



WARRINGTON
Borough Council

Warrington Borough Council Local Plan

Site Proformas - East

Site Proformas for Call for Sites Responses and SHLAA Green Belt Sites
July 2017



Site Reference: **R18/019**

Site Name: **Sites east of J21 M6 (Site 4690)**

Settlement Profile: **East Warrington**

Date of site visit: 22/03/2017

Ward: **Rixton & Woolston**

Owner / Developer / Promoter: **Ms Jayne Bradbury**

Agent: **Cassidy & Ashton Group Ltd**

Site submitted by: **C Parker (Agent)**

Submitted Site Area (Hectares): **11.3**

Council measured Site Area (Hectares): **11.1**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Multi**

Preferred Use Comments

The site is submitted as a site for residential, employment, retail or a leisure use.

Residential

Dwelling Total Submitted: **0**

Council assumed 30dph Total: **339**

Employment

Employment Site Area: **0**

Employment Floor space (sqm): **0**

Council assumed 35% Plot Ratio (sqm): **39550**

Constraints

Floodzone 2: **Yes**

Floodzone 3: **Yes**

Green Belt: **Yes**

TPO Issues: **No**

Nature Designations: **Local Wildlife Site**

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: **None**

Access comments: **Access from local track (from Brook Lane)**

Neighbouring Uses: **Residential**

Air Quality Management Areas: **No**

Agricultural Land Classification: **1 & 2**

Potentially Contaminated Land: **Yes**

Hazardous Installation Zone: **No**

Public Rights of Way: **Yes**

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**

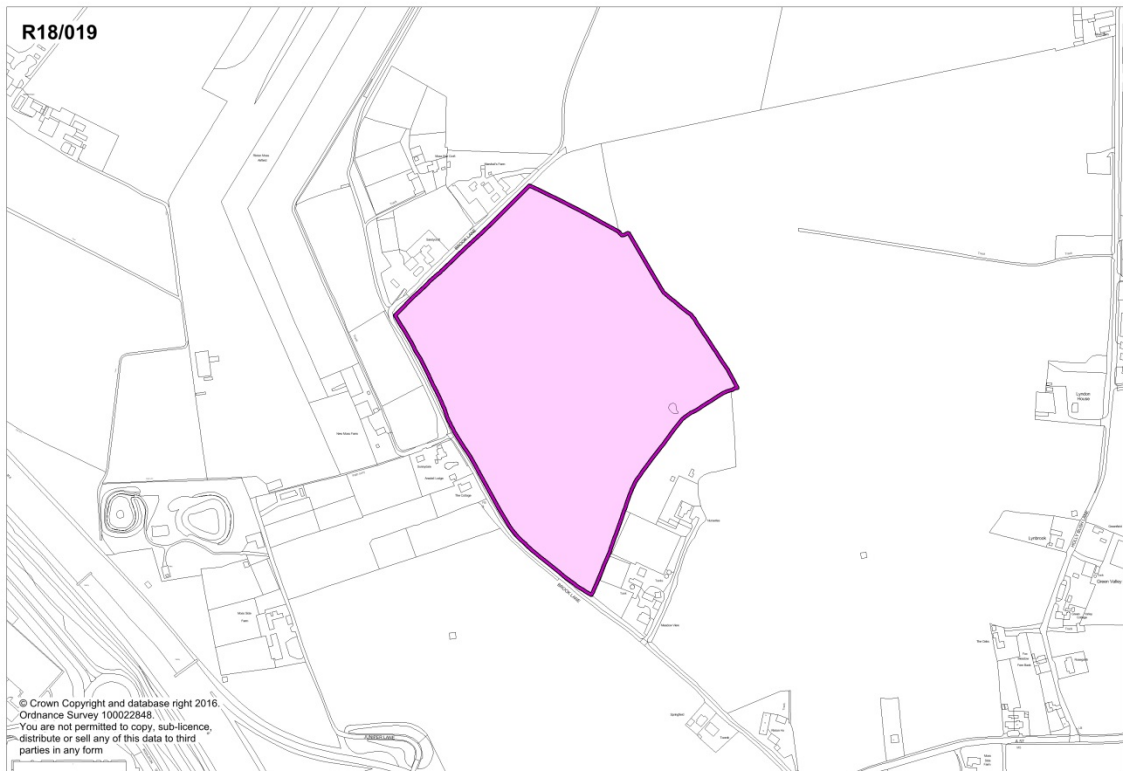
Site Comments

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.

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.

Figure 1: Site Boundary R18/019



Site Reference: **R18/020**

Site Name: **Sites east of Jct 21 M6 (Site 4449)**

Settlement Profile: **East Warrington**

Date of site visit: 22/03/2017

Ward: **Rixton & Woolston**

Owner / Developer / Promoter: **Ms Jayne Bradbury**

Agent: **Cassidy & Ashton Group Ltd**

Site submitted by: **C Parker (Agent)**

Submitted Site Area (Hectares): **15.4**

Council measured Site Area (Hectares): **15.3**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Multi**

Preferred Use Comments

The site is submitted as a site for residential, employment, retail or a leisure use.

Residential

Dwelling Total Submitted: **0**

Council assumed 30dph Total: **463**

Employment

Employment Site Area: **0**

Employment Floor space (sqm): **0**

Council assumed 35% Plot Ratio (sqm): **54005**

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: **A57 Manchester Road**

Local Highway Access: **A57 Manchester Road / Brook Lane**

Access comments: **Access from A57 or local track (from Brook Lane)**

Neighbouring Uses: **Residential**

Air Quality Management Areas: **Yes**

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: **4**

General Area Assessment Parcel Result: **Moderate**

Green Belt Parcel Reference: **WR23**

Green Belt Parcel Result: **Strong**

Site Comments

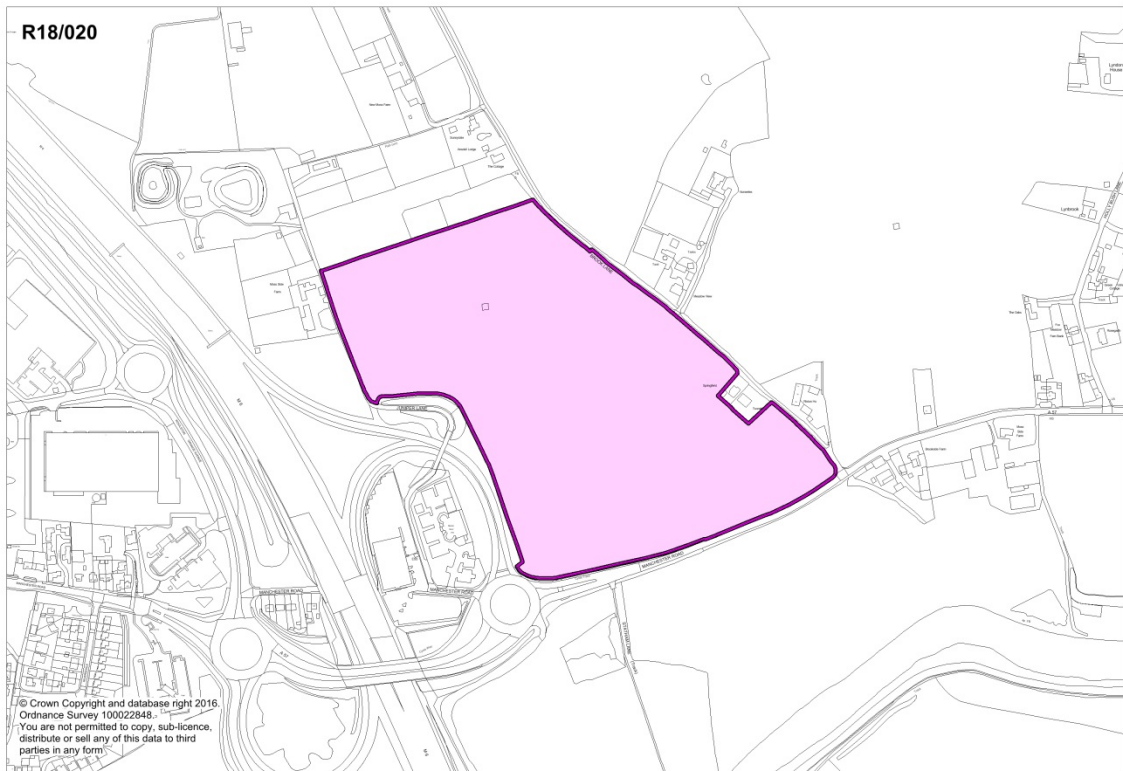
The site is predominantly flat agricultural land, open in nature with some undulating topography and limited tree and hedge coverage. In close proximity to the A57 Manchester Road, it is accessed off Broad Lane. There is no boundary treatment to the site with Broad Lane and there is open access into the site along the length of Broad Lane.

