodge Hotel				
Site Address	Warrington Rd, Statham, WA13 9BP				
Ward	Lymm North & Thelwall				
Existing Use	Hotel and conference centre				
Gross Site Area (Ha)	1.49				
Net: Developable Site Area (Ha)	1.34				
Site Potential (capacity)	39 dwellings (assumed 30dph)				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site- this could be from Warrington Road and Pool Lane	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High Viability
Distance to Principal Road Network by vehicle?	<1.0 mile to Booths Hill Rd/Church Rd (A56) leading to M6.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	Yes (hotel)	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	4. Could the site be developed now?	No	4. Have similar sites been successfully developed in the preceding years?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	2ha natural greenspace within 300m or 20ha greenspace within 2km.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Does the site provide access to formal play space?	<200m / On site facilities / potential for facilities to be delivered for large scale developments – 177.7m from Statham C. P. School				
How accessible is the site to the	Primary school located within 3.2km of the site and has capacity – 196.1m from Statham				

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nearest primary school on foot?	Community Primary School	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site was promoted by owner although the site is in active use as a hotel. No known ownership issues.</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of high viability. There is developer interest and/or demand. No known abnormal development costs.</p>
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has capacity – 2.7km from Lymm High (Voluntary Controlled) School		
How well served is the site by a bus service?	Regular bus service within 200m – 20. 7m from the nearest bus stop		
How accessible is the site to the nearest train station?	3km-5km – 3.5km from Birchwood station		
What is the overall distance to a GP service or health centre?	1.2km – 3km away with limited capacity and no potential to expand (Although the nearest GP service is less than 3km away from the site, it is at capacity with no potential to expand) 1.5km from Brookfield Surgery, which is at capacity and has no room for expansion. Lakeside is also at capacity with no potential to expand.		
What are the potential impacts on air quality?	Housing development within 1km of an AQMA		
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is not thought to be contaminated		
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3		
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside		
Is the site (or part of) within an identified flood zone?	Site contains large areas within flood zone 2/3 (>80%) – the entire site is within Flood Zone 2		
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Within safeguarded / identified areas of importance		
What is the proximity of the site to designated heritage assets?	<p>Site contains Statham Lodge Listed Building Grade II:</p> <ul style="list-style-type: none"> Grade I listed building Lymm Cross, 1.5km Thelwall Village Conservation Area, 792m Ancient Monument Two cockpits 125m west of Lymm, 1.5km 		
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	Development likely to have significant negative effects on heritage assets/historic environment that cannot be mitigated		
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type: 5A – Flood Plain – River Mersey/Bollin (East). The area is characterised by flat lowland floodplain. It is dissected by the MSC that provides dominant feature running east to west through the area and the Thelwall Viaduct (M6) that runs north to south. This site is currently in active use as a hotel and grounds. The landscape could potentially accommodate development, as the site is near to the western edge of the settlement of Lymm and well contained by boundary vegetation to the west, north and east and by Warrington Road to the south. In addition, it is already developed in part. Some limited mitigation may be required to protect wider landscape character. Development of the site would result in only a moderate change to landscape character.		
Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC.		
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs,	Contains a locally important site not suitable for biodiversity offsetting – although this is not a Local Wildlife Site		

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Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?			
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	Predominantly brownfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	3.7 miles to Sandy Lane Recycling Centre (Stockton Heath).		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow however showstopper due to Grade II listed building on site, therefore red overall - Mitigation likely to be required/unavoidable impacts</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is part of the wider site ref: R18/P2/001. The current use consists of a hotel and associated car park and grounds. Site access could be created from Warrington Road and Pool Lane The site is adjacent to dense vegetation to the west, residential development to the east and open countryside on the remaining adjacent boundaries. There is dense vegetation in the west of the site. The topography of the site is flat. The entire site falls within Flood Zone 2 The site contains a locally important site not suitable for biodiversity offsetting – although this is not a Local Wildlife Site. The site has good accessibility to formal play space, primary and secondary schools and bus stops. The site contains a Grade II listed building (Statham Lodge) This site is within a cluster of nine sites in this location with the northern sites falling within the sand and gravel MSA. The location of residential dwellings, the M6 motorway, other roads and receptors/developments e.g. a schools and a hotel would make mineral extraction within this section of the MSA unacceptable and much of the resource in this location is already sterilised by existing development. There is therefore no conflict with the MSA. The site benefits from an existing access point and it is likely that appropriate access is achievable within the site edged red but the opportunity to consolidate the adjacent Pool Lane junction should be explored. The site also benefits from access to the existing footway network and the bus services running along Warrington Road. The site would be better developed in tandem with R18/174 & R18/190 to ensure appropriate access. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is not considered to be suitable-mitigation likely to be required/unavoidable impacts due to the Grade II listed building (Statham Lodge) occupying the site and the entire site falling within Flood Zone 2. There are also suitability issues with respect to GP services in Lymm which have no available capacity. The site appears to be available, considering that it was promoted by the owner however the site is in active use as a hotel and conference centre. The site is considered to be achievable in that it is in an area of high viability and there is developer interest and known demand. There are also no known abnormal development costs.</p> <p><u>Workshop Comments</u></p> <p>The site is not directly adjacent to the settlement of Lymm however it is located within a cluster of sites to the west of the settlement off of Warrington Road. The site would be considered to be in a sustainable location only if the adjacent sites to the east are proposed to be developed. The site is not considered to be suitable for development as it contains a Grade II listed building (Statham Lodge). There are further suitability issues surrounding the site as the entire site is within Flood Zone 2, it contains a listed building and it contains a locally important site not suitable for biodiversity offsetting. In addition, it has been judged to be suitable - unlikely to have a major impact on trends. Development of the site would therefore not be in accordance with the objectives of the draft Warrington Local Plan, particularly objectives W5 which seeks to reinforce character and local distinctiveness whilst protecting, enhancing and embracing the borough's built and natural assets (including heritage assets).</p> <p>SITE CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

10 Site Ref: R18/P2/001

Site Name	Land at Statham, Lymm				
Site Address	Land at Statham, Lymm				
Ward	Lymm North & Thelwall				
Existing Use	Open countryside and dense vegetation, including hotel and conference centre in the north of the site				
Gross Site Area (Ha)	32				
Net: Developable Site Area (Ha)	24				
Site Potential (capacity)	720 dwellings (assumed 30dph)				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site- this could be from Warrington Road and Camsley Lane	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High Viability
Distance to Principal Road Network by vehicle?	<1.0 mile to Booths Hill Rd/Church Rd (A56) leading to M6.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	Yes, part of the site is in use as a hotel and conference centre	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	4. Could the site be developed now?	Yes, part of the site is open countryside and could be developed now.	4. Have similar sites been successfully developed in the preceding years?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	2ha natural greenspace within 300m or 20ha greenspace within 2km.	5. Is the site free of ownership and	Yes	5. Are there known abnormal	None known (site is adjacent to an area of potentially
Does the site provide access to formal play space?	<200m / On site facilities / potential for facilities to be delivered for large scale developments – 0m from Statham C.P. School				

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		tenancy issues?	development costs?	contaminated land to the north east)
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity – 38.8m from Statham Community Primary School	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site was promoted by owner. No known ownership issues however part of the site is in active use as a hotel.</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of high viability. There is developer interest and/or demand. No known abnormal development costs.</p>	
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has capacity – 2.4km from Lymm High (Voluntary Controlled) School			
How well served is the site by a bus service?	Regular bus service within 200m – 0m from the nearest bus stop			
How accessible is the site to the nearest train station?	3km-5km – 3.6km from Birchwood station			
What is the overall distance to a GP service or health centre?	1.2km – 3km away with limited capacity and no potential to expand. Although the nearest GP service is less than 3km away from the site, it is at capacity with no potential to expand. 1.5km from Brookfield Surgery (closest parcel), which is at capacity and has no room for expansion. Lakeside is also at capacity with no potential to expand.			
What are the potential impacts on air quality?	Development within 75m of AQMA			
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is potentially contaminated but may be difficult to remediate - site is adjacent to an area of potentially contaminated land to the north east however it does not contain any potentially contaminated land.			
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains more than 10 hectares of agricultural land class 1-2 or a total of 20 hectares 1-3			
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside			
Is the site (or part of) within an identified flood zone?	Contains areas of flood zone 2/3 (>30%) – half of the site is within Flood Zone 2			
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Within safeguarded / identified areas of importance			
What is the proximity of the site to designated heritage assets?	<p>Site contains or is within 50m from: Grade II heritage features Conservation area Registered park or garden – Statham Lodge which is Grade II Listed is located to the north of the site</p> <ul style="list-style-type: none"> Grade I listed building Lymm Cross, 1.1km Thelwall Village Conservation Area, 563m Ancient Monument Two cockpits 125m west of Lymm, 1.2km 			
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	Development likely to have significant negative effects on heritage assets/historic environment that cannot be mitigated			
Capacity of the landscape to accommodate development while respecting its character.	<p>This group of sites fall within two Character Types: 3B – Red Sandstone Escarpment – Massey Brook and 5A – Flood Plain – River Mersey/Bollin (East). Area 3B contains the Massey Brook valley basin. It is dominated by the M6 motorway (and Thelwall Viaduct) that runs north/south through the middle of the area. A narrow band of deciduous woodland lines Massey Brook to the west of the M6. The landscape has broad open views with gapped hedgerows and few hedgerow trees. The land use is predominantly agriculture.</p> <p>Area 5A (East) is characterised by flat lowland floodplain. The area is also dissected by the MSC that provides dominant feature running east to west through the area, along with the Thelwall Viaduct (M6). This site is vacant and unused. The landscape could potentially accommodate development, as the site is adjacent to the western edge of the settlement of Lymm and well contained by boundary vegetation to the west and south and by Warrington Road to the north. Some limited mitigation may be required to protect wider landscape character. Development of the site would result in only a moderate change to landscape character.</p>			
Could allocation of the site have a	Outside catchment area of SPA or SAC.			

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potential impact on a European Site SPA or SAC?			
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	Contains a locally important site not suitable for biodiversity offsetting – not a Local Wildlife Site		
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	N/A		
Is there good access to a Household Waste Recycling Centre?	4 miles to Sandy Lane Recycling Centre (Stockton Heath).		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority amber - Mitigation may be required/unavoidable impacts</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site encompasses the smaller sites of Ref: 1528 / R18/162 and Ref: 1531 / R18/163 Site access could be created from Warrington Lane and Camsley Lane. The topography of the site slopes gradually up to the north The neighbouring uses include open countryside to the north, development to the east and south including residential dwellings and Statham Community Primary School. To the west is the M6 motorway There is a public right of way through the centre of the site In the north of the site is Statham Lodge Hotel and Conference Centre which is Grade II listed The site is adjacent to an area of potentially contaminated land to the north east however it does not contain any potentially contaminated land. The site contains a locally important site not suitable for biodiversity offsetting however this is not a Local Wildlife Site. The site has good accessibility to formal play space, primary and secondary schools, GP services and bus services. Half of the site falls within Flood Zone 2. An appropriate access is likely achievable to Warrington Road although this would result in the loss of existing trees; the access point would also need to consider access to site R18/190 to ensure appropriate design. The site also benefits from access to the existing footway network and the bus services running along Warrington Road. Dependent on the number of dwellings proposed a second point of access may be required. A Public Right of Way runs through the site. This site is within a cluster of nine sites in this location with the northern sites falling within the sand and gravel MSA. The location of residential dwellings, the M6 motorway, other roads and receptors/developments e.g. a school and a hotel would make mineral extraction within this section of the MSA unacceptable and much of the resource in this location is already sterilised by existing development. There is therefore no conflict with the MSA. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>This site may be suitable however mitigation may be required / there are unavoidable impacts. There are some suitability issues as the site contains the Grade II listed Statham Lodge Hotel; it also contains a locally important site not suitable for biodiversity offsetting (however this is not a Local Wildlife Site); it is adjacent to an area of potentially contaminated land to the north east and GP services in Lymm have no available capacity. However it does not contain any potentially contaminated land. The site has good accessibility to formal play space, primary and secondary schools and bus services. The site appears to be available, considering that it was promoted by the owner however part of the site is in active use as a hotel. The site is considered to be achievable as it is in an area of high viability and there are no known abnormal development costs.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Lymm, located to the west of the settlement off of Warrington Road and Camsley Lane. The site is considered to be in a sustainable location and is available being free from ownership issues and having been promoted by the site owner however part of the site is in active use as a hotel. The site is considered to be achievable as there are no known abnormal development costs and the site is in a location of high viability. There are some suitability constraints with the site due to the Grade II listed Statham Lodge Hotel being located to the north of the site but given the scale of the site, development could avoid impacting on the Grade II listed building. However given the site size, development of the whole site would impact upon the character of the settlement. As such, development would not be in accordance with objective W5 of the draft Warrington Local Plan which seeks to reinforce character and local distinctiveness. It is considered that some of the smaller sites which form part of this larger site represent more appropriate sites for development (SHLAA Ref: 1528 / R18/162 and SHLAA Ref: 1622).</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

11 SHLAA Ref: 1891 / Site Ref: R18/154 / R18/190

Site Name	Land fronting Pool Lane				
Site Address	North & east of Pool Farm, Pool Lane, Statham				
Ward	Lymm North & Thelwall				
Existing Use	Partly office building and car park (marketing agency) and partly open countryside				
Gross Site Area (Ha)	1.6				
Net: Developable Site Area (Ha)	1.2				
Site Potential (capacity)	36 dwellings (assumed 30dph) (assuming entire site is developed)				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site- this could be from Pool Lane	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High Viability
Distance to Principal Road Network by vehicle?	<1.0 mile to Booths Hill Rd/Church Rd (A56) leading to M6.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	Yes – office use for a marketing agency	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	4. Could the site be developed now?	Yes, partially	4. Have similar sites been successfully developed in the preceding years?	No
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	2ha natural greenspace within 300m or 20ha greenspace within 2km.	5. Is the site free of ownership and	Yes	5. Are there known abnormal	Yes – The northern half of the site is located within a
Does the site provide access to formal play space?	<200m / On site facilities / potential for facilities to be delivered for large scale developments – 134.4m from Statham Park				

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		tenancy issues?	development costs?	historic landfill site 250m buffer zone.
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity – 135.5m from Statham Community Primary School	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site was promoted by owner. Site is partially in use as a marketing agency and could only be partially developed now.</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of high viability. There are abnormal development costs which could be overcome.</p>	
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has capacity – 2.6km from Lymm High (Voluntary Controlled) School			
How well served is the site by a bus service?	Regular bus service within 200m – 157.1m from the nearest bus stop			
How accessible is the site to the nearest train station?	3km-5km – 3.5km from Birchwood station			
What is the overall distance to a GP service or health centre?	1.2km – 3km away with limited capacity and no potential to expand. Although the nearest GP service is less than 3km away from the site, it is at capacity with no potential to expand. 1.5km from Brookfield Surgery, which is at capacity and has no room for expansion. Lakeside is also at capacity with no potential to expand.			
What are the potential impacts on air quality?	Housing development within 1km of an AQMA			
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is not thought to be contaminated			
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3			
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside			
Is the site (or part of) within an identified flood zone?	Site contains large areas within flood zone 2/3 (>80%) – the majority of the site is within Flood Zone 3 with the remainder of the site within Flood Zone 2.			
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Within safeguarded / identified areas of importance			
What is the proximity of the site to designated heritage assets?	<p>No heritage assets within or adjacent (50m) to the sites</p> <ul style="list-style-type: none"> • Grade I listed Lymm Cross, 1.3km • Grade II listed Statham Lodge, 104m • Lymm Conservation Area, 868m • Ancient Monument Two cockpits 125m west of Lymm 			
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment			
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type: 5A – Flood Plain – River Mersey/Bollin (East). The area is characterised by flat lowland floodplain. It is dissected by the MSC that provides dominant feature running east to west through the area and the Thelwall Viaduct (M6) that runs north to south. The western part of the site is currently in active use as small business units and residential. The remainder of the site is vacant and unused. The landscape could potentially accommodate development, as the site is adjacent to the western edge of the settlement of Lymm and fairly well contained by boundary vegetation on the west, north and south boundaries. In addition, it is already developed in part. Some limited mitigation may be required to protect wider landscape character. Development of the site would result in only a moderate change to landscape character.			
Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC.			
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.			

