



**WARRINGTON**  
Borough Council

# Warrington Borough Council Local Plan

## Site Proformas - South

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





Site Reference: **R18/002**

Site Name: **Land at Fir Tree Close / M56**

Settlement Profile: **South Warrington**

Date of site visit: 14/03/2017

Ward: **Appleton**

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

Agent: **Goodwin Planning Services Ltd**

Site submitted by: **Goodwin Planning Services (Agent)**

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

Council measured Site Area (Hectares): **2.8**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Housing**

**Preferred Use Comments**

The site was submitted as part of the Call for Sites as a site for residential development.

**Residential**

Dwelling Total Submitted: **30**

Council assumed 30dph Total: **0**

**Employment**

Employment Site Area: **0**

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

Council assumed 35% Plot Ration (sqm): **0**

## **Local Plan Review Call for Sites Proforma**

### **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: **Site adjacent to M56**

Local Highway Access: **Fir Tree Close**

Access comments: **Only accessed from Fir Tree Close**

Neighbouring Uses: **Predominantly residential.**

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: **13**

General Area Assessment Parcel Result: **Strong**

Green Belt Parcel Reference: **R18/002**

Green Belt Parcel Result: **Weak**

## Local Plan Review Call for Sites Proforma

### Site Comments

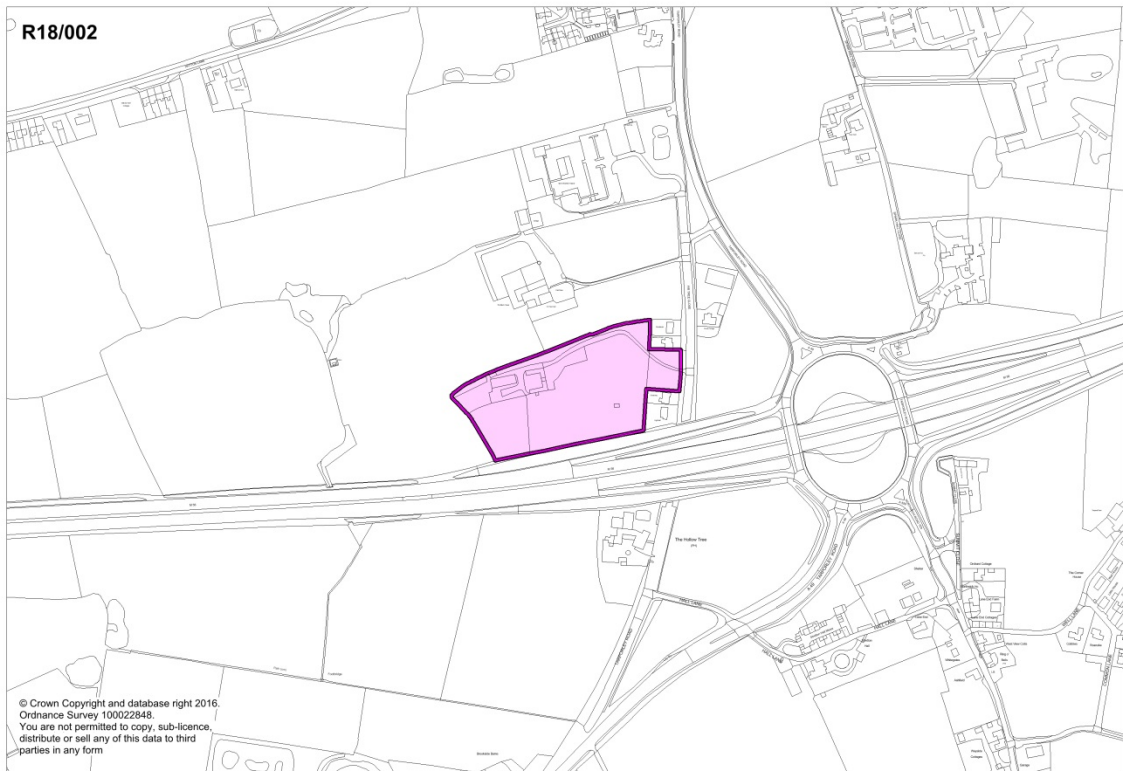
The site is accessed off a feeder road (Fir Tree Close) from the main A49 Tarporley Road and there is an existing access and track into the site that services existing agricultural buildings. Relatively flat in nature with some mature tree and hedge covering, the majority of the site is an agricultural field with some areas of hardstanding and there is group Tree Preservation Order to the south east of the site and half of the site is within the M56 AQMA 50m Buffer Zone.