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.

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.

The assessment of the site in Green Belt terms concluded that the parcel of land makes a strong contribution.

Figure 2: Site Boundary R18/020



Site Reference: **R18/021A**

Site Name: **Sites east of Jct 21 M6 (Site 6919)**

Settlement Profile: **East Warrington**

Date of site visit: 22/03/2017

Ward: **Rixton & Woolston**

Owner / Developer / Promoter: **Ms Jayne Bradbury**

Agent: **Cassidy & Ashton Group Ltd**

Site submitted by: **C Parker (Agent)**

Submitted Site Area (Hectares): **7.6**

Council measured Site Area (Hectares): **7.5**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Multi**

Preferred Use Comments

The site is submitted as a site for residential, employment, retail or a leisure use.

Residential

Dwelling Total Submitted: **0**

Council assumed 30dph Total: **228**

Employment

Employment Site Area: **0**

Employment Floor space (sqm): **0**

Council assumed 35% Plot Ratio (sqm): **26600**

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: **A57 Manchester Road**

Local Highway Access: **A57 Manchester Road**

Access comments: **Access from A57 or local track**

Neighbouring Uses: **Residential**

Air Quality Management Areas: **No**

Agricultural Land Classification: **2**

Potentially Contaminated Land: **Yes**

Hazardous Installation Zone: **No**

Public Rights of Way: **Yes**

Green Belt Assessment

General Area Assessment Parcel Reference: **23**

General Area Assessment Parcel Result: **Strong**

Green Belt Parcel Reference: **WR24**

Green Belt Parcel Result: **Moderate**

Site Comments

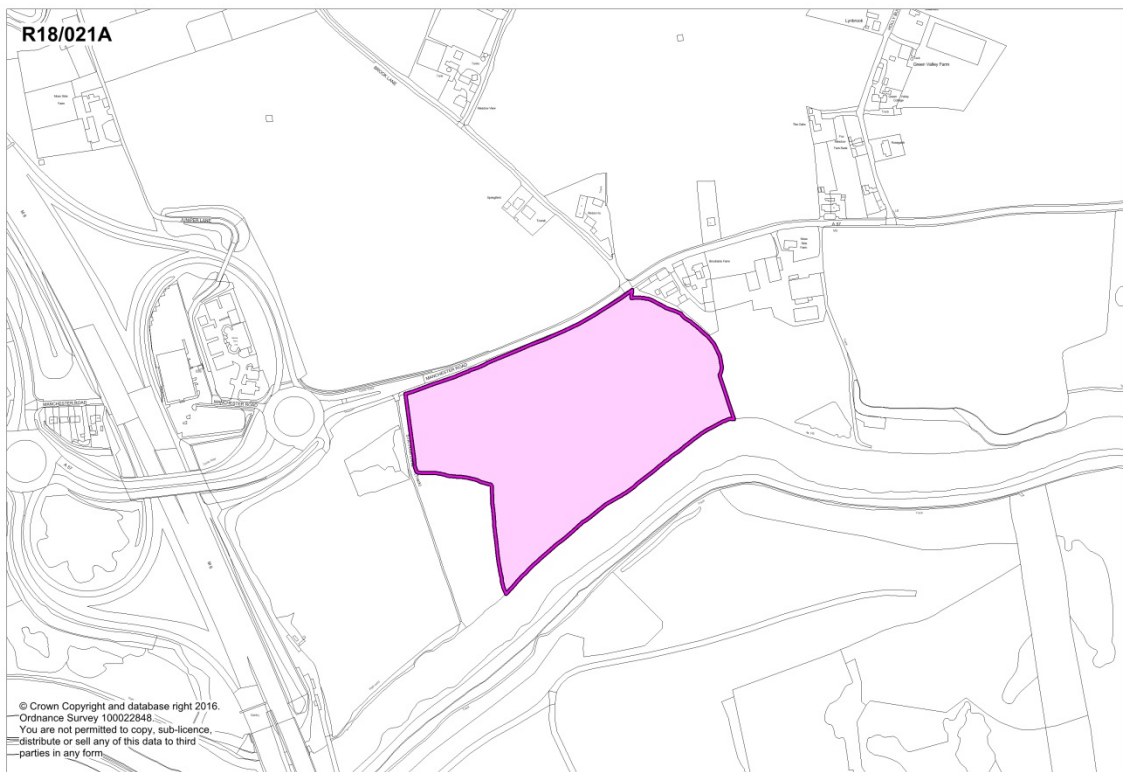
The site is relatively flat agricultural land with some undulating topography across the site, with Statham Lane track off the main A57 Manchester Road bordering the site. There are some mature and semi mature hedging and tree coverage to the boundaries.

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.

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 moderate contribution. The land is also identified as being potentially contaminated land and this would therefore require further investigation.

Figure 3: Site Boundary R18/021A



Site Reference: **R18/021B**

Site Name: **Sites east of Jct 21 M6 (Site 8160)**

Settlement Profile: **East Warrington**

Date of site visit: 22/03/2017

Ward: **Rixton & Woolston**

Owner / Developer / Promoter: **Ms Jayne Bradbury**

Agent: **Cassidy & Ashton Group Ltd**

Site submitted by: **C Parker (Agent)**

Submitted Site Area (Hectares): **12.68**

Council measured Site Area (Hectares): **12.6**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Multi**

Preferred Use Comments

The site is submitted as a site for residential, employment, retail or a leisure use.