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<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?</p>	<p>Contains or is adjacent to (50m) a local wildlife site / priority habitats or species have been recorded within 50m of the site. Suitable for biodiversity offsetting – the site is adjacent to a Local Wildlife Site (Statham Ox-Bow) located to the north east.</p>		
<p>What is the potential impact on TPOs?</p>	<p>No TPOs on site</p>		
<p>Would allocation of the site result in the use of previously developed land?</p>	<p>Site is predominantly Greenfield (>70%)</p>		
<p>Is there good access to a Household Waste Recycling Centre?</p>	<p>4 miles to Sandy Lane Recycling Centre (Stockton Heath).</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The northern half of the site is located within a historic landfill site 250m buffer zone. The site is adjacent to a Local Wildlife Site (Statham Ox-Bow) located to the north east. The majority of the site is within Flood Zone 3 with the remainder of the site within Flood Zone 2. The site has good accessibility to primary and secondary schools, formal play space and bus services. There is residential use to the east and south of the site, a dairy farm to the west and open countryside to the south. The existing use of the site includes open countryside and office use. Site access could be created from Pool Lane which is a small single track lane. The topography of the site is undulating but would not impinge on development This site is within a cluster of nine sites in this location with the northern sites falling within the sand and gravel MSA. The location of residential dwellings, the M6 motorway, other roads and receptors/developments e.g. a schools and a hotel would make mineral extraction within this section of the MSA unacceptable and much of the resource in this location is already sterilised by existing development. There is therefore no conflict with the MSA. Pool Lane is unsuitable for an increase in vehicle movement without improvements along its length, which would require third party land. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>This site is considered to be suitable – unlikely to have a major impact on trends. There are suitability issues as the site is within Flood Zone 2/3; half of the site is within a historic landfill site 250m buffer zone; the site is adjacent to a Local Wildlife (Statham Ox-Bow) located to the north east and GP services in Lymm have no available capacity. The site has good accessibility to primary and secondary schools, formal play space and bus services. The site is considered to be available as it was promoted by the owner however part of the site is in office use as a marketing agency and therefore could not be developed now. The site may be achievable in that it is in an area of high viability, there is developer interest/demand however there are known abnormal development costs due to the section within the historic landfill buffer zone.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Lymm being located to the north east of the settlement on Pool Lane. The site is considered to be in a sustainable location and is available having been promoted by the site owner however it is partially developed. The site may be achievable as there is developer interest and known demand however part of the site is within a historic landfill site 250m buffer zone. The site has been judged to be suitable - unlikely to have a major impact on trends. However the Council’s highways officer states that Pool Lane would be unsuitable for an increase in vehicle movement without improvements along its length which would require third party land. As such, development of the site would not be in accordance with draft Warrington Local Plan objective W4, to provide new infrastructure to support Warrington’s growth, reduce congestion and promote sustainable transport options.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

12 SHLAA Ref: 1621 / Site Ref: R18/004 / Site Ref: R18/173

Site Name	Land immediately surrounding Pool Farm				
Site Address	Curtilage of Pool Farm, South of Stannian Fold Offices				
Ward	Lymm North & Thelwall				
Existing Use	Agriculture				
Gross Site Area (Ha)	0.288				
Net: Developable Site Area (Ha)	0.288				
Site Potential (capacity)	9 dwellings (assumed 30dph)				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site- this could be from Pool Lane	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High Viability
Distance to Principal Road Network by vehicle?	<1.0 mile to Booths Hill Rd/Church Rd (A56) leading to M6.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	Yes (agriculture)	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	2ha natural greenspace within 300m or 20ha greenspace within 2km.	5. Is the site free of ownership and	Yes	5. Are there known abnormal	None known
Does the site provide access to formal play space?	<200m / On site facilities / potential for facilities to be delivered for large scale developments – 195.2m from Statham C. P. School				

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		tenancy issues?	development costs?
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity – 177.3m from Statham Community Primary School	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner. No known ownership issues.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of high viability. There is developer interest and/or demand. No known abnormal development costs.
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has capacity – 2.7km from Lymm High (Voluntary Controlled) School		
How well served is the site by a bus service?	Regular bus service within 200m – 138.2m from the nearest bus stop		
How accessible is the site to the nearest train station?	3km-5km – 3.5km from Birchwood station		
What is the overall distance to a GP service or health centre?	3km – 5km with limited capacity and no potential to expand. Although the nearest GP service is less than 3km away from the site, it is at capacity with no potential to expand. 1.2km from Brookfield Surgery, which is at capacity. It has no room for expansion and would be unable to accommodate large increase in list size.		
What are the potential impacts on air quality?	Housing development within 1km of an AQMA		
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is not thought to be contaminated		
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3		
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside		
Is the site (or part of) within an identified flood zone?	Site contains large areas within flood zone 2/3 (>80%) – the northern half of the site is within Flood Zone 3 and the remainder of the site is within Flood Zone 2.		
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Within safeguarded / identified areas of importance		
What is the proximity of the site to designated heritage assets?	No heritage assets within or adjacent (50m) to the sites <ul style="list-style-type: none"> Grade I listed Lymm Cross, 1.4km Grade II listed Statham Lodge 79m Theilwall Village Conservation Area, 929m Ancient Monument Two cockpits 125m west of Lymm, 1.4km 		
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment		
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type: 5A – Flood Plain – River Mersey/Bollin (East). The area is characterised by flat lowland floodplain. It is dissected by the MSC that provides a dominant feature running east to west through the area and the Thelwall Viaduct (M6) that runs north to south. The site is currently vacant and unused. The landscape could potentially accommodate development, as the site is near to the western edge of Lymm and fairly well contained by boundary vegetation and existing development. Some limited mitigation may be required to protect wider landscape character. Development of the site would result in only a moderate change to landscape character.		
Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC.		
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on	Contains or is adjacent to (50m) a local wildlife site / priority habitats or species have been recorded within 50m of the site. Suitable for biodiversity offsetting.		

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designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?			
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	Predominantly brownfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	3.9 miles to Sandy Lane Recycling Centre (Stockton Heath).		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • There is a business (a marketing agency) in the north of the site. To the south of the site is existing residential development and open countryside. To the south west of the site is Statham Lodge a hotel and conference facility. • The topography of the site is relatively flat. • Site access could be created from an existing private road from Pool Lane. • The northern half of the site is within Flood Zone 3 and the remainder of the site is within Flood Zone 2. • This site is within a cluster of nine sites in this location with the northern sites falling within the sand and gravel MSA. The location of residential dwellings, the M6 motorway, other roads and receptors/developments e.g. a schools and a hotel would make mineral extraction within this section of the MSA unacceptable and much of the resource in this location is already sterilised by existing development. There is therefore no conflict with the MSA. • Pool Lane is unsuitable for an increase in vehicle movement without improvements along its length, which would require third party land. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>This site is considered to be suitable – unlikely to have a major impact on trends. There are some suitability issues as the site is within Flood Zones 2 and 3 and GP services in Lymm have no available capacity. The site is located adjacent to Statham Lodge which hosts a number of conferences / weddings, The site is considered to be available as it was promoted by the owner. The site is considered to be achievable in that it is in an area of high viability and there is developer interest and known demand. There are also no known abnormal development costs</p> <p><u>Workshop Comments</u></p> <p>The site is not directly adjacent to the settlement of Lymm however it is located within a cluster of sites to the west of the settlement off of Warrington Road. The site would be considered to be in a sustainable location only if the adjacent sites are proposed to be developed. The site is considered to be available having been promoted by the site owner. The site is considered to be achievable as there is developer interest and known demand and no known abnormal development costs. The site has been judged to be suitable - unlikely to have a major impact on trends. However the Council’s highways officer states that Pool Lane would be unsuitable for an increase in vehicle movement without improvements along its length which would require third party land. As such, development of the site would not be in accordance with draft Warrington Local Plan objective W4, to provide new infrastructure to support Warrington’s growth, reduce congestion and promote sustainable transport options.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

13 SHLAA Ref: 1565 / Site Ref: R18/014 / Site Ref: R18/P2/118

Site Name	Land west of Reddish Crescent, Lymm				
Site Address	Land west of Reddish Crescent, Lymm				
Ward	Lymm North & Thelwall				
Existing Use	Agriculture				
Gross Site Area (Ha)	2.6				
Net: Developable Site Area (Ha)	1.9				
Site Potential (capacity)	57dwellings (assumed 30dph)				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability	Availability			Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site- this could be from Reddish Crescent	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High Viability
Distance to Principal Road Network by vehicle?	1.1 miles to principle road network (A56).	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	Yes (agriculture)	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	5. Is the site free of ownership and	Yes	5. Are there known abnormal	None known (however the site is adjacent to an area of
Does the site provide access to formal play space?	<200m / On site facilities / potential for facilities to be delivered for large scale developments – 184.0m from Sow Brook Playing Field				

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		tenancy issues?		development costs?	potentially contaminated land to the north and the south east)
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity – 497.1m from Ravenbank Community Primary School.	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site was promoted by owner. No known ownership issues</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of high viability. There is developer interest and/or demand. No known abnormal development costs.</p>		
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has limited capacity with potential to expand – 951.8m from Lymm High (Voluntary Controlled) School.				
How well served is the site by a bus service?	Regular bus service within 200m – 20.5m from the nearest bus stop.				
How accessible is the site to the nearest train station?	3km-5km – 4.6km from Glazebrook station.				
What is the overall distance to a GP service or health centre?	1.2km – 3km away with available capacity / limited capacity / potential to expand (Although the nearest GP service is less than 1.2km away from the site, it is at capacity with no potential to expand) – 681.5m from Brookfield Surgery which is at capacity. It has no room for expansion and would be unable to accommodate large increase in list size.				
What are the potential impacts on air quality?	Development more than 1km from AQMA				
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is potentially contaminated but may be difficult to remediate – the site is adjacent to an area of potentially contaminated land to the north and to the south east however the site itself is not potentially contaminated land.				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside				
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Within safeguarded / identified areas of importance				
What is the proximity of the site to designated heritage assets?	Site contains or is within 50m from: Grade II heritage features Conservation area Registered park or garden – 35.5m from Tanyard Farmhouse Listed Building Grade II <ul style="list-style-type: none"> Grade I listed building Lymm Cross 625m Grade II listed Tanyard Farmhouse 35m Lymm Conservation Area, 287m Ancient Monument Lymm Hall moated site and ice house, 731m 				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	Potential negative effects on heritage assets/the historic environment but mitigation could be possible				
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type: 5A – Flood Plain – River Mersey/Bollin (East). The area is characterised by flat lowland floodplain. It is dissected by the MSC that provides a dominant feature running east to west through the area and the Thelwall Viaduct (M6) that runs north to south. The site is currently vacant and unused. The landscape could potentially accommodate development, as the site abuts the eastern edge of Oughtrington and is partly contained to the southwest by existing development. However, the southern portion of the site will be visible when travelling along Rushgreen Road (A6144) and down Reddish Crescent. Mitigation will be required to protect wider landscape character. Development of the site would result in a moderate change to landscape character.				
Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC.				
Could allocation of the site have a	>400m of a SSSI.				

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<p>potential impact on a SSSI? Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?</p>	<p><200m / No priority habitats or species recorded.</p>		
<p>What is the potential impact on TPOs?</p>	<p>TPOs present that could potentially be protected (i.e. confined to boundaries)</p>		
<p>Would allocation of the site result in the use of previously developed land?</p>	<p>Site is predominantly Greenfield (>70%)</p>		
<p>Is there good access to a Household Waste Recycling Centre?</p>	<p>5.2 miles to Sandy Lane Recycling centre (Stockton Heath).</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • Site access could be created off Reddish Crescent • Neighbouring uses include residential to the east, Sainsbury’s supermarket to the south and open countryside on the remaining adjacent boundaries • The site topography is flat. • The site is 35.5m from a Grade II listed building (Tanyard Farmhouse) • The site is adjacent to an area of potentially contaminated land however it is not potentially contaminated land itself. • The proximity of other junctions means that access would need to be taken from Reddish Crescent. Whilst appropriate pedestrian and vehicular access would be achievable, visibility concerns at the junction of Reddish Crescent/Rushgreen Road would mean that third party land is required to provide improvement. A Bridleway runs along the northern boundary of the site. This may mean that the land is not appropriate unless developed in tandem with Site Ref: 3178 / R18/082 / R18/P2/072 and Site Ref: 3109 / R18/016 / R18/P2/027. However Site Ref: 3178 / R18/082 / R18/P2/072 was assessed as strong contribution for Green Belt and therefore it has not been considered for site selection at this stage. • This site forms part of a cluster of nine sites in this location, all of which bar Watercress Farm, fall at least partially within the sand and gravel MSA. The location of residential dwellings, roads and receptors/developments e.g. a school and a hotel would make mineral extraction within this section of the MSA unacceptable and much of the resource in this location is already sterilised by existing development. There is therefore no conflict with the MSA. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>This site is considered to be suitable – unlikely to have a major impact on trends. There are some suitability issues given the proximity to a Grade II listed building (Tanyard Farmhouse); the adjacent areas of potentially contaminated land to the north and south east and the GP services in Lymm have no available capacity. However the site has good accessibility to formal play space, primary schools and bus services. The site appears to be available, considering that it was promoted by the owner. The site is considered to be achievable as it is in an area of high viability, there is developer interest and known demand and there are no known abnormal development costs.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Lymm, located to the north east of the settlement off of Rush Green Road. The site is considered to be in a sustainable location and is available having been promoted by the site owner. The site is considered to be achievable as there is developer interest and known demand and no known abnormal development costs. The site has been judged to be suitable - unlikely to have a major impact on trends. However the Council’s highways officer states that due to visibility constraints, third party land is required to provide junction improvements. In addition the highways officer states that the site would need to be developed in tandem with Site Ref: 3178 / R18/082 / R18/P2/072 and Site Ref: 3109 / R18/016 / R18/P2/027. Site Ref: 3178 was assessed as strong contribution for Green Belt and therefore it has not been considered for site selection at this stage. The site would not be appropriate in highways terms if brought forward on its own. Development of the site would therefore not be in accordance with draft Warrington Local Plan objective W4, to provide new infrastructure to support Warrington’s growth, reduce congestion and promote sustainable transport options.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