The northern boundary of the site is formed by a track and field hedge with farm buildings and agricultural land beyond, the eastern boundary is with residential development, the southern boundary is with the M56 Motorway and the western boundary is a field hedge with agricultural land beyond. The site is also in close proximity to the Strategic Road Network.

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

# Local Plan Review Call for Sites Proforma

Figure 1: Site Boundary R18/002



Site Reference: **R18/010**

Site Name: **Land off Hatton Lane, Stretton (Site 2)**

Settlement Profile: **South Warrington**

Site visit date: 14/03/2017

Ward: **Appleton**

Owner / Developer / Promoter: **N/A**

Agent: **Barton Willmore**

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

Submitted Site Area (Hectares): **24.0**

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

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Housing**

**Preferred Use Comments**

The site was submitted as part of the Call for Sites as a site for residential development.

**Residential**

Dwelling Total Submitted: **643**

Council assumed 30dph Total: **0**

**Employment**

Employment Site Area: **0**

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

Council assumed 35% Plot Ration (sqm):

## **Local Plan Review Call for Sites Proforma**

### **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: **Hatton Lane**

Access comments: **Access from Hatton Lane or track from London Road**

Neighbouring Uses: **Residential**

Air Quality Management Areas: **No**

Agricultural Land Classification: **3**

Potentially Contaminated Land: **No**

Hazardous Installation Zone: **Yes**

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**

Green Belt Parcel Result: **Strong**



## Local Plan Review Call for Sites Proforma

### Site Comments

The site is relatively flat in nature and consists of several agricultural fields, some sporadic mature tree cover and established hedge coverage and there is existing field access into the site from Hatton Land and Shepcroft Lane (off London Road). There are also several ponds within the site's boundary and part of the site is within the HSE Pipeline Buffer consultation Zone.