Residential

Dwelling Total Submitted: **0**

Council assumed 30dph Total: **380**

Employment

Employment Site Area: **0**

Employment Floor space (sqm): **0**

Council assumed 35% Plot Ration (sqm): **44380**

Constraints

Floodzone 2: **Yes**

Floodzone 3: **Yes**

Green Belt: **Yes**

TPO Issues: **No**

Nature Designations: **Local Wildlife Site**

Conservation Areas: **No**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **A57 Manchester Road**

Local Highway Access: **A57 Manchester Road / Brook Lane / Holly Bush Lane**

Access comments: **Access from A57, local track (from Brook Lane) or Holly Bush Lane**

Neighbouring Uses: **Residential**

Air Quality Management Areas: **No**

Agricultural Land Classification: **1 & 2**

Potentially Contaminated Land: **No**

Hazardous Installation Zone: **No**

Public Rights of Way: **Yes**

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**

Site Comments

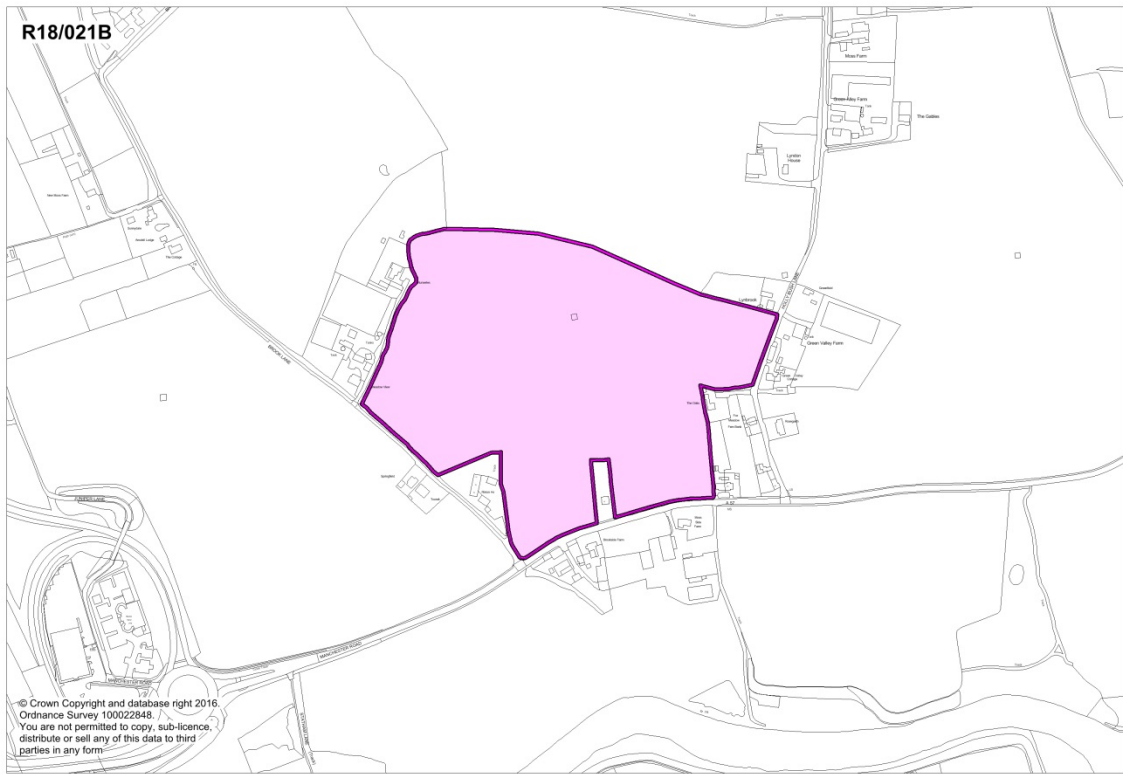
The site is relatively flat with some undulating topography; the site is currently in agricultural use with some sporadic mature and semi mature trees and hedging cover, with open filed access from Brook Lane, just off the A57 Manchester Road. Pylons also cross the site.

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.

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.

The assessment of the site in Green Belt terms concluded that the parcel of land makes a strong contribution.

Figure 4: Site Boundary R18/021B



Site Reference: **R18/022**

Site Name: **Sites east of Jct 21 M6 (Site 8979)**

Settlement Profile: **East Warrington**

Date of site visit: 22/03/2017

Ward: **Rixton & Woolston**

Owner / Developer / Promoter: **Ms Jayne Bradbury**

Agent: **Cassidy & Ashton Group Ltd**

Site submitted by: **C Parker (Agent)**

Submitted Site Area (Hectares): **5.2**

Council measured Site Area (Hectares): **5.3**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Multi**

Preferred Use Comments

The site is submitted as a site for residential, employment, retail or a leisure use.

Residential

Dwelling Total Submitted: **0**

Council assumed 30dph Total: **158**

Employment

Employment Site Area: **0**

Employment Floor space (sqm): **0**

Council assumed 35% Plot Ratio (sqm): **18375**

Constraints

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **No**

Nature Designations: **Local Wildlife Site**

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: **Local track off Holly Bush Lane**

Access comments: **Access from local track off Holly Bush Lane**

Neighbouring Uses: **Residential**

Air Quality Management Areas: **No**

Agricultural Land Classification: **1 & 2**

Potentially Contaminated Land: **No**

Hazardous Installation Zone: **No**

Public Rights of Way: **Yes**

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**

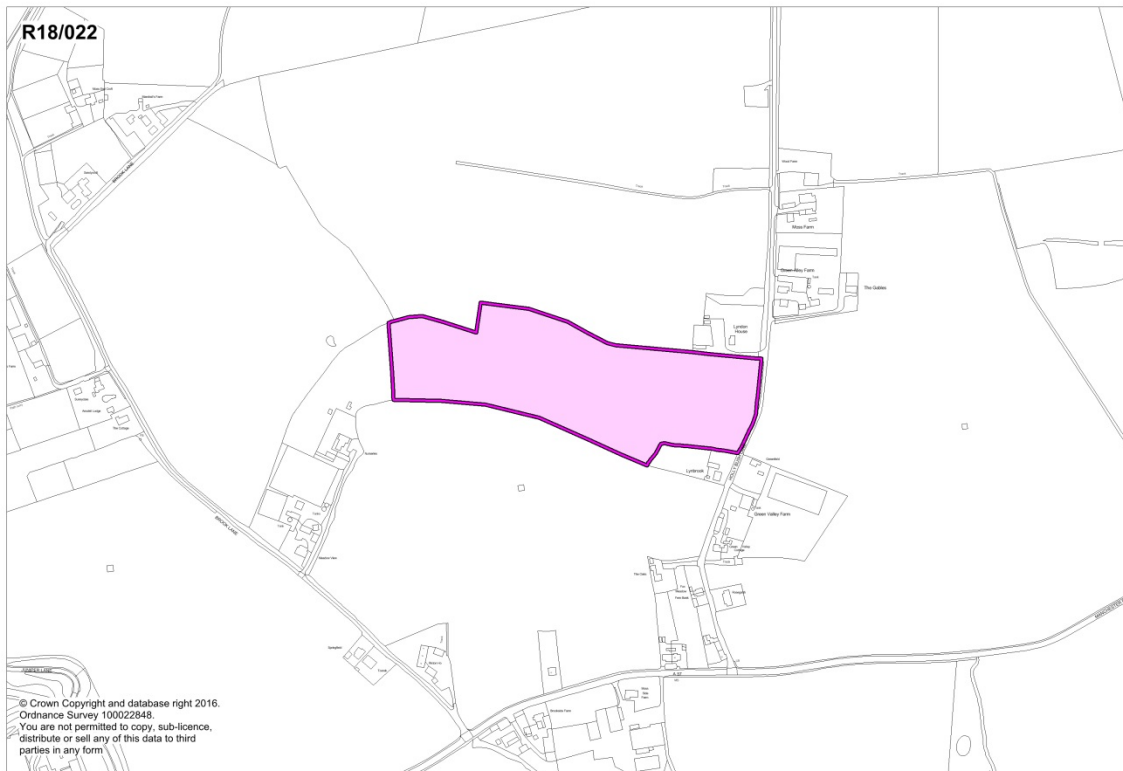
Site Comments

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.

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.

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.

Figure 5: Site Boundary R18/022



Site Reference: **R18/023**

Site Name: **Sites east of Jct 21 M6 (Site 8939)**

Settlement Profile: **East Warrington**

Date of site visit: 22/03/2017

Ward: **Rixton & Woolston**

Owner / Developer / Promoter: **Ms Jayne Bradbury**

Agent: **Cassidy & Ashton Group Ltd**

Site submitted by: **C Parker (Agent)**

Submitted Site Area (Hectares): **0.3**

Council measured Site Area (Hectares): **0.3**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Multi**

Preferred Use Comments

The site is submitted as a site for residential, employment, retail or a leisure use.