14 SHLAA Ref: 3109 / Site Ref: R18/016 / Site Ref: R18/P2/027

Site Name	Holly House					
Site Address	Holly House, Lymm					
Ward	Lymm North & Thelwall					
Existing Use	Residential dwelling and associated farm buildings and open countryside including dense vegetation					
Gross Site Area (Ha)	1.12					
Net: Developable Site Area (Ha)	0.84					
Site Potential (capacity)	24 dwellings (assumed 30dph)					
Green Belt Assessment Overall Contribution	Weak contribution					
Suitability			Availability		Achievability	
Criteria	<p>Traffic Light Assessment</p> <p>Green - Promotes sustainable growth /</p> <p>Yellow - Unlikely to have a major impact on trends /</p> <p>Amber - Mitigation may be required/unavoidable impacts /</p> <p>Red - Mitigation likely to be required/unavoidable impacts</p>	Key Questions	Assessment	Key Questions	Assessment	
Is there a physical point of highway access into the site?	Existing access into the site- there is existing site access from Rushgreen Road	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High Viability	
Distance to Principal Road Network by vehicle?	1.1 miles to principle road network (A56).	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes	
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	Yes	3. Is there known demand for the form of provision approved/proposed?	Yes	
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes	
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	5. Is the site free of ownership and	Yes	5. Are there known abnormal	None known	
Does the site provide access to formal play space?	<400m – 255.3m from Sow Brook Playing Field					

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		tenancy issues?	development costs?
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity – 433.6m from Ravenbank Community Primary School	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site was promoted by owner. No known ownership issues</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of high viability. There is developer interest and/or demand. No known abnormal development costs.</p>
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has limited capacity with potential to expand – 1km from Lymm High (Voluntary Controlled) School		
How well served is the site by a bus service?	Regular bus service within 200m – 169.8m from the nearest bus stop		
How accessible is the site to the nearest train station?	3km-5km – 4.7km from Birchwood station		
What is the overall distance to a GP service or health centre?	1.2km – 3km away with available capacity / limited capacity / potential to expand (Although the nearest GP service is less than 1.2km away from the site, it is at capacity with no potential to expand) - 639.3m from Brookfield Surgery which is at capacity. It has no room for expansion and would be unable to accommodate large increase in list size.		
What are the potential impacts on air quality?	Development more than 1km from AQMA		
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is not thought to be contaminated		
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3		
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside		
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)		
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Within safeguarded / identified areas of importance		
What is the proximity of the site to designated heritage assets?	<p>No heritage assets within or adjacent (50m) to the sites</p> <ul style="list-style-type: none"> Grade I listed building Lymm Cross, 512m Grade II listed building Tanyard Farmhouse, 195m Lymm Conservation Area, 204m Lymm Hall moated site and ice house, 582m 		
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment		
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type: 5A – Flood Plain – River Mersey/Bollin (East). The area is characterised by flat lowland floodplain. It is dissected by the MSC that provides a dominant feature running east to west through the area and the Thelwall Viaduct (M6) that runs north to south. The site is currently vacant and unused. The landscape could potentially accommodate development, as the southern edge of the site abuts the northern edge of Lymm and is partly contained to the east by an existing residential property. However, the site will be visible from some points when travelling along Rushgreen Road (A6144). Mitigation will be required to protect wider landscape character. Development of the site would result in a moderate change to landscape character.		
Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC.		
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a	N/A		

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potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?			
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	Site is predominantly Greenfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	5.2 miles to Sandy lane Recycling Centre (Stockton Heath).		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • There is existing site access from Rushgreen Road to the site • The topography of the site appears relatively flat from the street. • The neighbouring uses include open countryside on the northern, western and eastern boundaries, some of which is in agricultural use. To the south is residential development. • Appropriate access to Rushgreen Road (A6144) is likely achievable although this would involve the loss of trees. A footway would be required along the site frontage. The site would not be appropriate unless developed in tandem with site R18/082 to allow better pedestrian connectivity however Site Ref: 3178 / R18/082 / R18/P2/072 was assessed as strong contribution for Green Belt and has therefore not been considered for site selection at this stage. • This site forms part of a cluster of nine sites in this location, all of which bar Watercress Farm, fall at least partially within the sand and gravel MSA. The location of residential dwellings, roads and receptors/developments e.g. a school and a hotel would make mineral extraction within this section of the MSA unacceptable and much of the resource in this location is already sterilised by existing development. There is therefore no conflict with the MSA. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>This site is considered to be suitable – unlikely to have a major impact on trends. There are some suitability issues given the nearest GP service has no available capacity. The site appears to be available, considering that it was promoted by the owner and could be developed now. The site is considered to be achievable in that it is in an area of high viability and there are also no known abnormal development costs.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Lymm, located to the north east of the settlement off of Rush Green Road. The site is considered to be in a sustainable location and is available having been promoted by the site owner. The site is considered to be achievable as there is developer interest and known demand and no known abnormal development costs. The site has been judged to be suitable - unlikely to have a major impact on trends. However the Council’s highways officer states that the site would need to be developed in tandem with Site Ref: 3178 / R18/082 / R18/P2/072 in order to achieve appropriate pedestrian connectivity, however Site Ref: 3178 / R18/082 / R18/P2/072 was assessed as strong contribution for Green Belt and therefore it has not been considered for site selection at this stage. As such appropriate pedestrian connectivity could not be achieved if the site was brought forward on its own. Development of the site would therefore not be in accordance with draft Warrington Local Plan objective W4, to provide new infrastructure to support Warrington’s growth, reduce congestion and promote sustainable transport options.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

15 SHLAA Ref: 1560

Site Name	Greenscene				
Site Address	Burford Lane, Broomedge, WA13 0SH				
Ward	Lymm South				
Existing Use	Scrubland and disused greenhouses				
Gross Site Area (Ha)	0.39				
Net: Developable Site Area (Ha)	0.195				
Site Potential (capacity)	5 dwellings (assumed 30 dph)				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Existing access into the site- there is existing access into the site from Burford Lane	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High Viability
Distance to Principal Road Network by vehicle?	<1.0 mile to Booths Hill Rd/Church Rd (A56) leading to M6.	2. Is there an extant planning consent on the site?	No – however full planning application currently pending for construction of 4 park homes along with parking, access and landscaping and associated works occupying the same site boundary (Ref: 2018/32274).	2. Is there active developer interest in the site?	Yes
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m-2000m				

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Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	<800m 420m to Broomedge Park	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	No known abnormal costs
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has no capacity but potential to expand Oughtrington Primary School is 1.6km away which is at or near capacity with no potential to expand	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner and is not in active use. Application currently pending for residential development on the site. No known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of high viability. There is developer interest and demand. No known abnormal development costs.	
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has limited capacity with potential to expand Lymm High School is 1.1km away which has limited capacity and poor potential to expand				
How well served is the site by a bus service?	Regular bus service within 200m The nearest bus stop is 197m away				
How accessible is the site to the nearest train station?	>5km away 11.7km to Warrington Bank Quay station				
What is the overall distance to a GP service or health centre?	3km – 5km with limited capacity and no potential to expand. 3.1km to Lakeside Surgery with no capacity or potential to expand and Brookfields is also at capacity with no potential to expand.				
What are the potential impacts on air quality?	Housing development within 1km of an AQMA				
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is not thought to be contaminated				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3 Entire 0.39ha site is grade 3 land				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside				
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects				
What is the proximity of the site to designated heritage assets?	No heritage assets within or adjacent (50m) to the sites <ul style="list-style-type: none"> Grade I listed building Lymm Hall, 2.0km Grade II listed building Stables and Cartshed, 481m Lymm Conservation Area, 1.9km Lymm Hall moated site and ice house, 2.0km 				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment				
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type: 3C – Red Sandstone Escarpment – Lymm. The area is characterised by undulating arable and pastoral farmland. Generally views are less extensive than in other areas due to the rolling landscape and fields being enclosed by woodlands and hedgerow trees. This site is currently in active use and contains some buildings and hardstanding. The landscape could potentially accommodate development, as the site is within an existing cluster of development and well contained by existing development on all sides. Development of the site would result in a minimal change to landscape character.				
Could allocation of the site have a	Outside catchment area of SPA or SAC / >400m of a SSSI				

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potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC (4.2km to Rixton Clay Pits SAC).		
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI (3.7km to Woolston Eyes SSSI).		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	N/A		
What is the potential impact on TPOs?	TPOs present that could potentially be protected (i.e. confined to boundaries) TPOs are located around the perimeter of the site, along the east and west boundary.		
Would allocation of the site result in the use of previously developed land?	Predominantly brownfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	6.4 miles to Woolston Waste and Recycling centre and 6.3 miles to Sinderland Rd Household Waste Recycling Centre..		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site appears to have previously been used as a garden centre however this is now abandoned and the site is disused The topography of the site is flat There is existing access to the site from Burford Lane Neighbouring uses include residential development to the west and south of the site, and newly built residential development to the north. To the west of the site is open countryside. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered available as it was promoted by the owner and is free from ownership/tenancy issues. There is no active use on the site. The site is achievable as it is in an area of high viability with developer interest and demand. The site is considered to be suitable for development – unlikely to have a major impact on trends. There are some suitability issues in terms of accessibility to primary schools and capacity of GP services. There are also TPOs on site, however there is potential to avoid this through the location of development on the site.</p> <p><u>Workshop Comments</u></p> <p>The site is not adjacent to the settlement of Lymm, being situated within the washed over village of Broomedge to the south east of Lymm. As such, the site would feel isolated from Lymm and would not provide a sustainable location for future development. Therefore, it would not be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport and W6 to minimise the impact of development on the environment.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

16 SHLAA Ref: 2408

Site Name	Oak Lawn	
Site Address	Crouchley Lane, Lymm, Warrington, WA13 0TH	
Ward	Lymm South	
Existing Use	Residential	
Gross Site Area (Ha)	0.31	
Net: Developable Site Area (Ha)	0.31	
Site Potential (capacity)	9 dwellings (assumed 30dph) (assumed demolition of existing residential property and whole site redevelopment)	
Green Belt Assessment Overall Contribution	Weak contribution	

Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Existing access into the site- this is from Crouchley Lane	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High Viability
Distance to Principal Road Network by vehicle?	<1.0 mile to Booths Hill Rd/Church Rd (A56) leading to M6.	2. Is there an extant planning consent on the site?	No permission no longer extant - full planning permission for proposed demolition of existing detached dwelling and associated outbuilding and construction of new dwelling with associated detached triple garage occupying the same site boundary (Ref: 2012/20028) Granted in July 2012, expired in 2015.	2. Is there active developer interest in the site?	Yes
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	Yes – Residential property and garden	3. Is there known demand for the form of provision	Yes
Is the area supported by community facilities? (Village)	Community facilities within 1200m				

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halls, places of worship, community centres)				approved/proposed?	
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	4. Could the site be developed now?	Yes - partially	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	<400m 254m to Beechwood (Lymm RUFC Extension)	5. Is the site free of ownership and tenancy issues?	Unknown	5. Are there known abnormal development costs?	None known
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has no capacity but potential to expand Ravenbank Community Primary School is 1.2km from the site and is at or near capacity with no potential to expand	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site was promoted by owner and is currently in residential use. Planning permission for replacement dwelling previously granted in 2012.</p>		<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of high viability. There is developer interest and demand. No known abnormal development costs.</p>	
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has limited capacity with potential to expand Lymm High School is 1.3km from the site and has limited capacity with poor potential to expand				
How well served is the site by a bus service?	Low frequency bus service within 200m-400m / Regular bus service within 400m-800m Nearest bus stop is 719m away				
How accessible is the site to the nearest train station?	>5km away 10.2km from Warrington Bank Quay station				
What is the overall distance to a GP service or health centre?	3km – 5km with limited capacity and no potential to expand (although nearest GP is less than 3km away it is at full capacity with no potential to expand). 1.6km to Lakeside Surgery which is at capacity with no potential to expand and Brookside is also at full capacity with no potential to expand.				
What are the potential impacts on air quality?	Housing development within 1km of an AQMA				
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is not thought to be contaminated				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3 Entire 0.31ha site is grade 3 land				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside				
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects				
What is the proximity of the site to designated heritage assets?	No heritage assets within or adjacent (50m) to the sites <ul style="list-style-type: none"> Grade I listed building Lymm Hall 994m Grade II listed building Water Tower, 614m Lymm Conservation Area, 617m Lymm Hall moated site and ice house, 962m 				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment				
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type: 3C – Red Sandstone Escarpment – Lymm. The area is characterised by undulating arable and pastoral farmland. Generally views are less extensive than in other areas due to the rolling landscape and fields being enclosed by woodlands and hedgerow trees. This site is currently in active use as a residential property and curtilage.				