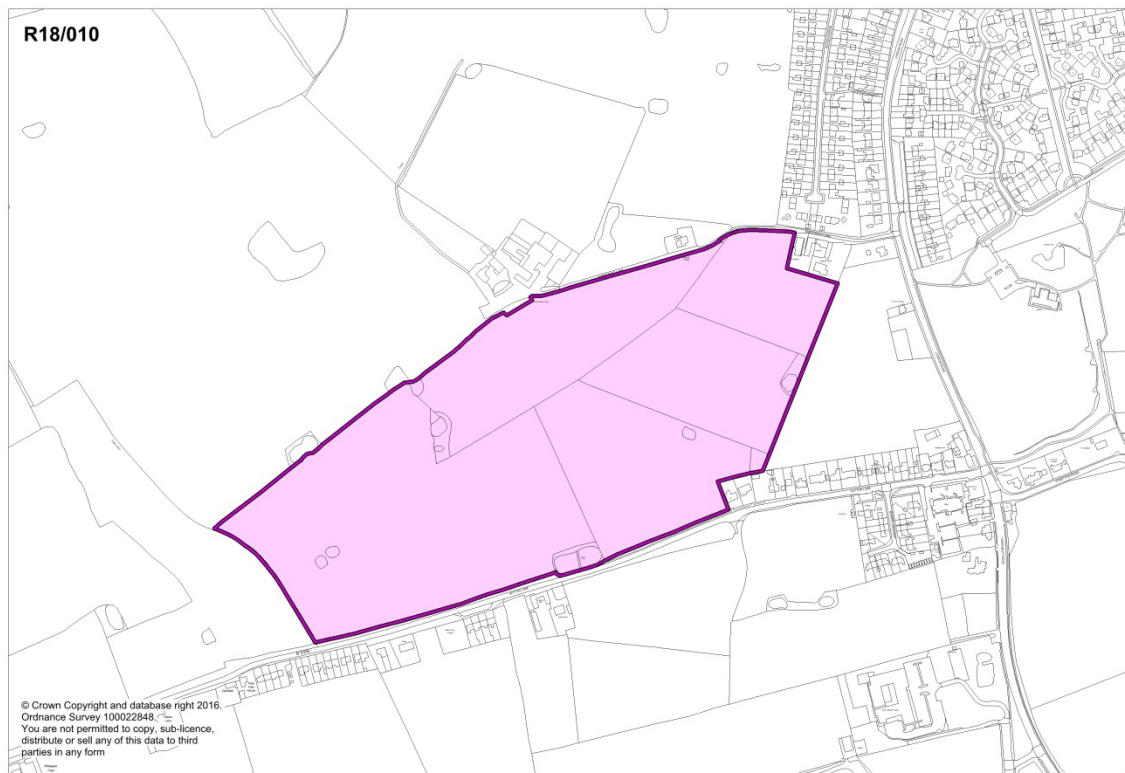
The northern boundary of the site is with Shepcroft Lane, Shepcroft Farm and a field hedge, the eastern boundary is by way of a field hedge and agricultural land beyond, the southern boundary is with a field hedge and Hatton Lane, and the western boundary is with a field hedge and Public Right of Way.

Although not within the site's boundary, there is a Grade II Listed Building (Great Shepcroft Farmhouse) in close proximity to the site's northern boundary.

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

## Local Plan Review Call for Sites Proforma

Figure 2: Site Boundary R18/010



Site Reference: **R18/012**

Site Name: **Land at Warrington Sports Club**

Settlement Profile: **South Warrington**

Site visit date: 07/03/2017

Ward: **Appleton**

Owner / Developer / Promoter: **Mr Scott Ashall**

Agent: **Paddock Johnson**

Site submitted by: **S Halliwell (Agent)**

Submitted Site Area (Hectares): **0.35**

Council measured Site Area (Hectares): **0.35**

Greenfield or Brownfield: **PDL**

Preferred Use for Site: **Housing**

**Preferred Use Comments**

The site was submitted as part of the Call for Sites as a site for residential development.

**Residential**

Dwelling Total Submitted: **5**

Council assumed 30dph Total: **0**

**Employment**

Employment Site Area: **0**

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

Council assumed 35% Plot Ratio (sqm): **0**

## **Local Plan Review Call for Sites Proforma**

### **Constraints**

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **TPO group 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: **None**

Local Highway Access: **Whitefield Road**

Access comments: **Access from Whitefield Road**

Neighbouring Uses: **Leisure facility and 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: **13**