Residential

Dwelling Total Submitted: **0**

Council assumed 30dph Total: **9**

Employment

Employment Site Area: **0**

Employment Floor space (sqm): **0**

Council assumed 35% Plot Ratio (sqm): **1050**

Constraints

Floodzone 2: **Yes**

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: **A57 Manchester Road**

Local Highway Access: **A57 Manchester Road**

Access comments: **Access from A57**

Neighbouring Uses: **Residential**

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: **23**

General Area Assessment Parcel Result: **Strong**

Green Belt Parcel Reference: **R18/023**

Green Belt Parcel Result: **Strong**

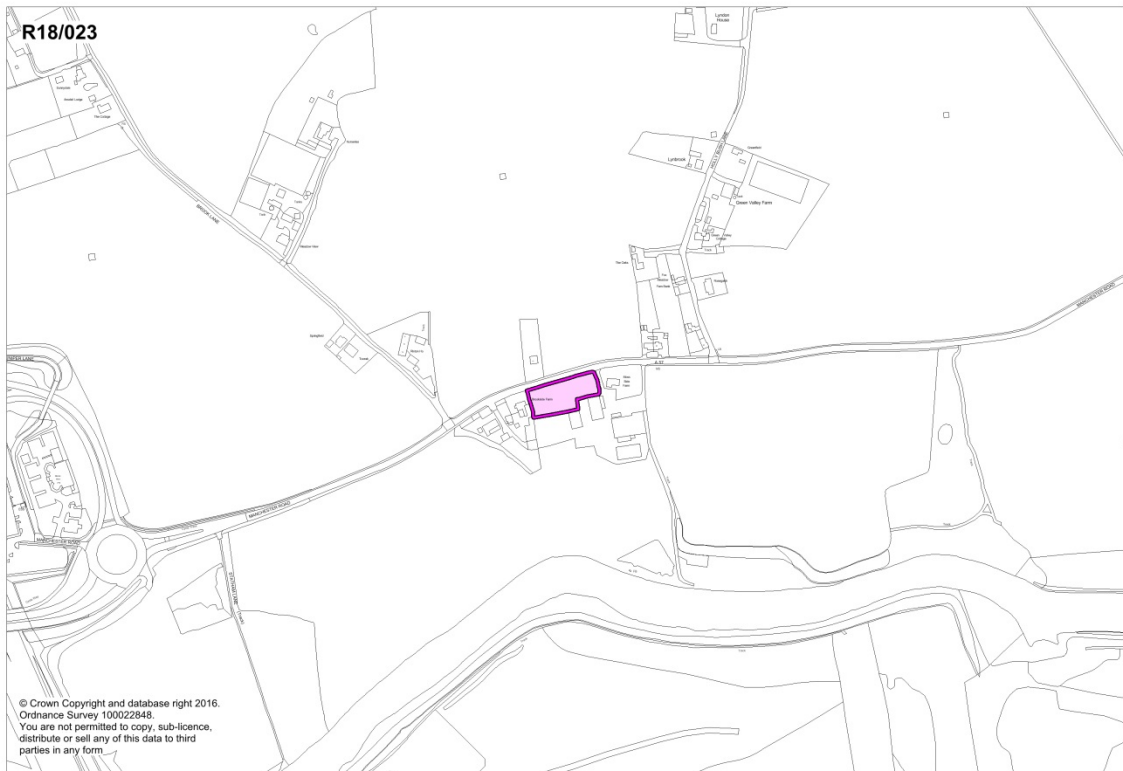
Site Comments

The site is a flat piece of agricultural/paddock land situated between existing residential development and associated farm buildings and accessed off the Main A57 Manchester Road, with the south western corner being in Flood zone 2. The whole site is within the 500m Woolston Eyes SSSI Buffer Zone.

The northern boundary of the site is with the main A57 Manchester Road, the eastern boundary is with an access track and a residential dwelling, the southern boundary is with a farm court yard and associated out buildings, and the western boundary is a further residential dwelling.

The assessment of the site in Green Belt terms concluded that the parcel of land makes a Strong contribution.

Figure 6: Site Boundary R18/023



Site Reference: **R18/024**

Site Name: **Sites east of Jct 21 M6 (Site 9624)**

Settlement Profile: **East Warrington**

Date of site visit: 22/03/2017

Ward: **Rixton & Woolston**

Owner / Developer / Promoter: **Ms Jayne Bradbury**

Agent: **Cassidy & Ashton Group Ltd**

Site submitted by: **C Parker (Agent)**

Submitted Site Area (Hectares): **3.4**

Council measured Site Area (Hectares): **3.3**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Multi**

Preferred Use Comments

The site is submitted as a site for residential, employment, retail or a leisure use.

Residential

Dwelling Total Submitted: **0**

Council assumed 30dph Total: **102**

Employment

Employment Site Area: **0**

Employment Floor space (sqm): **0**

Council assumed 35% Plot Ratio (sqm): **11935**

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: **None**

Access comments: **Access from local track**

Neighbouring Uses: **Residential**

Air Quality Management Areas: **No**

Agricultural Land Classification: **2**

Potentially Contaminated Land: **Yes**

Hazardous Installation Zone: **No**

Public Rights of Way: **Yes**

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**

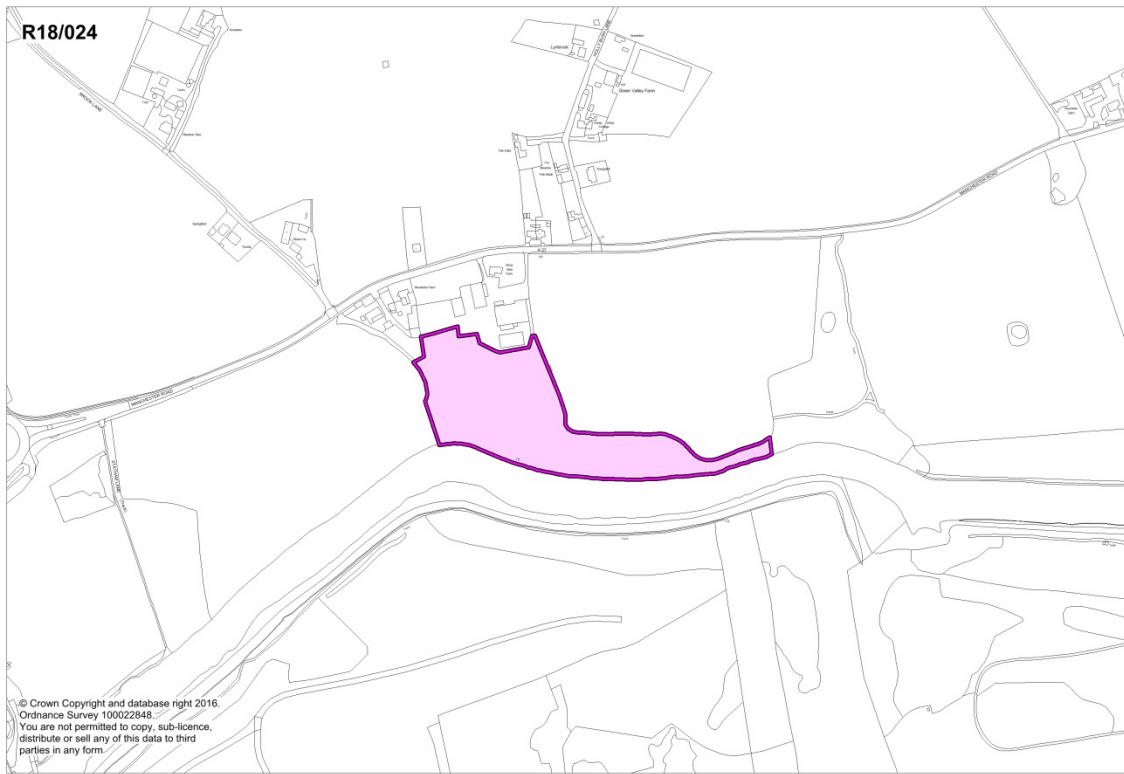
Site Comments

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.