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	The landscape could potentially accommodate development, as the site is well contained by boundary hedgerows and an existing cluster of development to the east. In addition, it is already developed in part. Some limited mitigation may be required to protect wider landscape character. Development of the site would result in only a moderate change to landscape character.		
Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC (3.8km from Rixton Clay Pits SAC).		
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI (2.8km from Woolston Eyes SSSI).		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	<200m / No priority habitats or species recorded.		
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	Site is predominantly Greenfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	5.3 miles to Sandy Lane Waste and Recycling (Stockton Heath).		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Site notes:</p> <ul style="list-style-type: none"> • There is existing access into the site from Crouchley Lane • The topography of the site is flat • There is an existing residential use on the site • Neighbouring uses include farm houses to the east and open countryside on the remaining adjacent boundaries • The site has poor accessibility to a train station, GP services, bus services, natural green space and primary schools. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered to be suitable for development – unlikely to have a major impact on trends. There are some suitability issues in terms of accessibility to primary schools, GP services, bus services, a train station and natural greenspace. The site is considered available as it was promoted by the owner although there is an existing residential property on site. The site is considered to be achievable as it is in an area of high viability, there is developer interest and demand and no known abnormal development costs.</p> <p><u>Workshop Comments</u></p> <p>The site is not adjacent to the settlement of Lymm, being situated off Crouchley Lane to the south of Lymm. As such, the site would feel isolated from the settlement and would not provide a sustainable location for future development. Therefore, it would not be in accordance with several objectives from the draft Warrington Local Plan including W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport and W6 to minimise the impact of development on the environment.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

17 SHLAA Ref: 2704

Site Name	Land at Boarded Barn Farm				
Site Address	Birch Brook Road, Lymm, WA13 9RZ				
Ward	Lymm North & Thelwall				
Existing Use	Industrial (motorbike repair shop) and open countryside				
Gross Site Area (Ha)	1.0				
Net: Developable Site Area (Ha)	0.9				
Site Potential (capacity)	27 dwellings (assumed 30dph)				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Existing access into the site- this is from a private road off Birch Brook Road	1. Was the site promoted by the owner?	Unknown	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High Viability
Distance to Principal Road Network by vehicle?	<3.0 miles to Higher Lane/Booths Hill Rd/Church Rd (A56) leading to M6.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	No
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	Yes (motorbike repair shop)	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m-2000m	4. Could the site be developed now?	No, only a small area currently consists of open countryside	4. Have similar sites been successfully developed in the preceding years?	Unknown
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	5. Is the site free of ownership and tenancy issues?	Unknown	5. Are there known abnormal development costs?	Yes – the entire site is potentially contaminated land and
Does the site provide access to formal play space?	<800m – 527.6m from Sandy Lane				

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				the site is entirely within a historic landfill site 250m buffer zone.
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity – 847.6m from Oughtrington Community Primary School	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Ownership is unknown and the site is in active use and could not be developed now.</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of high viability. There are abnormal development costs which could be overcome.</p>	
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has limited capacity with potential to expand – 1.4km from Lymm High (Voluntary Controlled) School			
How well served is the site by a bus service?	Regular bus service within 200m – 20.7m from the nearest bus stop			
How accessible is the site to the nearest train station?	3km-5km – 4.0km from Glazebrook station			
What is the overall distance to a GP service or health centre?	1.2km – 3km away with limited capacity and no potential to expand (although the nearest GP is less than 3km away it is at full capacity with no potential to expand). 2.4km to Lakeside Surgery which is at capacity with no potential to expand and Brookfields is also at full capacity with no potential to expand.			
What are the potential impacts on air quality?	Development more than 1km from AQMA			
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is potentially contaminated but may be difficult to remediate – the entire site consists of potentially contaminated land.			
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3			
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside			
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)			
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Within safeguarded / identified areas of importance			
What is the proximity of the site to designated heritage assets?	No heritage assets within or adjacent (50m) to the sites <ul style="list-style-type: none"> Grade I listed building Lymm Cross, 1.9km Grade II listed building The Manor House, 243m Lymm Conservation Area 1.6km Rixton Old Hall moated site, 1.7km 			
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment			
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type: 5A – Flood Plain – River Mersey/Bollin (East). The area is characterised by flat lowland floodplain. It is dissected by the MSC that provides a dominant feature running east to west through the area and the Thelwall Viaduct (M6) that runs north to south. The site is currently in active use for a mix of farm storage and small scale commercial uses. The landscape could potentially accommodate development, as the site abuts the eastern edge of Oughtrington; is already developed in part and is partly contained to the south by a pocket of woodland. However, the site will be visible when approaching the settlement travelling along Birch Brook Road (A6144) from the east. Whilst, some mitigation may be required to protect wider landscape character, development of the site would result in minimal change to landscape character.			
Could allocation of the site have a potential impact on a European Site	Outside catchment area of SPA or SAC.			

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SPA or SAC?			
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	Contains a locally important site not suitable for biodiversity offsetting		
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	Predominantly brownfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	4.7miles to Sinderland Rd Household Waste Recycling Centre (Altrincham).		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • There is existing access to the site from a private road off Birch Brook Road • The existing land uses include dense vegetation and an existing industrial use. • The neighbouring uses include residential to the south west and agriculture to the east. There is open countryside to the north of the site • The topography of the site is perceived as relatively flat from the street. • The entire site consists of potentially contaminated land. • The entire site is within a historic landfill site 250m buffer zone. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>This site is considered to be suitable – unlikely to have a major impact on trends. There are some suitability issues given the GP services in Lymm have no available capacity. The site does not appear to be available, considering that ownership is unknown and the site is in active use and could not be developed now. The site may be achievable as the site is in a location of high viability however the entire site consists of potentially contaminated land and the site is entirely within a historic landfill site 250m buffer zone.</p> <p><u>Workshop Comments</u></p> <p>The site is located on the edge of settlement of Lymm being situated within the hamlet of Heatley to the north east of Lymm. adjacent to the settlement of Lymm being located to the north east of the settlement close to Birch Brook Road. As such, the site would feel isolated from the settlement and would not provide a sustainable location for future development. The site is not available as the ownership is unknown and the site is in active use as a motorbike repair shop and could therefore not be developed now. Therefore, it would not be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, and W4 to promote sustainable modes of transport.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

18 SHLAA Ref: 3124 / Site Ref: R18/036

Site Name	Land off Massey Brook Lane, Lymm				
Site Address	Land off Massey Brook Lane, WA13 0PW				
Ward	Lymm South				
Existing Use	Open Countryside				
Gross Site Area (Ha)	2.35				
Net: Developable Site Area (Ha)	1.76				
Site Potential (capacity)	53 dwellings (assumed 30dph)				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site- this would be from Massey Brook Lane	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High Viability
Distance to Principal Road Network by vehicle?	<1.0 mile to Camsley Lane/Booths Hill Rd (A56) leading to M6.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	5. Is the site free of ownership and	Yes	5. Are there known abnormal	None known
Does the site provide access to	<400m				

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formal play space?	234m to Cherry Tree Primary School	tenancy issues?		development costs?	
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has limited capacity with potential to expand Cherry Tree Primary School is 234m away which is at or near capacity with good potential to expand	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site was promoted by owner. The site is not in active use and could be developed now. No known ownership issues on site.</p>		<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of high viability. There is developer interest and demand. No known abnormal development costs.</p>	
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has limited capacity with potential to expand Lymm High School is 2.8km away which has limited capacity with poor potential to expand				
How well served is the site by a bus service?	Regular bus service within 200m The nearest bus stop is 22m away				
How accessible is the site to the nearest train station?	>5km away 7.8km from Warrington Bank Quay station				
What is the overall distance to a GP service or health centre?	1.2km – 3km away with available capacity / limited capacity / potential to expand (although the nearest GP is less than 1.2km away it is at capacity with no potential to expand). 1km to Lakeside Surgery which is at capacity with no potential to expand and Brookfields is also at full capacity with no potential to expand.				
What are the potential impacts on air quality?	Housing development within 1km of an AQMA				
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is not thought to be contaminated				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3 Site consists of grade 3 land				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside				
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects				
What is the proximity of the site to designated heritage assets?	No heritage assets within or adjacent (50m) to the sites <ul style="list-style-type: none"> Grade I listed building Lymm Cross, 1.2km Grade II listed building Milepost, 91m Lymm Conservation Area, 569m Ancient Monument Two cockpits 125m west of Lymm, 1.1km 				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment				
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type 3B – Red Sandstone Escarpment – Massey Brook. The area contains the Massey Brook valley basin. It is dominated by the M6 motorway (and Thelwall Viaduct) that runs north/south through the middle of the area. A narrow band of deciduous woodland lines Massey Brook to the west of the M6. The landscape has broad open views with gapped hedgerows and few hedgerow trees. The land use is predominantly agriculture. This site is vacant and unused. The landscape could potentially accommodate development, as the site is adjacent to the settlement and well contained by boundary vegetation to the west and north. Some limited mitigation may be required to protect wider landscape character. Development of the site would result in only a moderate change to landscape character.				
Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC (3.1km to Rixton Clay Pits SAC).				

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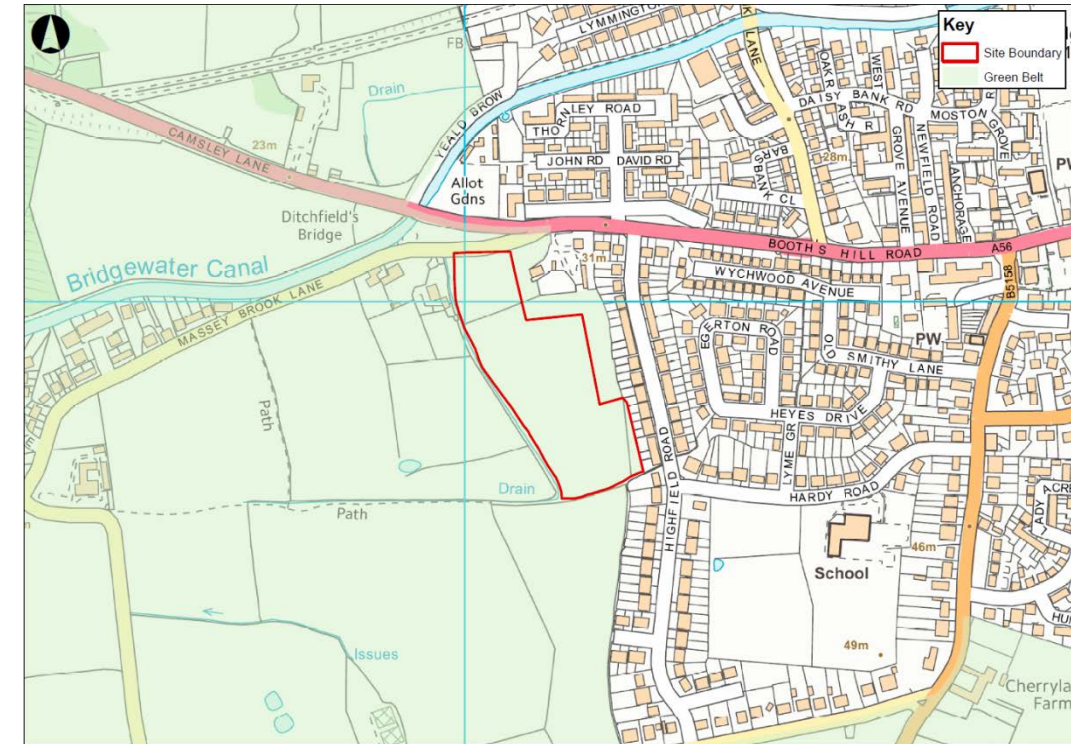
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Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI (1.3km to Woolston Eyes SSSI).		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	<200m / No priority habitats or species recorded.		
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	Site is predominantly Greenfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	4 miles to Sandy Lane Recycling Centre (Stockton Heath).		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is similar to Site Ref: R18/P2/029 The site slopes gradually down from west to east but would not negatively impact on achieving development on the site Neighbouring uses include the rear of residential property and a care home to the east and open countryside on the remaining boundaries. The site has good accessibility to bus services, primary and secondary schools, and GP services however the schools and GP services have limited capacity. The nearest MSA is approximately 350m to the north of the site with various forms of intervening development inbetween and so there would be no interaction between the site and the MSA. Appropriate vehicular and pedestrian access is achievable within the sites edged red although due to the narrow width of Massey Brook Lane and constrained arrangement of the adjacent junction at the A56 any development would be limited in number. Capacity would be 50 dwellings, preferred 100 dwellings maximum. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered to be suitable – unlikely to have a major impact on trends. There are some suitability issues surrounding the distance to a train station and distance to natural greenspace. The site has good accessibility to bus services, primary and secondary schools, however the schools have limited capacity. There are some suitability issues given the GP services in Lymm have no available capacity. The site is considered to be available as it was promoted by the owner with no active uses or ownership issues. The site is also achievable, it is in an area of high viability with active developer interest and no known abnormal costs.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Lymm, being located to the east of the settlement off Massey Brook Lane. The site is considered to be in a sustainable location and is available having been promoted by the site owner. The site is considered to be achievable as there are no known abnormal development costs and the site is in a location of high viability. In addition, the site is considered to be suitable as it has been judged to be unlikely to have a major impact on trends. As such, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport and W6 to minimise the impact of development on the environment. It is recommended that the site is brought forwards in conjunction with Site Ref: R18/P2/029 which will extend the site boundary further south.</p> <p>CONCLUSION: SELECTED SITE – To be brought forward in conjunction with Site Ref: R18/P2/029 for 65 dwellings</p>	

19 SHLAA Ref: 3316 / Site Ref: R18/P2/029

Site Name	Land off Massey Brook Lane, Lymm
Site Address	Land off Massey Brook Lane, Lymm
Ward	Lymm South
Existing Use	Open Countryside
Gross Site Area (Ha)	2.7
Net: Developable Site Area (Ha)	2
Site Potential (capacity)	50 dwellings (as set out in representation)
Green Belt Assessment Overall Contribution	Moderate contribution



Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site- this would be from Massey Brook Lane	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High Viability
Distance to Principal Road Network by vehicle?	<1.0 mile to Camsley Lane/Booths Hill Rd (A56) leading to M6.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Does the site provide access to formal play space?	<400m 234m to Cherry Tree Primary School				
How accessible is the site to the	Primary school located within 3.2km of the site and has limited capacity with potential to				

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nearest primary school on foot?	expand Cherry Tree Primary School is 234m away which is at or near capacity with good potential to expand	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner. The site is not in active use and could likely be developed now. No known ownership issues on site.	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of high viability. There is developer interest and demand. No known abnormal development costs.
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has limited capacity with potential to expand Lymm High School is 2.8km away which has limited capacity with poor potential to expand		
How well served is the site by a bus service?	Regular bus service within 200m The nearest bus stop is 22m away		
How accessible is the site to the nearest train station?	>5km away 7.8km from Warrington Bank Quay station		
What is the overall distance to a GP service or health centre?	1.2km – 3km away with available capacity / limited capacity / potential to expand (although the nearest GP is less than 3km away it is at capacity with no potential to expand). 1km to Lakeside Surgery which is at capacity with no potential to expand and Brookfields is also at full capacity with no potential to expand.		
What are the potential impacts on air quality?	Housing development within 1km of an AQMA		
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is not thought to be contaminated		
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3 Site consists of grade 3 land		
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside		
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)		
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects		
What is the proximity of the site to designated heritage assets?	No heritage assets within or adjacent (50m) to the sites <ul style="list-style-type: none"> Grade I listed building Lymm Cross, 1.2km Grade II listed building Milepost, 107m Lymm Conservation Area, 566m Ancient Monument Two cockpits 125m west of Lymm, 1.1km 		
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment		
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type 3B – Red Sandstone Escarpment – Massey Brook. The area contains the Massey Brook valley basin. It is dominated by the M6 motorway (and Thelwall Viaduct) that runs north/south through the middle of the area. A narrow band of deciduous woodland lines Massey Brook to the west of the M6. The landscape has broad open views with gapped hedgerows and few hedgerow trees. The land use is predominantly agriculture. This site is vacant and unused. The landscape could potentially accommodate development, as the site is adjacent to the settlement and well contained by boundary vegetation to the west and north. Some limited mitigation may be required to protect wider landscape character. Development of the site would result in only a moderate change to landscape character.		
Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC (3.1km to Rixton Clay Pits SAC).		
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI (1.3km to Woolston Eyes SSSI).		