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.

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.

Figure 7: Site Boundary R18/024



Site Reference: **R18/025**

Site Name: **Sites east of Jct 21 M6 (Site 1833)**

Settlement Profile: **East Warrington**

Date of site visit: 22/03/2017

Ward: **Rixton & Woolston**

Owner / Developer / Promoter: **Ms Jayne Bradbury**

Agent: **Cassidy & Ashton Group Ltd**

Site submitted by: **C Parker (Agent)**

Submitted Site Area (Hectares): **7.5**

Mapinfo measured Site Area (Hectares): **7.5**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Multi**

Preferred Use Comments

The site is submitted as a site for residential, employment, retail or a leisure use.

Residential

Dwelling Total Submitted: **0**

Council assumed 30dph Total: **227**

Employment

Employment Site Area: **0**

Employment Floor space (sqm): **0**

Council assumed 35% Plot Ratio (sqm): **26460**

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: **A57 Manchester Road**

Local Highway Access: **A57 Manchester Road**

Access comments: **Access from A57**

Neighbouring Uses: **Residential**

Air Quality Management Areas: **No**

Agricultural Land Classification: **2**

Potentially Contaminated Land: **Yes**

Hazardous Installation Zone: **No**

Public Rights of Way: **Yes**

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**

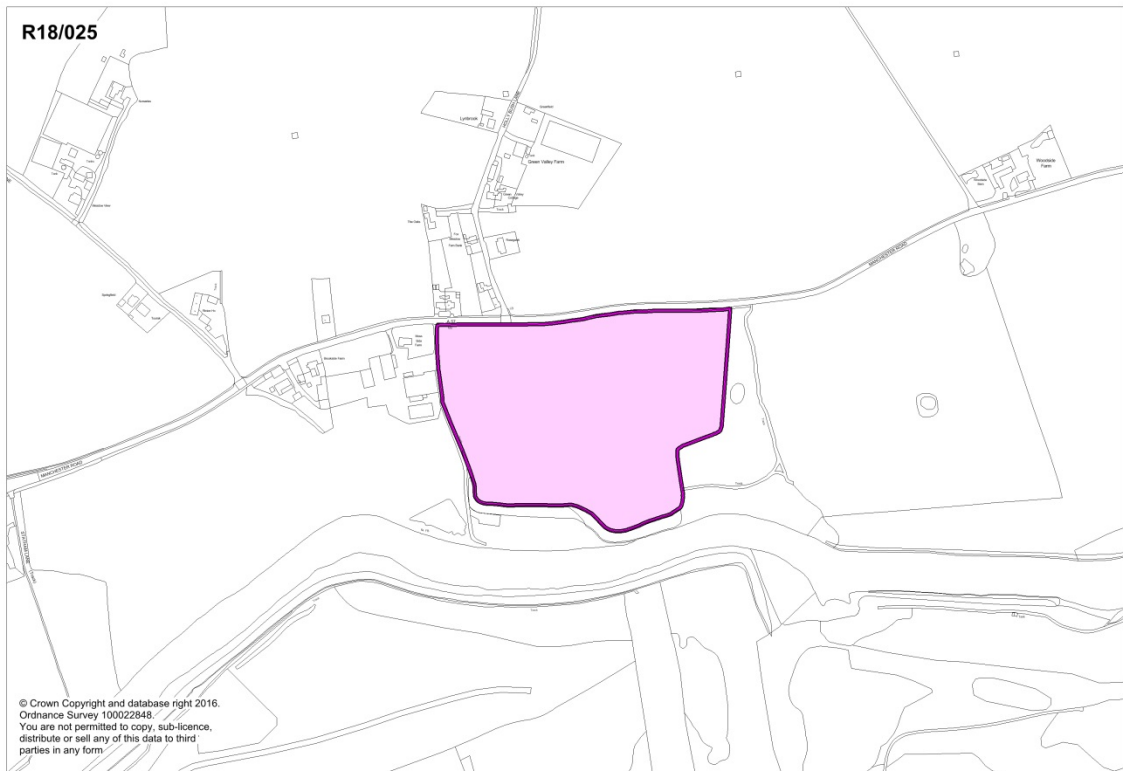
Site Comments

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.

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.

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.

Figure 8: Site Boundary R18/025



Site Reference: **R18/026**

Site Name: **Sites east of Jct 21 M6 (Site 5636)**

Settlement Profile: **East Warrington**

Date of site visit: 22/03/2017

Ward: **Rixton & Woolston**

Owner / Developer / Promoter: **Ms Jayne Bradbury**

Agent: **Cassidy & Ashton Group Ltd**

Site submitted by: **C Parker (Agent)**

Submitted Site Area (Hectares): **9.6**

Council measured Site Area (Hectares): **9.3**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Multi**

Preferred Use Comments

The site is submitted as a site for residential, employment, retail or a leisure use.

Residential

Dwelling Total Submitted: **0**

Council assumed 30dph Total: **288**

Employment

Employment Site Area: **0**

Employment Floor space (sqm): **0**

Council assumed 35% Plot Ratio (sqm): **33600**

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: **A57 Manchester Road**

Local Highway Access: **A57 Manchester Road**

Access comments: **Access from A57**

Neighbouring Uses: **Residential**

Air Quality Management Areas: **No**

Agricultural Land Classification: **2**

Potentially Contaminated Land: **Yes**

Hazardous Installation Zone: **No**

Public Rights of Way: **Yes**

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**

Site Comments

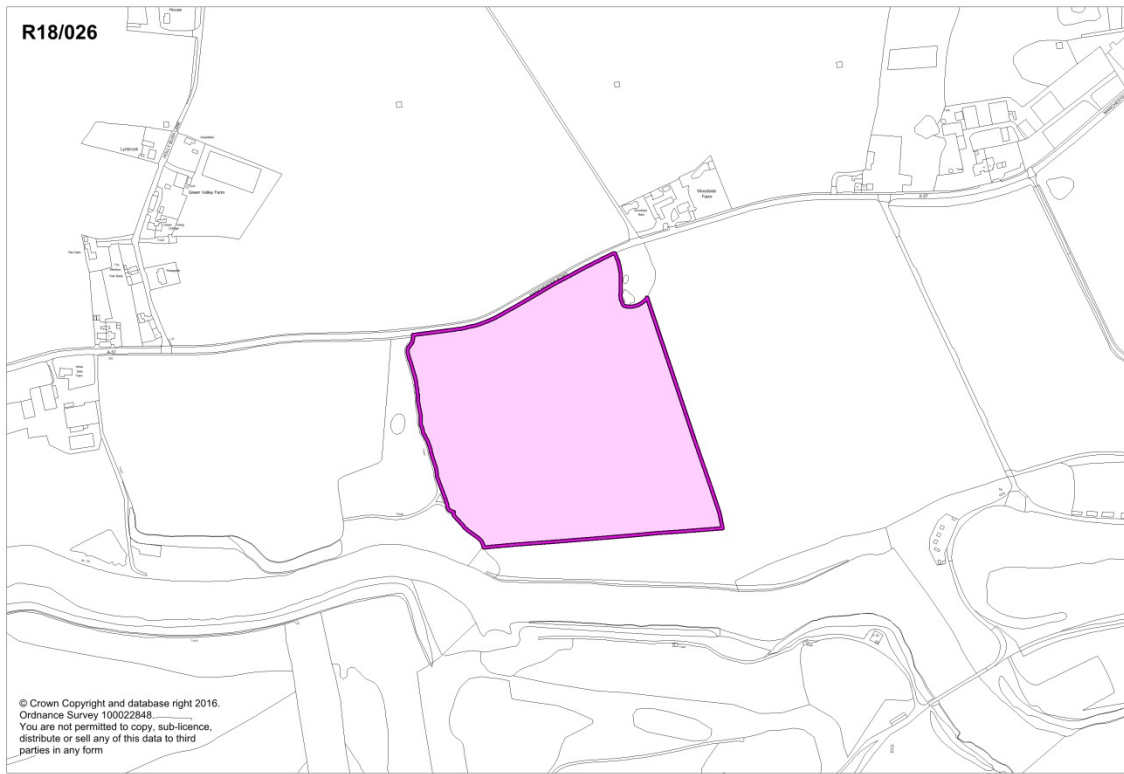
The site is flat open agricultural land with some mature tree cover to its boundaries, with a small pond to the centre of the site. The site is adjacent to the main A57 Manchester Road, where there is an existing open field access into the site and the whole site is within the 500m Woolston Eyes SSSI Buffer Zone.

The eastern part of the site is within the Outer Health and Safety Pipeline Zone for National Grid Gas Pipeline 15 Feeder Warrington.

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.

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.

Figure 9: Site Boundary R18/026



Site Reference: **R18/027**

Site Name: **Sites east of Jct 21 M6 (Site 6318)**

Settlement Profile: **East Warrington**

Date of site visit: 22/03/2017

Ward: **Rixton & Woolston**

Owner / Developer / Promoter: **Ms Jayne Bradbury**

Agent: **Cassidy & Ashton Group Ltd**

Site submitted by: **C Parker (Agent)**

Submitted Site Area (Hectares): **1.7**

Council measured Site Area (Hectares): **1.7**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Multi**

Preferred Use Comments

The site is submitted as a site for residential, employment, retail or a leisure use.

Residential

Dwelling Total Submitted: **0**

Council assumed 30dph Total: **52**

Employment

Employment Site Area: **0**

Employment Floor space (sqm): **0**

Council assumed 35% Plot Ratio (sqm): **6020**

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: **None**

Access comments: **Access from local track**

Neighbouring Uses: **Residential**

Air Quality Management Areas: **No**

Agricultural Land Classification: **2**

Potentially Contaminated Land: **Yes**

Hazardous Installation Zone: **No**

Public Rights of Way: **Yes**

Green Belt Assessment

General Area Assessment Parcel Reference: **23**

General Area Assessment Parcel Result: **Strong**

Green Belt Parcel Reference: **R18/027**

Green Belt Parcel Result: **Strong**

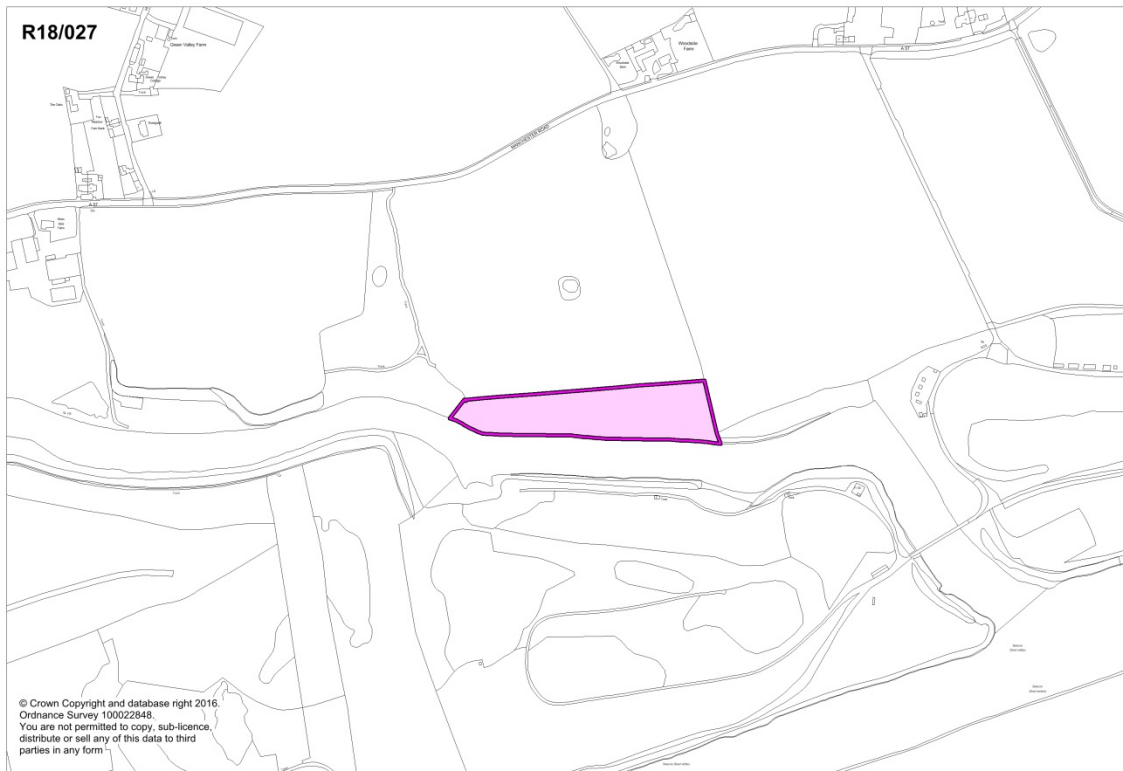
Site Comments

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.

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.

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.

Figure 10: Site Boundary R18/027



Site Reference: **R18/028**

Site Name: **Sites east of Jct 21 M6 (Site 5371)**

Settlement Profile: **East Warrington**

Date of site visit: 22/03/2017

Ward: **Rixton & Woolston**

Owner / Developer / Promoter: **Ms Jayne Bradbury**

Agent: **Cassidy & Ashton Group Ltd**

Site submitted by: **C Parker (Agent)**

Submitted Site Area (Hectares): **1.1**

Council measured Site Area (Hectares): **0.8**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Multi**

Preferred Use Comments

The site is submitted as a site for residential, employment, retail or a leisure use.

Residential

Dwelling Total Submitted: **0**

Council assumed 30dph Total: **33**

Employment

Employment Site Area: **0**

Employment Floor space (sqm): **0**

Council assumed 35% Plot Ratio (sqm): **3815**

Constraints

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **No**

Nature Designations: **Local Wildlife Site**

Conservation Areas: **No**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **A57 Manchester Road**