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<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?</p>	<p><200m / No priority habitats or species recorded.</p>		
<p>What is the potential impact on TPOs?</p>	<p>No TPOs on site</p>		
<p>Would allocation of the site result in the use of previously developed land?</p>	<p>N/A</p>		
<p>Is there good access to a Household Waste Recycling Centre?</p>	<p>4 miles to Sandy Lane Recycling Centre (Stockton Heath).</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site is similar to Site Ref: 3124 / R18/036 The site slopes gradually down from west to east but would not negatively impact on achieving development on the site Neighbouring uses include the rear of residential property to the east and open countryside on the remaining boundaries The nearest MSA is approximately 350m to the north of the site with various forms of intervening development in between and so there would be no interaction between the site and the MSA. Appropriate vehicular and pedestrian access is achievable within the site edged red although due to the narrow width of Massey Brook Lane and constrained arrangement of the adjacent junction at the A56 any development would be limited in number. Capacity would be 50 dwellings, preferred 100 dwellings maximum. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered to be suitable – unlikely to have a major impact on trends. There are some suitability issues in terms of proximity to a train station and the GP services in Lymm have no available capacity. The site has good accessibility to bus services, primary and secondary schools, however the schools have limited capacity. The site is available as it was promoted by the owner with no active uses or ownership issues. The site is achievable, as it is in an area of high viability with active developer interest and no known abnormal costs.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Lymm, located to the east of the settlement off Massey Brook Lane. The site is considered to be in a sustainable location and is available being free from ownership issues and having been promoted by the site owner. The site is considered to be achievable as there are no known abnormal development costs and the site is in a location of high viability. In addition, it has been judged to be suitable - unlikely to have a major impact on trends. As such, the site would be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment. It is recommended that the site is brought forward in conjunction with Site Ref: 3124 / R18/036 which will extend the site boundary slightly to the east.</p> <p>CONCLUSION: SELECTED SITE – To be brought forward in conjunction with Site Ref: 3124 / R18/036 for 65 dwellings</p>	

20 SHLAA Ref: 3139 / Site Ref: R18/065 / Site Ref: R18/P2/043 / Site Ref: R18/P2/136

Site Name	Land adjacent to Lymm Rugby Club
Site Address	Land adjacent to Lymm Rugby Club, Crouchley Lane, WA13 0AS
Ward	Lymm South
Existing Use	Open Countryside
Gross Site Area (Ha)	8.35
Net: Developable Site Area (Ha)	6.26
Site Potential (capacity)	187 dwellings (assumed 30dph)
Green Belt Assessment Overall Contribution	Moderate contribution



Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site- this could be from Crouchley Lane	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High Viability
Distance to Principal Road Network by vehicle?	<1.0 mile to Church Rd/Higher Lane (A56) leading to M6.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	2ha natural greenspace within 300m or 20ha greenspace within 2km.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Does the site provide access to formal play space?	<200m Site is adjacent to Beechwood (Lymm RUFC Extension)				

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How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has limited capacity with potential to expand Lymm Cherry Tree Primary School is 645m from the site which is at or near capacity with good potential to expand	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site was promoted by owner with no active use. No known ownership issues.</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of high viability. There is developer interest and demand. There are no known abnormal development costs.</p>
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has limited capacity with potential to expand Lymm High School is 1.2km from the site which has limited capacity with poor potential to expand		
How well served is the site by a bus service?	Regular bus service within 200m The nearest bus stop is 111m away		
How accessible is the site to the nearest train station?	>5km away 9.5km to Warrington Bank Quay station		
What is the overall distance to a GP service or health centre?	1.2km – 3km away with available capacity / limited capacity / potential to expand (although the nearest GP is less than 1.2km away it is at capacity with no potential to expand). 850m to Lakeside Surgery which is at capacity with no potential to expand and Brookfields is also at capacity with no potential to expand.		
What are the potential impacts on air quality?	Development more than 1km from AQMA		
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is not thought to be contaminated		
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3 Entire 8ha site is grade 3 land		
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside		
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)		
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects		
What is the proximity of the site to designated heritage assets?	Site contains or is within 50m from: Grade II heritage features Conservation area Registered park or garden: Site is adjacent to Lymm Conservation area <ul style="list-style-type: none"> Grade I listed building Lymm Hall, 318m Grade II listed building St Mary's the Virgin Church, 88m The site is directly adjacent to Lymm Conservation Area Ancient Monument Lymm Hall moated site and ice house, 281m 		
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	Potential negative effects on heritage assets/the historic environment but mitigation could be possible		
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type: 3C – Red Sandstone Escarpment – Lymm. The area is characterised by undulating arable and pastoral farmland. Generally views are less extensive than in other areas due to the rolling landscape and fields being enclosed by woodlands and hedgerow trees. This site is currently in active use as grazing land. The landscape could potentially accommodate development, as the site is adjacent to the settlement. However, the site extends south of the existing settlement and development in this location would be highly visible on the approach to the village along Crouchley Lane from the south. Mitigation would be required to protect wider landscape character. Development of the site would result in fairly significant change to landscape character.		
Could allocation of the site have a potential impact on a European Site	Outside catchment area of SPA or SAC (3.2km from Rixton Clay Pits SAC).		

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SPA or SAC?			
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI (2.1km from Woolston Eyes SSSI).		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	Contains or is adjacent to (50m) a local wildlife site / priority habitats or species have been recorded within 50m of the site. Suitable for biodiversity offsetting – site is adjacent to the Lymm Dam Complex Local Wildlife Site with a very small section of the south western corner being within the site.		
What is the potential impact on TPOs?	Multiple TPOs that would be difficult to protect (i.e. scattered throughout) - 12 TPOs scattered across the site (The Beechwood Hall Estate)		
Would allocation of the site result in the use of previously developed land?	Site is predominantly Greenfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	5 miles to Sandy Lane Recycling Centre (Stockton Heath).		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority amber - Mitigation may be required/unavoidable impacts</p> <p>Additional comments:</p> <ul style="list-style-type: none"> Neighbouring uses include residential development and Lymm Rugby Football Club to the east, open countryside to the south, and dense vegetation to the north and west Topography of the site is undulating but this would not prevent development of the site. There are 12 TPOs (The Beechwood Hall Estate) scattered across the site, the majority of which are at the boundaries whilst two are in the middle of the site. The site is adjacent to Lymm Conservation Area. The site is adjacent to the Lymm Dam Complex Local Wildlife Site with a very small section of the south western corner being within the site. Appropriate vehicular and pedestrian access is achievable within the site edged red although the number of dwellings proposed would require two points of access. The site could accommodate up to 100 dwellings for a pure cul-de-sac or up to 300 dwellings if a loop and secondary emergency access can be provided. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site may be considered to be suitable however mitigation may be required/there are unavoidable impacts. The site has good accessibility to employment sites, formal play space and bus services however the site has some suitability constraints; as it contains the Beechwood Hall Estate TPOs; is adjacent to and includes a very small section of the Lymm Dam Complex Local Wildlife Site; is adjacent to Lymm Conservation Area and the GP services in Lymm have no available capacity. There is potential to mitigate against these constraints or avoid the constraints through the location of development on the site. The site is considered to be available as it was promoted by the owner with no active uses or ownership issues. The site is considered to be achievable as it is in an area of high viability with active developer interest and no known abnormal development costs.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Lymm, being located to the south off Crouchley Lane. The site is considered to be in a sustainable location and is free from ownership issues, having been promoted by the site owner. The site is considered to be available as it was promoted by the owner and is not in active use. The site is considered to be achievable as it is in an area of high viability and there are no known abnormal development costs. The site has some suitability constraints as it contains 12 TPOs (the Beechwood Hall Estate), it is adjacent to Lymm Conservation Area and it is adjacent to the Lymm Dam Complex Local Wildlife Site with a very small section of this being within the site. Given the scale of the site these constraints can be avoided through the location of development on the site (although this will be dependent upon achieving appropriate access points) and therefore the site can be considered to be suitable. As such, development of the site would be in accordance with the objectives set out in the draft Warrington Local Plan including W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.</p> <p>Following further consideration of all of the suitable, available, achievable sites in Lymm, this site has been excluded from the process given the suitability constraints of the TPOs and the proximity to the Conservation Area and the Local Wildlife Site.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

21 SHLAA Ref: 3170 / Site Ref: R18/144 / Site Ref: R18/P2/023

Site Name	Land off 35 High Legh Road, Broomedge	
Site Address	Land off 35 High Legh Road, Broomedge, WA13 0RT	
Ward	Lymm South	
Existing Use	Open countryside	
Gross Site Area (Ha)	0.66	
Net: Developable Site Area (Ha)	0.66	
Site Potential (capacity)	19 dwellings (assumed 30dph)	
Green Belt Assessment Overall Contribution	Moderate contribution	

Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site- this could be from High Legh Road	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High Viability
Distance to Principal Road Network by vehicle?	<1.0 mile to Higher Lane (A56) leading to M6.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	No
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m-2000m	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Does the site provide access to formal play space?	<200m 45m to Broomedge Park				

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How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has no capacity but potential to expand Oughtrington Community Primary School is 2.1km away which is at or near capacity with no potential to expand	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site was promoted by owner. No known ownership issues.</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of high viability. There is demand. No known abnormal development costs.</p>
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has limited capacity with potential to expand Lymm High School is 1.6km away which has limited capacity and poor potential to expand		
How well served is the site by a bus service?	Regular bus service within 200m The nearest bus stop is 131m away		
How accessible is the site to the nearest train station?	>5km away 11.7km to Warrington Bank Quay station		
What is the overall distance to a GP service or health centre?	3km – 5km with limited capacity and no potential to expand 3.1km to Lakeside Surgery which is at capacity with no potential to expand and Brookside is also at capacity with no potential to expand.		
What are the potential impacts on air quality?	Housing development within 1km of an AQMA		
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is not thought to be contaminated		
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3 Entire 0.66 site is grade 3 land		
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside		
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)		
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects		
What is the proximity of the site to designated heritage assets?	No heritage assets within or adjacent (50m) to the sites <ul style="list-style-type: none"> Grade I listed building Lymm Hall, 2.4km Grade II listed building Icehouse at Wildersmoor, 892m Lymm Conservation Area, 2.2km Ancient Monument Lymm Hall moated site and ice house, 2.3km 		
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment		
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type: 3C – Red Sandstone Escarpment – Lymm. The area is characterised by undulating arable and pastoral farmland. Generally views are less extensive than in other areas due to the rolling landscape and fields being enclosed by woodlands and hedgerow trees. This site is currently in active use as grazing land. The landscape could potentially accommodate development, as the site is adjacent to an existing cluster of development. However, the site extends south of the existing settlement and development in this location would be highly visible on the approach to the village along High Legh Road (B5159) from the south. Mitigation would be required to protect wider landscape character. Development of the site would result in fairly significant change to landscape character.		
Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC (4.7km to Rixton Clay Pits SAC).		
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI (4.2km from Woolston Eyes SSSI).		
Could allocation of the site have a	N/A		

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potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?			
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	Site is predominantly Greenfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	6.2miles to Sinderland Rd Household Waste Recycling Centre (Altrincham).		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • Site access could be created from High Legh Road provided appropriate visibility splays are incorporated. • The topography of the site slopes gently down towards the south • Neighbouring uses include residential dwellings to the north and south and open countryside to the west and the east 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered to be suitable – unlikely to have a major impact on trends. There are some suitability constraints surrounding the capacity of the nearest primary school, the distance to the train station, and capacity of GPs in Lymm. The site is considered to be available as it was promoted by the owner and is not in active use. The site is considered to be achievable as it is in an area of high viability and demand with no known abnormal development costs.</p> <p><u>Workshop Comments</u></p> <p>The site is not adjacent to the settlement of Lymm, being situated within the washed over village of Broomedge to the south east of Lymm. As such, the site would feel isolated from the settlement and would not provide a sustainable location for future development. Therefore, it would not be in accordance with several objectives from the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

22 SHLAA Ref: 3171 / Site Ref: R18/145

Site Name	Cotebrook Nursing Home	
Site Address	Cotebrook Nursing Home, Oughttrington Lane, WA13 0RD	
Ward	Lymm South	
Existing Use	New residential development under construction	
Gross Site Area (Ha)	1.5	
Net: Developable Site Area (Ha)	0.35	
Site Potential (capacity)	12 dwellings (assumed 30dph)	
Green Belt Assessment Overall Contribution	Weak contribution	

Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Existing access into the site- there is existing access into the site from Oughttrington Lane	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High Viability
Distance to Principal Road Network by vehicle?	<1.0 mile to Higher Lane (A56) leading to M6.	2. Is there an extant planning consent on the site?	Yes - 2017/30375 (proposed demolition of Cotebrook House and the construction of 6 dwellings occupying the same site boundary)	2. Is there active developer interest in the site?	Yes
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	Yes (New residential dwellings under construction)	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	5. Is the site free of ownership	Yes	5. Are there known abnormal	None known
Does the site provide access to	<200m				

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formal play space?	Lymm High School is adjacent to the site	and tenancy issues?		development costs?	
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has no capacity but potential to expand Ravenbank Community Primary School is 515m which is at or near capacity with no potential to expand	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site was promoted by owner with extant planning permission for 6 dwellings currently under construction. No known ownership issues.</p>		<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of high viability. There is demand. There are no known abnormal development costs.</p>	
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has limited capacity with potential to expand Lymm High School is adjacent to the site				
How well served is the site by a bus service?	Regular bus service within 200m The nearest bus stop is 58m away				
How accessible is the site to the nearest train station?	>5km away 10.7km from Warrington Bank Quay station				
What is the overall distance to a GP service or health centre?	3km – 5km with limited capacity and no potential to expand (although the nearest GP is less than 3km away it is at capacity with no potential to expand). 2.1km to Lakeside Surgery which is at capacity with no potential to expand and Brookfields is also at capacity with no potential to expand.				
What are the potential impacts on air quality?	Development more than 1km from AQMA				
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is not thought to be contaminated				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3 Entire 1.5ha site is grade 3 land				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside				
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects				
What is the proximity of the site to designated heritage assets?	Site contains or is within 50m from: Grade II heritage features Conservation area Registered park or garden:Site is adjacent to Grammar School Grade II listed building <ul style="list-style-type: none"> Grade I listed building Lymm Hall, 888m Grade II listed building Grammar School, 11m Lymm Conservation Area, 779m Ancient Monument Lymm Hall moated site and ice house, 842m 				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	Potential negative effects on heritage assets/the historic environment but mitigation could be possible				
Capacity of the landscape to accommodate development while respecting its character?	The site falls within Character Type: 3C – Red Sandstone Escarpment – Lymm. The area is characterised by undulating arable and pastoral farmland. Generally views are less extensive than in other areas due to the rolling landscape and fields being enclosed by woodlands and hedgerow trees. This site is currently in active use as a residential property and curtilage. The landscape could potentially accommodate development, as the site is well contained by boundary hedgerows/trees and existing development (Lymm High School) to the east. In addition, it is already developed in part. Some limited mitigation may be required to protect wider landscape character. Development of the site would result in only a moderate change to landscape character.				
Could allocation of the site have a potential impact on a European Site	Outside catchment area of SPA or SAC.				