Local Highway Access: **A57 Manchester Road**

Access comments: **Access from A57**

Neighbouring Uses: **Residential**

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: **4**

General Area Assessment Parcel Result: **Moderate**

Green Belt Parcel Reference: **R18/028**

Green Belt Parcel Result: **Strong**

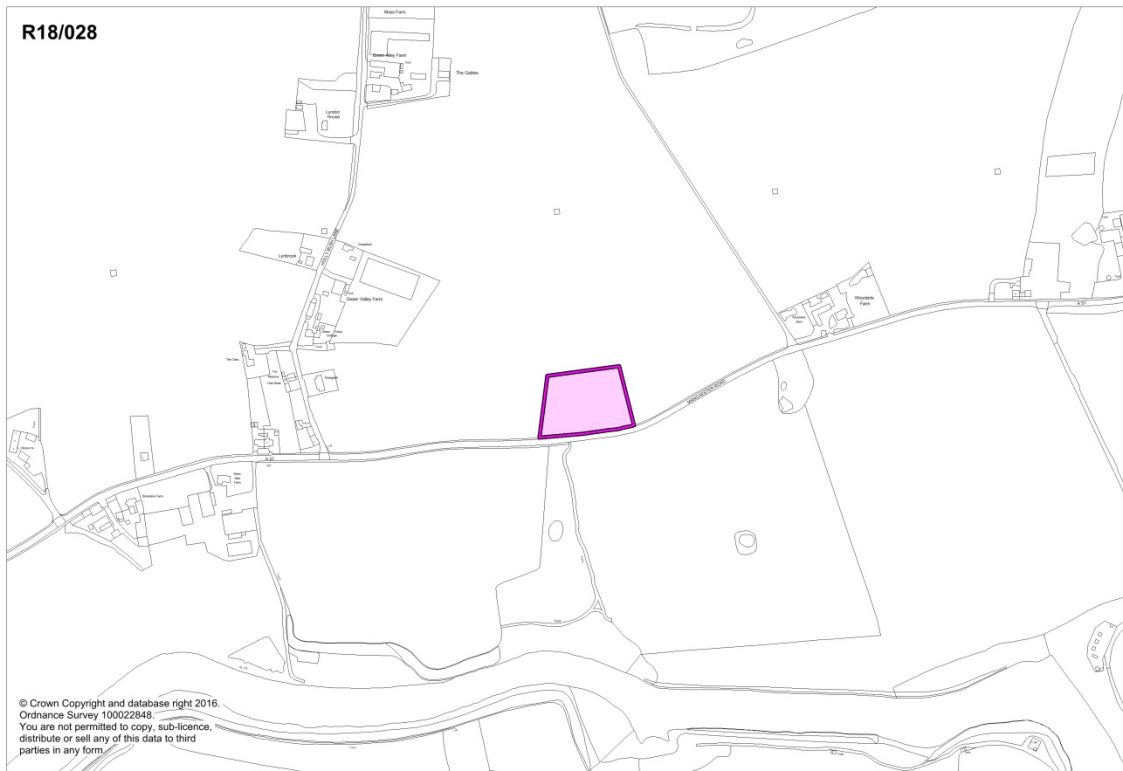
Site Comments

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.

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.

The assessment of the site in Green Belt terms concluded that the parcel of land makes a strong contribution.

Figure 11: Site Boundary R18/028



Site Reference: **R18/030**

Site Name: **Sites east of Jct 21 M6 (Site 3174)**

Settlement Profile: **East Warrington**

Date of site visit: 22/03/2017

Ward: **Rixton & Woolston**

Owner / Developer / Promoter: **Ms Jayne Bradbury**

Agent: **Cassidy & Ashton Group Ltd**

Site submitted by: **C Parker (Agent)**

Submitted Site Area (Hectares): **6.1**

Council measured Site Area (Hectares): **6.0**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Multi**

Preferred Use Comments

The site is submitted as a site for residential, employment, retail or a leisure use.

Residential

Dwelling Total Submitted: **0**

Council assumed 30dph Total: **184**

Employment

Employment Site Area: **0**

Employment Floor space (sqm): **0**

Council assumed 35% Plot Ratio (sqm): **21490**

Constraints

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **No**

Nature Designations: **Local Wildlife Site**

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: **Local track off Holly Bush Lane**

Access comments: **Access from local track off Holly Bush 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: **4**

General Area Assessment Parcel Result: **Moderate**

Green Belt Parcel Reference: **R18/030**

Green Belt Parcel Result: **Strong**

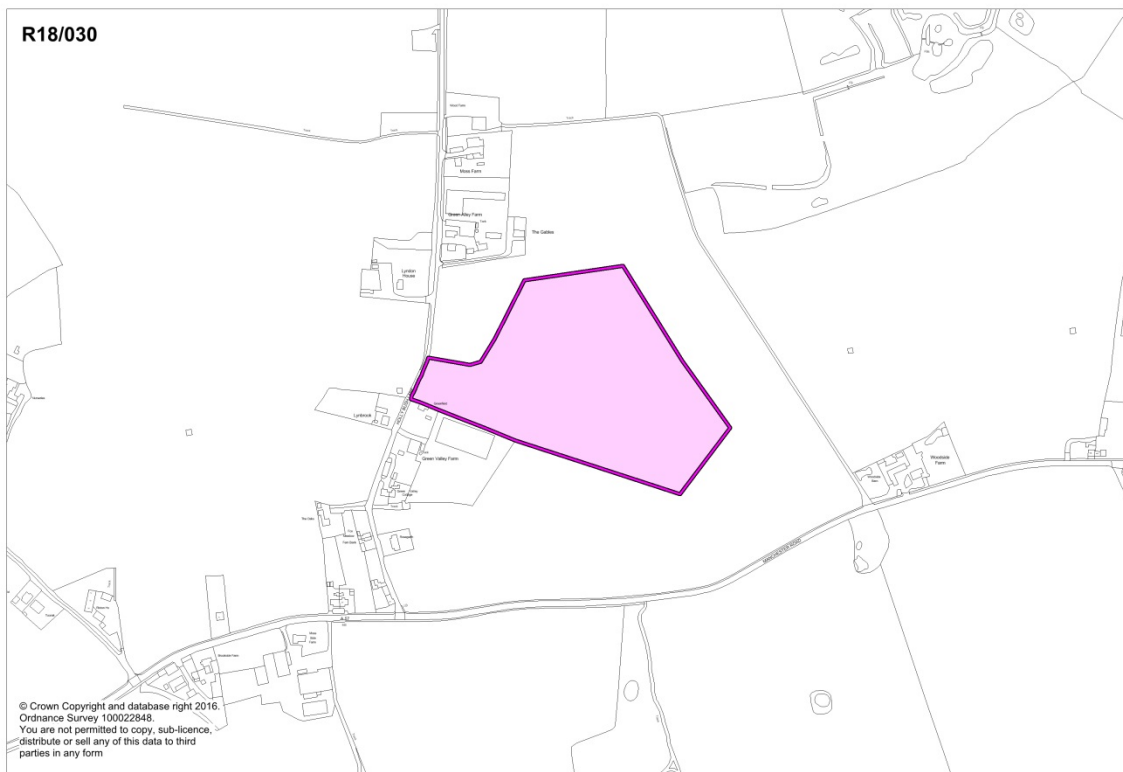
Site Comments

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.

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.

The assessment of the site in Green Belt terms concluded that the parcel of land makes a strong contribution.

Figure 12: Site Boundary R18/030



Site Reference: **R18/077**

Site Name: **Land south of Birchwood Train Station**

Settlement Profile: **East Warrington**

Date of site visit: 22/03/2017

Ward: **Rixton & Woolston**

Owner / Developer / Promoter: **Ms Jayne Bradbury**

Agent: **Cassidy & Ashton Group Ltd**

Site submitted by: **C Parker (Agent)**

Submitted Site Area (Hectares): **19.0**

Council measured Site Area (Hectares): **20.0**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Multi**

Preferred Use Comments

The site is submitted as a site for residential, employment, retail or a leisure use.