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SPA or SAC?			
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	N/A		
What is the potential impact on TPOs?	Multiple TPOs that would be difficult to protect (i.e. scattered throughout) 19 TPOs scattered across the site (Cotebrook House TPO)		
Would allocation of the site result in the use of previously developed land?	Predominantly brownfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	5.8miles to Sandy Lane Waste & Recycling (Stockton Heath) and 5.9miles to Sinderland Rd Household Waste Recycling Centre (Altrincham).		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> Existing access from Oughtrington Lane can be utilised The site topography is relatively flat The neighbouring uses consist of Lymm High School to the east, residential dwellings to the north and south and agricultural use to the west. There are a number of TPOs scattered across the site (Cotebrook House TPO). 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered to be suitable - unlikely to have a major impact on trends. There are suitability issues surrounding the distance to train stations, capacity of the nearest primary school and capacity of GP services within Lymm. There are also 19 TPOs (Cotebrook House TPO) scattered throughout the site however development could be located to avoid these. The site is considered available as it was promoted by the owner and there is an extant planning permission for 6 residential dwellings which is currently under construction on the site. The site is achievable as it is in an area of high viability and has developer interest, with no known abnormal development costs.</p> <p><u>Workshop Comments</u></p> <p>The site is already being brought forwards for housing development with an extant planning permission for 6 dwellings and construction visible on site. The site is adjacent to the settlement of Lymm, being located to the south off Crouchley Lane. The site is considered to be in a sustainable location and is free from ownership issues, having been promoted by the site owner. The site is considered to be available as it was promoted by the owner and is not in active use. The site is considered to be achievable as it is in an area of high viability and there are no known abnormal development costs. The site has some suitability constraints as it contains 12 TPOs (the Beechwood Hall Estate), it is adjacent to the Grade II listed building Grammar School and it is adjacent to the Lymm Dam Complex Local Wildlife Site with a very small section of this being within the site. Given the scale of the site these constraints can be avoided through the location of development on the site and therefore the site can be considered to be suitable. As such, development of the site would be in accordance with the objectives set out in the draft Warrington Local Plan including W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to promote sustainable modes of transport, and W6 to minimise</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

23 SHLAA Ref: 3105 / Site Ref: R18/011 / Site Ref: R18/P2/018

Site Name	Field off Stage Lane				
Site Address	Field off Stage Lane				
Ward	Lymm North & Thelwall				
Existing Use	Open Countryside				
Gross Site Area (Ha)	0.69				
Net: Developable Site Area (Ha)	0.51				
Site Potential (capacity)	15 dwellings (assumed 30dph)				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site- this could be from Stage Lane	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High Viability
Distance to Principal Road Network by vehicle?	<3.0 mile to Higher Lane (A56) leading to M6.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	2ha natural greenspace within 300m or 20ha greenspace within 2km.	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known
Does the site provide access to formal play space?	<400m – 344.6m from Oughtrington Bowling Green				
How accessible is the site to the	Primary school located within 3.2km of the site and has no capacity but potential to expand –				

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nearest primary school on foot?	756.8m from Oughtrington Community Primary School	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner. No known ownership issues	Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of high viability. There is developer interest and/or demand. No known abnormal development costs.
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has limited capacity with potential to expand – 860.4m from Lymm High (Voluntary Controlled) School		
How well served is the site by a bus service?	Low frequency bus service more than 400m away / Regular bus service more than 800m away – 881.5m from the nearest bus stop		
How accessible is the site to the nearest train station?	>5km away – 5.1km from Glazebrook station		
What is the overall distance to a GP service or health centre?	3km – 5km with limited capacity and no potential to expand (Although the nearest GP service is less than 3km away from the site, it is at capacity with no potential to expand) - 2.2km from Brookfield Surgery which is at capacity. It has no room for expansion and would be unable to accommodate large increase in list size.		
What are the potential impacts on air quality?	Development more than 1km from AQMA		
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is not thought to be contaminated		
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3		
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside		
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)		
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects		
What is the proximity of the site to designated heritage assets?	Site contains or is within 50m from: Grade II heritage features Conservation area Registered park or garden – 0m from Burford Lane Aquaduct Listed Grade II <ul style="list-style-type: none"> Grade I listed building Lymm Hall, 1.8km Grade II listed building Burford Lane Aquaduct is adjacent to the site Lymm Conservation Area, 1.7km Ancient Monument Lymm Hall moated site and ice house, 1.8km 		
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	Potential negative effects on heritage assets/the historic environment but mitigation could be possible		
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type: 3C – Red Sandstone Escarpment – Lymm. The area is characterised by undulating arable and pastoral farmland. Generally views are less extensive than in other areas due to the rolling landscape and fields being enclosed by woodlands and hedgerow trees. This site is currently in active use as grazing land. The landscape could potentially accommodate development, as the site is fairly well contained by boundary woodland to the west and existing clusters of development to the north and east. It is, however open to views from the Bridgewater Canal to the south. Some limited mitigation may be required to protect wider landscape character. Development of the site would result in only a moderate change to landscape character.		
Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC.		
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on	<200m / No priority habitats or species recorded.		

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designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?			
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	Site is predominantly Greenfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	5.4miles to Sinderland Rd Household Waste Recycling Centre (Altrincham).		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • Site access could be created from Stage Lane • The topography of the site is slightly undulating and the site is raised uphill slightly from the road. • Neighbouring uses include a woodland and associated car park to the west, residential development to the north and east and the Bridgewater Canal to the south. • The site is adjacent to Burford Lane Aquaduct which is Grade II Listed. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>This site is considered to be suitable – unlikely to have a major impact on trends. There are suitability issues due to proximity to bus services and a train station and the site is adjacent to Burford Lane Aquaduct which is Grade II listed. The site appears to be available considering that it was promoted by the owner. The site is considered to be achievable in that it is in an area of high viability, there is developer interest/demand and there are no known abnormal development costs.</p> <p><u>Workshop Comments</u></p> <p>The site is not adjacent to the settlement of Lymm being located to the east of Lymm off Stage Lane. As such, the site would feel isolated from Lymm and would not provide a sustainable location for future development. Therefore, it would not be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, and W4 to promote sustainable modes of transport and W6 to minimise the impact of development on the environment.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

24 SHLAA Ref: 3162 / Site Ref: R18/107 / Site Ref: R18/P2/088

Site Name	Land at Mill Lane/Stage Lane				
Site Address	Land at Mill Lane/Stage Lane				
Ward	Lymm North & Thelwall				
Existing Use	Agricultural				
Gross Site Area (Ha)	20.97				
Net: Developable Site Area (Ha)	15.72				
Site Potential (capacity)	471 dwellings (assumed 30dph)				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability	Availability		Achievability		
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site- this could be created from Mill Lane and Stage Lane	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High Viability
Distance to Principal Road Network by vehicle?	<3.0 mile to Higher Lane (A56) leading to M6.				
How close is the site to key employment sites?	<1200m away	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	3. Is the site in active use?	Yes (agricultural)	3. Is there known demand for the form of provision approved/proposed?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	2ha natural greenspace within 300m or 20ha greenspace within 2km.	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Does the site provide access to formal play space?	<200m / On site facilities / potential for facilities to be delivered for large scale developments – 47.3m from Oughtrington Bowling Green	5. Is the site free of ownership and	Yes	5. Are there known abnormal	Yes (small area of potentially

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		tenancy issues?		development costs?	contaminated land in the north of the site)
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity – 402.3m from Oughtrington Community Primary School	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site was promoted by owner. No known ownership issues</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of high viability. There is developer interest and/or demand. There are abnormal development costs which could be overcome.</p>		
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has limited capacity with potential to expand – 725.6m from Lymm High (Voluntary Controlled) School				
How well served is the site by a bus service?	Low frequency bus service within 200m Regular bus service within 200m-400m – 238.1m from the nearest bus stop				
How accessible is the site to the nearest train station?	3km-5km – 4.7km from Glazebrook station				
What is the overall distance to a GP service or health centre?	3km – 5km with limited capacity and no potential to expand (Although the nearest GP service is less than 3km away from the site, it is at capacity with no potential to expand) – 1.8km from Brookfield Surgery which is at capacity. It has no room for expansion and would be unable to accommodate large increase in list size.				
What are the potential impacts on air quality?	Development more than 1km from AQMA				
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is potentially contaminated but may be difficult to remediate – small area of potentially contaminated land in the north of the site				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains more than 20 hectares of agricultural land class 1-2				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside				
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Within safeguarded / identified areas of importance				
What is the proximity of the site to designated heritage assets?	<p>Site contains or is within 50m from: Grade II heritage features Conservation area Registered park or garden – 15.6m from Nook, Pump and Trough Listed Grade II</p> <ul style="list-style-type: none"> Grade I listed building Lymm Hall, 1.6km Grade II listed building Nook, Pump and Trough, 15m Lymm Conservation Area, 1.4km Lymm Hall moated site and ice house, 1.5km 				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	Potential negative effects on heritage assets/the historic environment but mitigation could be possible				
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type: 3C – Red Sandstone Escarpment – Lymm. The area is characterised by undulating arable and pastoral farmland. Generally views are less extensive than in other areas due to the rolling landscape and fields being enclosed by woodlands and hedgerow trees. This site is currently in active use for a mix of arable and grazing land. The landscape could potentially accommodate development, as the site is adjacent to the existing settlement. However, the site is extensive and extends east of the existing settlement and development in this location would be highly visible on the approach to the village from the south (Mill Lane - B5169). In addition the site consists of large open fields and the boundaries are relatively weak consisting of only modest hedgerows. Mitigation would be required to protect wider landscape character. Development of the site would result in significant change to landscape character.				
Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC.				

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Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?	Contains a locally important site not suitable for biodiversity offsetting		
What is the potential impact on TPOs?	TPOs present that could potentially be protected (i.e. confined to boundaries)		
Would allocation of the site result in the use of previously developed land?	Site is predominantly Greenfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	5.4miles to Sinderland Rd Household Waste Recycling Centre (Altrincham).		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority amber - Mitigation may be required/unavoidable impacts</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • Site access could be created from Mill Lane and Stage Lane • The topography of the site is flat • Neighbouring uses include residential development to the north and west, and open countryside to the east and south. In addition, there is a small reservoir (Heatley Flash) to the north of the site. • There is a small area of potentially contaminated land in the north of the site. • The site contains more than 20 hectares of agricultural land Class 1-2. • The site is within a mineral safeguarding area and buffer. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>This site may be suitable however mitigation may be required/there are unavoidable impacts. There are suitability issues given that there is a small area of potentially contaminated land in the north of the site; the site contains more than 20 hectares of agricultural land Class 1-2; the site is within a mineral safeguarding area and the GP services in Lymm has no available capacity.</p> <p>The site appears to be available, considering that it was promoted by the owner and could be developed now. The site may be achievable in that it is in an area of high viability however there are known abnormal development costs due to a small area of potentially contaminated land in the north of the site which could be overcome.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Lymm, being situated to the east of Lymm off Stage Lane and Mill Lane. However, a third of the site is within the mineral safeguarding area and the remaining section of the site is within the mineral safeguarding buffer. There is a small area of potentially contaminated land in the north of the site and the site contains more than 20 hectares of class 1-2 agricultural land. As such, development of the site would not be in accordance with objective W6 from the draft Warrington Local Plan which aims to minimise the impact of development on the environment.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

25 Site Ref: R18/P2/050

Site Name	Land off Birchbrook Road (No.19), Lymm				
Site Address	Land off Birchbrook Road (No.19), Lymm				
Ward	Lymm North & Thelwall				
Existing Use	Residential dwelling and associated garden				
Gross Site Area (Ha)	0.34				
Net: Developable Site Area (Ha)	0.34				
Site Potential (capacity)	10 dwellings (assumed 30dph)				
Green Belt Assessment Overall Contribution	Weak contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Existing access into the site- this is from Birch Brook Road	1. Was the site promoted by the owner?	Unknown	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High Viability
Distance to Principal Road Network by vehicle?	<3.0 mile to Manchester Road (A57) leading to M6.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	No
How close is the site to key employment sites?	1.2km – 3km away	3. Is the site in active use?	Yes (residential dwelling and garden)	3. Is there known demand for the form of provision approved/proposed?	No
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m-2000m	4. Could the site be developed now?	No	4. Have similar sites been successfully developed in the preceding years?	No
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	5. Is the site free of ownership and	Unknown	5. Are there known abnormal	Yes – the entire site falls within a historic landfill site
Does the site provide access to formal play space?	<800m – 642.6m from Sandy Lane				

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		tenancy issues?	development costs?	250m buffer zone.
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity – 965.6m from Oughtrington Community Primary School	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>It is unknown if the site was promoted by the owner and the site is in active use and could not be developed now.</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of high viability however there is no developer interest and/or demand and there are abnormal development costs which could be overcome.</p>	
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has limited capacity with potential to expand – 1.5km Lymm High (Voluntary Controlled) School			
How well served is the site by a bus service?	Regular bus service within 200m – 119.2m from the nearest bus stop			
How accessible is the site to the nearest train station?	3km-5km – 4.1km from Glazebrook station			
What is the overall distance to a GP service or health centre?	1.2km – 3km away with limited capacity and no potential to expand. Although the nearest GP is less than 3km away it is at full capacity with no potential to expand. 2.4km to Lakeside Surgery which is at capacity with no potential to expand and Brookfields is also at full capacity with no potential to expand.			
What are the potential impacts on air quality?	Development more than 1km from AQMA			
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is not thought to be contaminated			
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3			
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside			
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)			
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects			
What is the proximity of the site to designated heritage assets?	<p>No heritage assets within or adjacent (50m) to the sites</p> <ul style="list-style-type: none"> • Grade I listed building Lymm Cross, 2.1km • Grade II listed building The Manor House, 72m • Lymm Conservation Area, 1.8km • Ancient Monument Rixton Old Hall moated site, 1.8km 			
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment			
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type: 5A – Flood Plain – River Mersey/Bollin (East). The area is characterised by flat lowland floodplain. It is dissected by the MSC that provides a dominant feature running east to west through the area and the Thelwall Viaduct (M6) that runs north to south. The site is currently in active use for a mix of farm storage and small scale commercial uses. The landscape could potentially accommodate development, as the site is already developed in part and is contained by extensive mature boundary landscaping and existing development. However, the site will be visible from Birch Brook Road (A6144) from the south. Whilst, some mitigation may be required to protect wider landscape character, development of the site would result in minimal change to landscape character.			
Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC.			
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.			