Residential

Dwelling Total Submitted: **0**

Council assumed 30dph Total: **570**

Employment

Employment Site Area: **0**

Employment Floor space (sqm): **0**

Council assumed 35% Plot Ration (sqm): **66500**

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: **Local track only**

Access comments: **Access via local track**

Neighbouring Uses: **Farm**

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: **4**

General Area Assessment Parcel Result: **Moderate**

Green Belt Parcel Reference: **WR20**

Green Belt Parcel Result: **Strong**

Site Comments

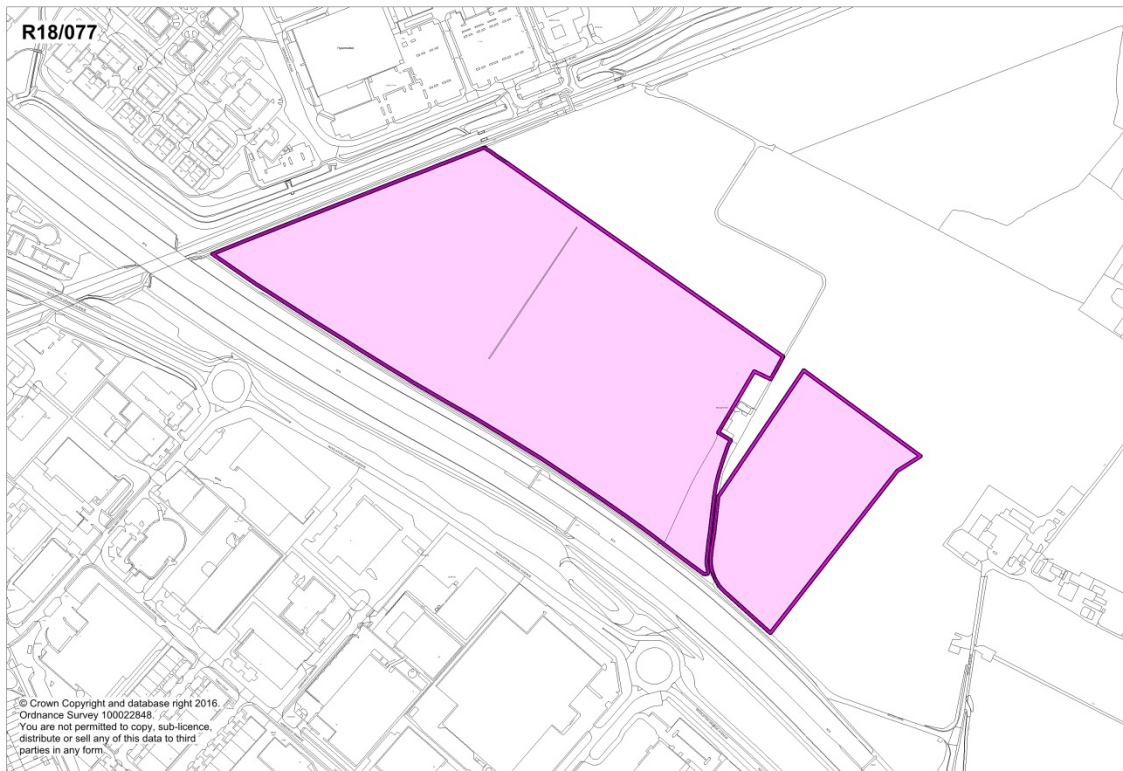
The site is flat agricultural land with some sporadic tree and hedge cover to its boundaries, with Moss Lane Nursey and its associated buildings still in operation on part of the site. The site is accessed via Moss Lane after crossing over the top of the M6 motorway and some of the western part of the site is in the Buffer Zone for the M6 Motorway Air Quality Management Area (AQMA).

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.

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.

Figure 13: Site Boundary R18/077



Site Reference: **R18/135**

Site Name: **Statham Meadows**

Settlement Profile: **East Warrington**

Date of site visit: 22/03/2017

Ward: **Rixton & Woolston**

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

Agent: **Turley**

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

Submitted Site Area (Hectares): **12.5**

Council measured Site Area (Hectares): **12.7**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Multi**

Preferred Use Comments

The site was submitted as part of the 'Call for Sites' as a site for Retail, Leisure or a Park and Ride Facility.

Residential

Dwelling Total Submitted: **0**

Council assumed 30dph Total: **375**

Employment

Employment Site Area: **12.7582**

Employment Floor space (sqm): **0**

Council assumed 35% Plot Ration (sqm): **43750**

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: **A57 Manchester Road**

Local Highway Access: **A57 Manchester Road / M6**

Access comments: **Existing site access from A57 Manchester Road**

Neighbouring Uses: **Residential / Commercial / Farm**

Air Quality Management Areas: **No**

Agricultural Land Classification: **2**

Potentially Contaminated Land: **Yes**

Hazardous Installation Zone: **No**

Public Rights of Way: **Yes**

Green Belt Assessment

General Area Assessment Parcel Reference: **23**

General Area Assessment Parcel Result: **Strong**

Green Belt Parcel Reference: **WR24**

Green Belt Parcel Result: **Moderate**

Site Comments

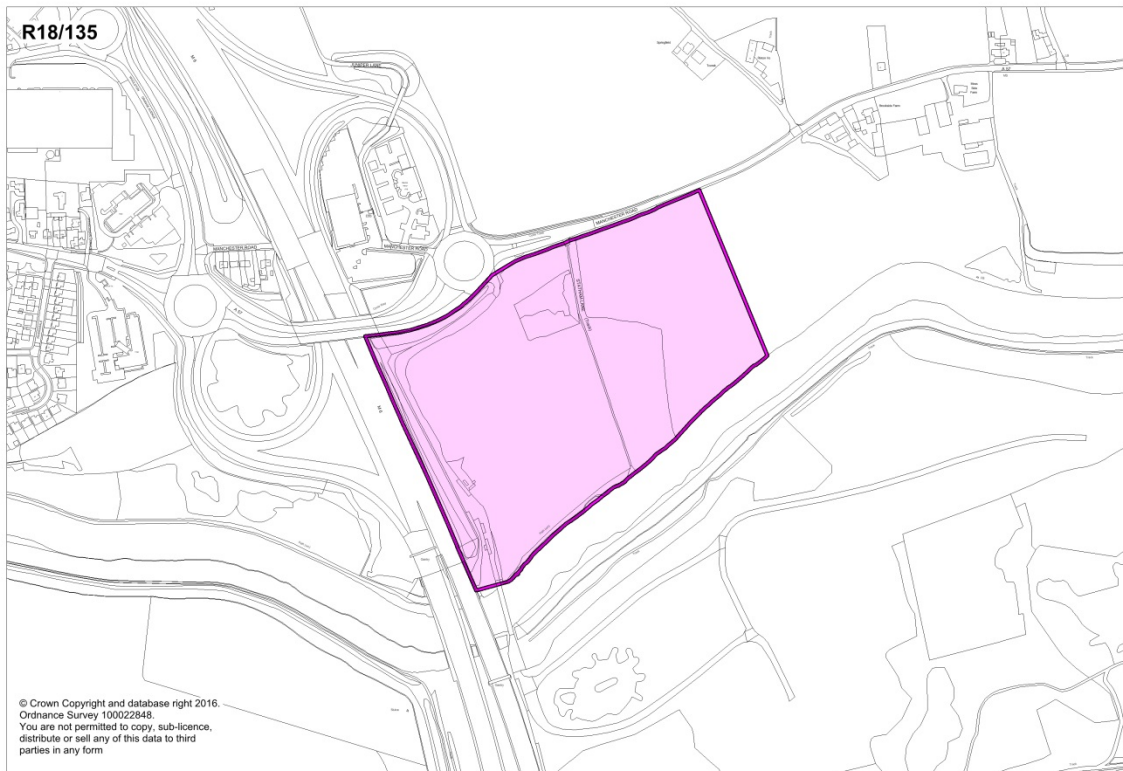
The site is relatively flat agricultural land with some undulating topography across the site, some mature hedge coverage with Statham Lane track off the main A57 Manchester Road running through the site. There is also an existing service track access into the site off the A57/M6 Motorway roundabout.

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.

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.

Figure 14: Site Boundary R18/135





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