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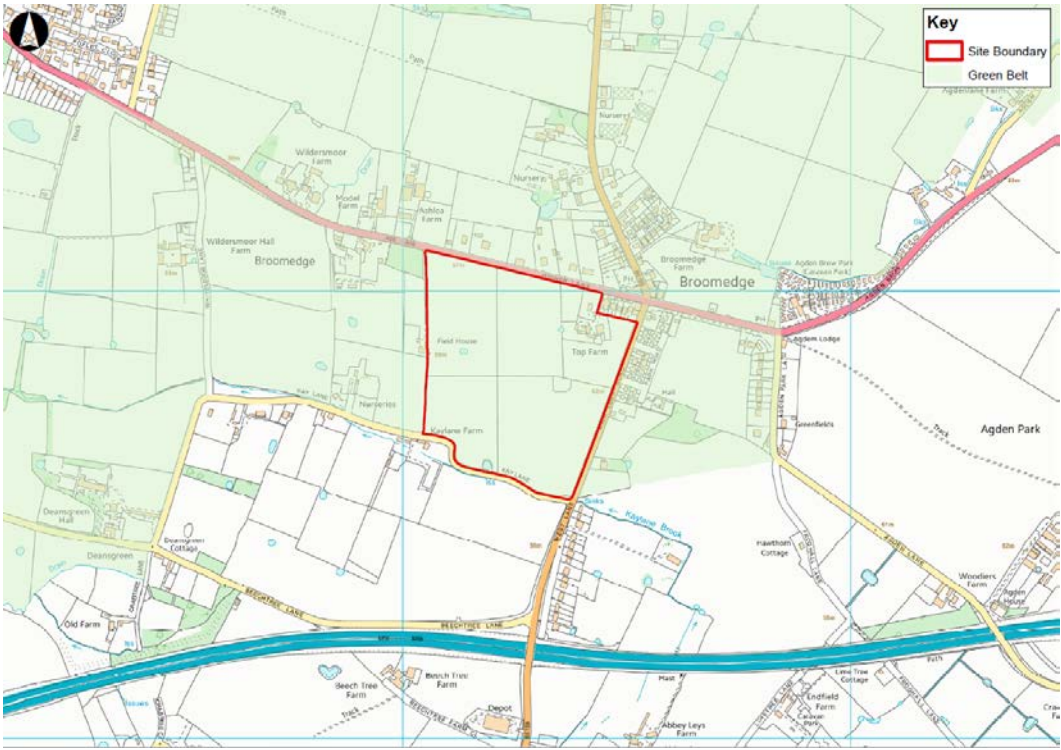
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<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?</p>	<p><200m / No priority habitats or species recorded.</p>		
<p>What is the potential impact on TPOs?</p>	<p>No TPOs on site</p>		
<p>Would allocation of the site result in the use of previously developed land?</p>	<p>N/A</p>		
<p>Is there good access to a Household Waste Recycling Centre?</p>	<p>4.7miles to Sinderland Rd Household Waste Recycling Centre (Altrincham).</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • There is existing access to the site from Birch Brook Road • The neighbouring uses of the site are residential to the north, and open countryside on the remaining boundaries. • The topography of the site is relatively flat. • The entire site falls within a historic landfill site 250m buffer zone. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>This site is considered to be suitable – unlikely to have a major impact on trends. There are suitability issues due to proximity to a train station; formal play space and greenspace; the entire site falls within a historic landfill site 250m buffer zone and the capacity of GP services in Lymm. The site does not appear to be available as it is unknown if it was promoted by the owner and the site is in active use and could not be developed now. The site may be achievable as it is in an area of high viability however there are abnormal development costs which could be overcome.</p> <p><u>Workshop Comments</u></p> <p>The site is not adjacent to the settlement of Lymm being located within the hamlet of Heatley to the north east of Lymm. As such, the site would feel isolated from Lymm and would not provide a sustainable location for future development. Therefore, it would not be in accordance with the objectives set out in the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, and W4 to promote sustainable modes of transport and W6 to minimise the impact of development on the environment.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

26 Site Ref: R18/P2/048

Site Name	Top Farm, Broomedge				
Site Address	Land at Top Farm, Broomedge				
Ward	Lymm South				
Existing Use	Agricultural				
Gross Site Area (Ha)	18.29				
Net: Developable Site Area (Ha)	13.75				
Site Potential (capacity)	412 dwellings (assumed 30dph)				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	<p>Traffic Light Assessment</p> <p>Green - Promotes sustainable growth /</p> <p>Yellow - Unlikely to have a major impact on trends /</p> <p>Amber - Mitigation may be required/unavoidable impacts /</p> <p>Red - Mitigation likely to be required/unavoidable impacts</p>	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site- this would be from Higher Lane or Whiteleggs Lane	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	High Viability
Distance to Principal Road Network by vehicle?	<1.0 mile to Higher Lane (A56) leading to M6.	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	Yes (Top Farm) and agricultural land	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m-2000m	4. Could the site be developed now?	Yes, partially	4. Have similar sites been successfully developed in the preceding years?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	5. Is the site free of ownership and	Yes	5. Are there known abnormal	None known
Does the site provide access to	<200m				

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formal play space?	69m to Broomedge Park	tenancy issues?		development costs?	
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has no capacity but potential to expand – 3.1km - Ravenbank Community Primary School is 3.1km away which is at or near capacity with no potential to expand	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner. No known ownership issues on site.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of high viability. There is developer interest and demand. No known abnormal development costs are on site.	
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has limited capacity with potential to expand – Lymm High School is 1.6km away which has limited capacity with poor potential to expand				
How well served is the site by a bus service?	Regular bus service within 200m The nearest bus stop is 21m away				
How accessible is the site to the nearest train station?	>5km away 11.3km to Warrington Bank Quay				
What is the overall distance to a GP service or health centre?	3km – 5km with limited capacity and no potential to expand (although the nearest GP is less than 3km away it is at full capacity with no potential to expand) 2.4km to Lakeside Surgery which is at capacity with no potential to expand and Brookfields is also at full capacity with no potential to expand.				
What are the potential impacts on air quality?	Housing development within 1km of an AQMA				
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is not thought to be contaminated				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains more than 10 hectares of agricultural land class 1-2 or a total of 20 hectares 1-3 Entire 18ha site is grade 3 land				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Falls outside				
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects				
What is the proximity of the site to designated heritage assets?	No heritage assets within or adjacent (50m) to the sites <ul style="list-style-type: none"> Grade I listed building Lymm Hall, 1.8km Grade II listed building Icehouse at Wildersmoor, 346m Lymm Conservation Area, 1.7km Ancient Monument Lymm Hall moated site and ice house, 1.8km 				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment				
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type: 3C – Red Sandstone Escarpment – Lymm. The area is characterised by undulating arable and pastoral farmland. Generally views are less extensive than in other areas due to the rolling landscape and fields being enclosed by woodlands and hedgerow trees. This site is currently in active use for a mix of arable and grazing land. The landscape could potentially accommodate development, as the site is adjacent to an existing cluster of development (Broomedge). However, the site is extensive and extends west and south of the existing settlement and development in this location would be highly visible on the approaches to the village from both the west (Higher Lane – A56) and the south (High Legh Road - B5159). In addition the site consists of large open fields and the boundaries are relatively weak consisting of only modest hedgerows. Mitigation would be required to protect wider landscape character. Development of the site would result in significant				

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<p>Could allocation of the site have a potential impact on a European Site SPA or SAC?</p>	<p>change to landscape character. Outside catchment area of SPA or SAC (4.2km to Rixton Clay Pits SAC).</p>		
<p>Could allocation of the site have a potential impact on a SSSI?</p>	<p>>400m of a SSSI (3.6km to Woolston Eyes SSSI).</p>		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?</p>	<p>Contains or is adjacent to (50m) a local wildlife site / priority habitats or species have been recorded within 50m of the site. Suitable for biodiversity offsetting. Site is within 50m of a BAP Tier 3 Woodland and Orchard located north west of the site.</p>		
<p>What is the potential impact on TPOs?</p>	<p>No TPOs on site</p>		
<p>Would allocation of the site result in the use of previously developed land?</p>	<p>N/A</p>		
<p>Is there good access to a Household Waste Recycling Centre?</p>	<p>6.2miles to Sinderland Rd Household Waste Recycling Centre (Altrincham).</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • Access to the site could be created from Higher Lane or the smaller Whiteleggs Lane • The topography of the site is relatively flat • The neighbouring uses include residential to the east and open countryside on the other adjacent boundaries. • The site is in close proximity to a Local Wildlife Site located to the north west. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is considered to be suitable for development – unlikely to have a major impact on trends. There are some suitability issues surrounding the distance to the closest primary school, the proximity to the Local Wildlife Site to the north west and the capacity of GP services in Lymm. The site is considered available as it was promoted by the owner and is free from ownership/tenancy issues. The site is achievable as it is in an area of high viability with developer interest and demand.</p> <p><u>Workshop Comments</u></p> <p>The site is not adjacent to the settlement of Lymm, being situated within the washed over village of Broomedge to the south east of Lymm. As such, the site would feel isolated from Lymm and would not provide a sustainable location for future development. Therefore, it would not be in accordance with several objectives from the draft Warrington Local Plan including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt and W4 to promote sustainable modes of transport.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

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1 SHLAA Ref: 2670 / Site Ref: R18/040

Site Name	Highfield Farm, Waterworks Lane				
Site Address	Highfield Farm, Waterworks Lane, Winwick, WA2 8TB				
Ward	Burtonwood & Winwick				
Existing Use	Open countryside				
Gross Site Area (Ha)	6				
Net: Developable Site Area (Ha)	4.4				
Site Potential (capacity)	132 dwellings (assumed 30dph)				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site – from A49 or Waterworks Lane	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
Distance to Principal Road Network by vehicle?	< 1mile to A49 Newton Road merging with the M62 (J9).	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m				

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Does the site provide access to formal play space?	<200m / On site facilities / potential for facilities to be delivered for large scale developments – 160.1m from Spires Gardens	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes – small section of potentially contaminated land in the north eastern corner and a section of historic landfill site 250m buffer zone in the south western corner of the site
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity – 385.2m from Winwick C E Primary School	Summary: Is the site available for development? (conclusion based on all of the above) Site was promoted by owner. No known ownership issues.		Summary: Is the site achievable for development? (conclusion based on all of the above) The site is in a location of moderate viability. There is developer interest and/or demand. There are abnormal development costs which could be overcome.	
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has capacity – 2.9km from Future Tech Studio				
How well served is the site by a bus service?	Low frequency bus service within 200m Regular bus service within 200m-400m – 276.3m from the nearest bus stop				
How accessible is the site to the nearest train station?	1.2km – 3km away – 2.3km from Newton-le-Willows station				
What is the overall distance to a GP service or health centre?	3km – 5km with limited capacity and no potential to expand – 3.1km from Eric Moore Partnership (Orford Jubilee Park Branch) (Capacity is unknown)				
What are the potential impacts on air quality?	Housing development within 1km of an AQMA				
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is potentially contaminated but may be difficult to remediate.				
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3				
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Site falls within zone 1 (inner protection zone)				
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)				
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects				
What is the proximity of the site to designated heritage assets?	No heritage assets within or adjacent (50m) to the sites <ul style="list-style-type: none"> Grade I listed building Church of St Oswald, 388m Grade II listed building Milestone, 276m Winwick Street Conservation Area, 4.4km Ancient Monument Bowl Barrow west of Highfield Lane, 575m 				
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment				
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type 1C - Undulating Enclosed Farmland – Winwick, Culcheth, Glazebrook and Rixton. These areas typify undulating enclosed farmland with a medium to large-scale field pattern. The site is in use arable use. Whilst the site itself is fairly flat and open, the landscape could potentially accommodate development, as the site is fairly well contained, being adjacent to the northern extent of the settlement and bounded by Golbourne Road (A573) to the east and Waterworks Lane to the east. Mitigation may be required to protect wider landscape character but development of the site would result in only a moderate change to landscape character.				
Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC.				

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<p>Could allocation of the site have a potential impact on a SSSI?</p>	<p>>400m of a SSSI.</p>		
<p>Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?</p>	<p>N/A</p>		
<p>What is the potential impact on TPOs?</p>	<p>No TPOs on site</p>		
<p>Would allocation of the site result in the use of previously developed land?</p>	<p>Site is predominantly Greenfield (>70%)</p>		
<p>Is there good access to a Household Waste Recycling Centre?</p>	<p>Nearest is Woolston CRC. Approx. 6.2km (using existing roads).</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • The site is a flat, open site which is in agricultural use. • There are electricity pylons running across the site. • The site is surrounded by open countryside and residential development to the south • The site has good accessibility to formal play space, and primary and secondary schools • The site is within zone 1 (inner protection zone) of a Groundwater Source Protection Zone. • There is a small section of potentially contaminated land in the north eastern corner and a section of historic landfill site 250m buffer zone in the south western corner of the site. • Residential properties are located to the south of the site. • An appropriate vehicular and pedestrian access to A573 Golborne Road is achievable within the site edged red. The lack of footways on Waterworks Lane restricts general access to this point. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>This site is considered to be suitable – unlikely to have a major impact on trends. There are some suitability issues due to the distance to GP services and local natural greenspace however the site has good accessibility to formal play space, and primary and secondary schools. The site also falls within zone 1 (inner protection zone) of the Environment Agency’s Groundwater Source Protection Zone, it contains a small area of potentially contaminated land and is within a historic landfill site 250m buffer zone. The site appears to be available, as it is not in active use and it was promoted by the owner. The site may be achievable as it is in an area of moderate viability and there is developer interest and known demand. However, there is a small section of potentially contaminated land in the north eastern corner and a section of historic landfill site buffer zone in the south western corner, and therefore, there are known abnormal development costs.</p> <p><u>Workshop Comments</u></p> <p>The site adjacent to the settlement of Winwick, located to the immediate north of the settlement. The site is considered to be in a sustainable location and it is available being free from ownership issues, having been promoted by the site owner. The site may be achievable although there are known abnormal development costs with a small area of potentially contaminated land in the north-eastern corner and a section of historic landfill site 250m buffer zone in the south-western corner of the site, however it is possible that these areas could be avoided. There are also pylons running across the site however these could be avoided given that the site exceeds the housing requirement for Winwick. In addition, it has been judged to be unlikely to have a major impact on trends and be a suitable site. As such, development of the site would be in accordance with the objectives as set out in the draft Warrington Local Plan, particularly W1 to strengthen existing neighbourhoods, W2 which seeks to facilitate the sensitive release of Green Belt land, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment. There is potential that the site could accommodate some employment development and although the existing boundary is less durable, a more durable Green Belt boundary could be established.</p> <p>CONCLUSION: SELECTED SITE (132 dwellings) – the site capacity would be lower than this given that development will need to avoid the pylons running across the site however the site capacity currently exceeds the housing requirement for Winwick anyway.</p>	

2 SHLAA Ref: 3334 / Site Ref: R18/P2/061 / Site Ref: R18/P2/128

Site Name	Waterworks Lane, Winwick				
Site Address	Waterworks Lane, Winwick				
Ward	Burtonwood & Winwick				
Existing Use	Agricultural				
Gross Site Area (Ha)	8.8				
Net: Developable Site Area (Ha)	6.6				
Site Potential (capacity)	198 dwellings (assumed 30dph)				
Green Belt Assessment Overall Contribution	Moderate contribution				
Suitability		Availability		Achievability	
Criteria	<p>Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts</p>	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site- this could be from Waterworks Lane	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
Distance to Principal Road Network by vehicle?	< 1 mile to A49 Newton Road merging with the M62 (J9).	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	Yes (active agricultural use)	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	None known (although the edge of the historic landfill site 250m buffer zone falls just
Does the site provide access to formal play space?	<200m / On site facilities / potential for facilities to be delivered for large scale developments – 130.9m from Winwick Leisure Centre				

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				within the western-most corner of the site)
How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity – 317.6m from Winwick C E Primary School	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site was promoted by owner. No known ownership issues</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of moderate viability. There is developer interest and/or demand and no known abnormal development costs.</p>	
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has capacity – 2.7km from Future Tech Studio			
How well served is the site by a bus service?	Regular bus service within 200m – 42.1m from the nearest bus stop			
How accessible is the site to the nearest train station?	1.2km – 3km away – 2.6km from Newton-le-Willows station			
What is the overall distance to a GP service or health centre?	3km – 5km with limited capacity and no potential to expand – 3.1km from Eric Moore Partnership (Orford Jubilee Park Branch) (Capacity is unknown).			
What are the potential impacts on air quality?	Housing development within 1km of an AQMA			
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is not thought to be contaminated			
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3			
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Site falls within zone 1 (inner protection zone)			
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)			
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects			
What is the proximity of the site to designated heritage assets?	<p>No heritage assets within or adjacent (50m) to the sites</p> <ul style="list-style-type: none"> Grade I listed building Church of St Oswald, 361m Grade II listed building Arbury Farmhouse, 247m Winwick Street Conservation Area, 4.2km Ancient Monument Bowl barrow west of Highfield Lane, 271m 			
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	No likely effects on heritage assets/the historic environment			
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type 1C - Undulating Enclosed Farmland – Winwick, Culcheth, Glazebrook and Rixton. These areas typify undulating enclosed farmland with a medium to large-scale field pattern. The site is in use arable use. Whilst the site itself is fairly flat and open, the landscape could potentially accommodate development, as the site is fairly well contained, being adjacent to the northern extent of the settlement and bounded by the Winwick Link Road (bypass) to the east and Waterworks Lane to the west. Mitigation may be required to protect wider landscape character but development of the site would result in only a moderate change to landscape character.			
Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC.			
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.			
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites,	N/A			

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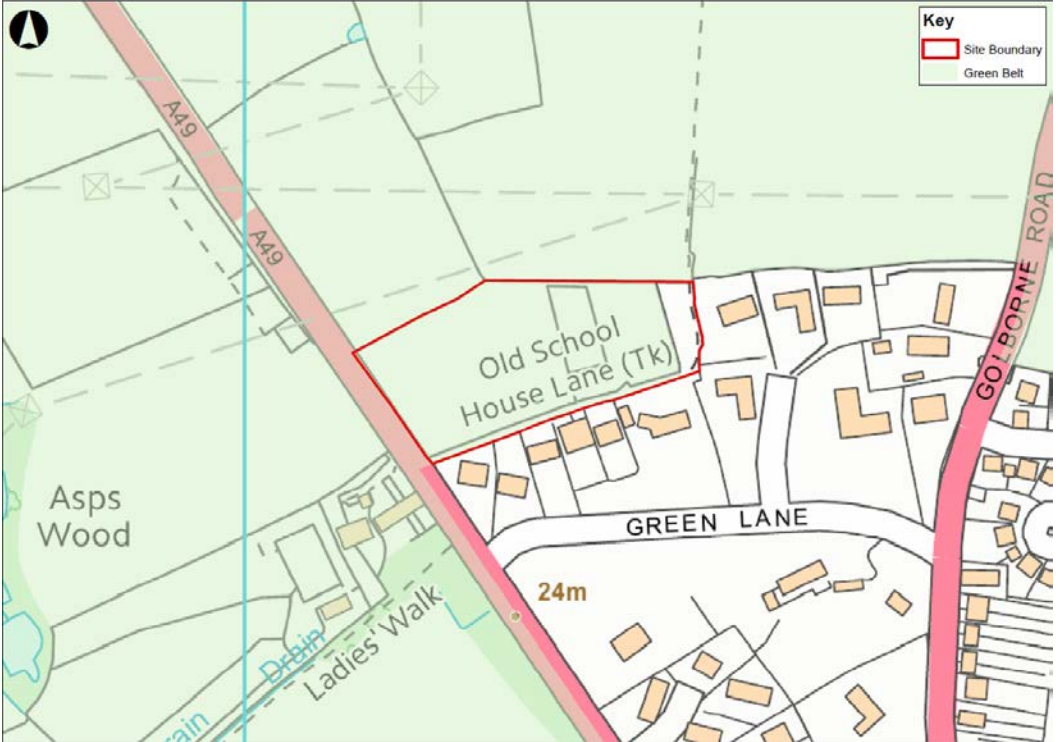
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Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?			
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	N/A		
Is there good access to a Household Waste Recycling Centre?	Nearest is Woolston CRC. Approx. 6.2km (using existing roads).		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow - Unlikely to have a major impact on trends</p> <p>Additional comments:</p> <ul style="list-style-type: none"> • Site access could be created from Waterworks Lane • Neighbouring uses include residential to the south and west and open countryside to the north and east. • The topography of the site is relatively flat • The site has good accessibility to formal play space, primary and secondary schools and bus services. • The site is within zone 1 (inner protection zone) of a Groundwater Source Protection Zone. • The edge of the historic landfill site 250m buffer zone falls just within the western-most corner of the site • An appropriate vehicular and pedestrian access to Waterworks Lane is achievable within the site edged red although the lack of a secondary access point may limit numbers. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>This site is considered to be suitable – unlikely to have a major impact on trends. There are some suitability issues due to the distance to GP services and local natural greenspace however the site has good accessibility to formal play space, primary and secondary schools and bus services. The site also falls within zone 1 (inner protection zone) of the Environment Agency’s Groundwater Source Protection Zone and the edge of the historic landfill site 250m buffer zone falls just within the western-most corner of the site. The site appears to be available, as it was promoted by the owner. The site is considered to be achievable as it is in an area of moderate viability and there is developer interest and known demand and no known abnormal development costs, with the exception of the edge of the historic landfill site buffer zone.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Winwick being located to the immediate north east of the settlement. The site is considered to be in a sustainable location and it is available being free from ownership issues, having been promoted by the site owner. The site is considered to be achievable as it is an area of moderate viability with no known abnormal development costs (with the exception of the edge of the historic landfill site 250m buffer zone). Overall the site is considered to be suitable – unlikely to have a major impact on trends. As such, development of the site would be in accordance with the objectives as set out in the draft Warrington Local Plan, particularly W1 to strengthen existing neighbourhoods, W2 which seeks to facilitate the sensitive release of Green Belt land, W4 to promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.</p> <p>After further consideration of the Council’s highways officer’s comments it is considered that the lack of a secondary access point would not be an issue given that the site capacity far exceeds the housing requirement for Winwick. However there are no potential boundaries which could be used to divide the site into a smaller site which would better accommodate the requirement. As such SHLAA Ref: 2670 / Site Ref: R18/040 is considered a more appropriate site to accommodate Winwick’s housing requirement.</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	

3 SHLAA Ref: 3104 / Site Ref: R18/007

Site Name	Land at Newton Road	
Site Address	Land at Newton Road, Winwick	
Ward	Burtonwood & Winwick	
Existing Use	Open countryside	
Gross Site Area (Ha)	1.3	
Net: Developable Site Area (Ha)	1.17	
Site Potential (capacity)	35 dwellings (assumed 30dph)	
Green Belt Assessment Overall Contribution	Moderate contribution	

Suitability		Availability		Achievability	
Criteria	Traffic Light Assessment Green - Promotes sustainable growth / Yellow - Unlikely to have a major impact on trends / Amber - Mitigation may be required/unavoidable impacts / Red - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment
Is there a physical point of highway access into the site?	Access can be created within the site – from A49	1. Was the site promoted by the owner?	Yes	1. Based on the high level viability review, is the site in a location of high, moderate or low viability?	Moderate Viability
Distance to Principal Road Network by vehicle?	< 1 mile to A49 Newton Road merging with the M62 (J9).	2. Is there an extant planning consent on the site?	No	2. Is there active developer interest in the site?	Yes
How close is the site to key employment sites?	<1200m away	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/proposed?	Yes
Is the area supported by community facilities? (Village halls, places of worship, community centres)	Community facilities within 1200m	4. Could the site be developed now?	Yes	4. Have similar sites been successfully developed in the preceding years?	Yes
Access to local natural greenspace – does the site meet Natural England Accessible Natural Greenspace standards?	No natural greenspace within 300m	5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal development costs?	Yes – half of the site is within a historic landfill site 250m buffer zone
Does the site provide access to formal play space?	<400m – 292.9m from Spires Gardens				

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How accessible is the site to the nearest primary school on foot?	Primary school located within 3.2km of the site and has capacity – 453.3m from Winwick C E Primary School	<p>Summary: Is the site available for development? (conclusion based on all of the above)</p> <p>Site was promoted by owner. No known ownership issues</p>	<p>Summary: Is the site achievable for development? (conclusion based on all of the above)</p> <p>The site is in a location of moderate viability. There is developer interest and/or demand. There are abnormal development costs which could be overcome.</p>
How accessible is the site to the nearest Secondary school?	Secondary school located within 4.8km of the site and has capacity – 3.0km from Future Tech Studio		
How well served is the site by a bus service?	Regular bus service within 200m – 13.8m from the nearest bus stop		
How accessible is the site to the nearest train station?	1.2km – 3km away – 2.2 km from Newton-le-Willows station		
What is the overall distance to a GP service or health centre?	3km – 5km with limited capacity and no potential to expand – 3.2km from Eric Moore Partnership (Orford Jubilee Park Branch) (Capacity is unknown)		
What are the potential impacts on air quality?	Development more than 1km from AQMA		
Could development of the site lead to the remediation of land potentially affected by contamination?	Site is not thought to be contaminated		
Would allocation of the site result in the loss of High Quality Agricultural Land?	Contains less than 10hectares of agricultural land 1-3		
Does the site fall within a Groundwater Source Protection Zone, as identified by the Environment Agency?	Site falls within Zone 2 or 3		
Is the site (or part of) within an identified flood zone?	Site predominantly within flood zone 1 (>70%)		
Is there potential for safeguarded or identified mineral reserves to be sterilised?	Not within identified areas / no effects		
What is the proximity of the site to designated heritage assets?	<p>Site contains or is within 50m from: / Grade 1 and II* heritage assets, Registered park or garden, or Registered Battlefield - The site falls within the historic battlefield site of the Battle of Winwick (Battle of Red Bank) which was registered by Historic England on 31.01.18</p> <ul style="list-style-type: none"> Grade I listed building Church of St Oswald, 407m Grade II listed building Milestone, 85m Winwick Street Conservation Area, 4.5km Ancient Monument St Oswald's Well, 948m 		
What effects would the development of the site have upon the significance and setting of heritage assets / the historic environment?	Development likely to have significant negative effects on heritage assets/historic environment that cannot be mitigated – battlefield has topographical integrity and archaeological potential therefore potential effects from development of the site unknown unless further investigation is undertaken. Assumed worst case effect.		
Capacity of the landscape to accommodate development while respecting its character.	The site falls within Character Type 1C - Undulating Enclosed Farmland – Winwick, Culcheth, Glazebrook and Rixton. These areas typify undulating enclosed farmland with a medium to large-scale field pattern. The site is located on the northern edge of the village and is partly contained by the existing settlement and Newton Road (A49). Therefore, development of the site would result in minimal change to landscape character, which could likely be mitigated.		
Could allocation of the site have a potential impact on a European Site SPA or SAC?	Outside catchment area of SPA or SAC.		
Could allocation of the site have a potential impact on a SSSI?	>400m of a SSSI.		
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs,	N/A		

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Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species and habitats have been recorded)?			
What is the potential impact on TPOs?	No TPOs on site		
Would allocation of the site result in the use of previously developed land?	Site is predominantly Greenfield (>70%)		
Is there good access to a Household Waste Recycling Centre?	Nearest is Woolston CRC. Approx. 6.2km (using existing roads).		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>Majority yellow however showstopper due to the historic battlefield designation, therefore red overall - Mitigation likely to be required/unavoidable impacts</p> <p>Additional comments:</p> <ul style="list-style-type: none"> The site falls within the historic battlefield site of the Battle of Winwick (Battle of Red Bank) The site is currently open countryside and is surrounded by residential uses The topography of the site slopes gently to the north Half of the site falls within a historic landfill site 250m buffer zone. The site has good accessibility to bus services and primary and secondary schools. 		<p>Overall Site Conclusions based on Suitability, Availability, Achievability</p> <p>The site is not considered to be suitable-mitigation likely to be required/unavoidable impacts due to the historic battlefield designation which the site falls within. The site is considered to be available as it has been promoted by the owner and is not in active use. The site may be achievable as it is in an area of moderate viability with known demand and interest. There are known abnormal development costs due to half of the site being within a historic landfill site 250m buffer zone.</p> <p><u>Workshop Comments</u></p> <p>The site is adjacent to the settlement of Winwick being located to the immediate north west of the settlement. The site was promoted by the landowner and is considered to be available. The site may be achievable as it is in an area of moderate viability although half of the site falls within a historic landfill site 250m buffer zone. The site is not considered to be suitable for development as it falls within a historic battlefield designation (Battle of Winwick). Development of the site would therefore not be in accordance with the objectives of the draft Warrington Local Plan, particularly objectives W5 which seeks to reinforce character and local distinctiveness whilst protecting, enhancing and embracing the borough's built and natural assets (including heritage assets).</p> <p>CONCLUSION: EXCLUDE SITE FROM PROCESS</p>	



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