General Area Assessment Parcel Result: **Strong**

Green Belt Parcel Reference: **WR64**

Green Belt Parcel Result: **Moderate**

## Local Plan Review Call for Sites Proforma

### Site Comments

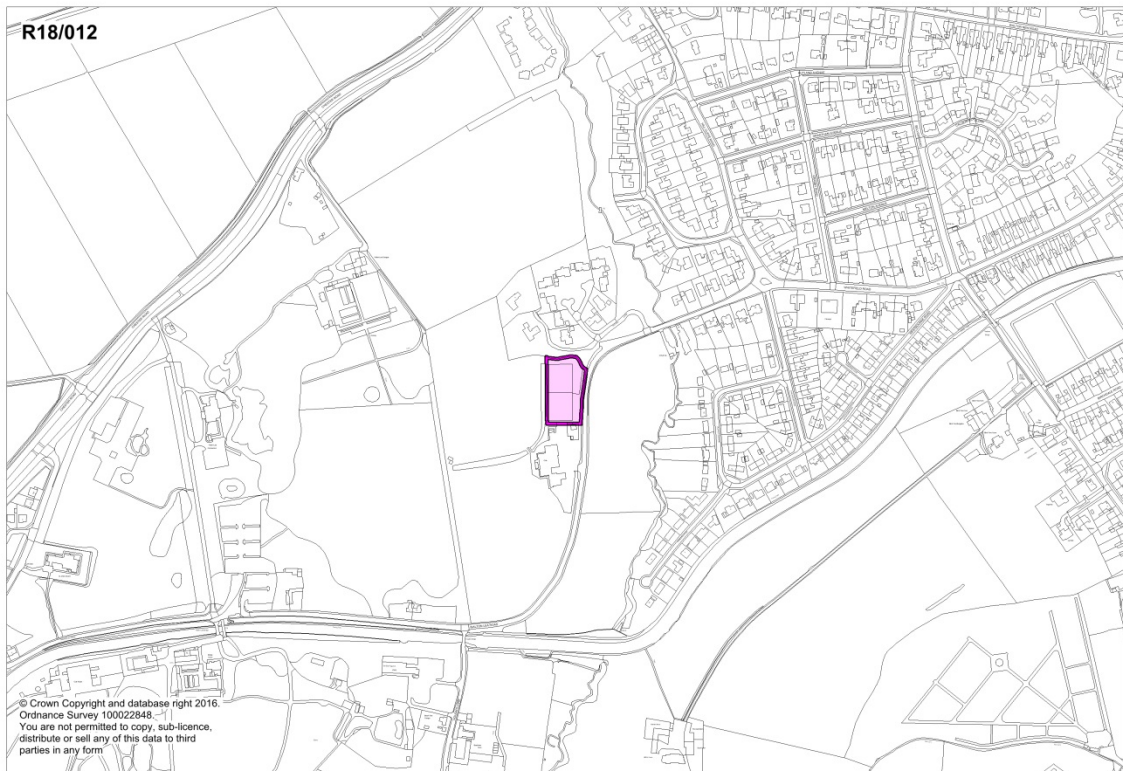
The site is currently in use as Tennis Courts in association with Warrington Sports Club. A group Tree Preservation Order protects the trees to the north boundary of the site. The site is accessed from Walton Lea Road.

The northern boundary of the site comprises existing residential development, the eastern boundary is with Walton Lea Road, the southern boundary is with the buildings used in association with Warrington Sports Club, and the western boundary is with Cricket Pitches.

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

# Local Plan Review Call for Sites Proforma

Figure 3: Site Boundary R18/012



Site Reference: **R18/017**

Site Name: **Thelwall Heys**

Settlement Profile: **South Warrington**

Site visit date: 14/03/2017

Ward: **Lymm North & Thelwall**

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

Agent: **HOW Planning**

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

Submitted Site Area (Hectares): **23.0**

Council measured Site Area (Hectares): **20.7**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Housing**

**Preferred Use Comments**

The site was submitted as part of the Call for Sites as a site for residential development.

**Residential**

Dwelling Total Submitted: **480**

Council assumed 30dph Total: **0**

**Employment**

Employment Site Area: **0**

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

Council Employment assumed 35% Plot Ration (sqm): **0**

## **Local Plan Review Call for Sites Proforma**

### **Constraints**

Floodzone 2: **Yes**

Floodzone 3: **Yes**

Green Belt: **Yes**

TPO Issues: **2 separate TPOs border the site in NE and SW corners**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **Site encircles a SLB**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **A56 Stockport Road / A50 Knutsford Road**

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

Access comments: **Access more likely from Knutsford Road/Cliff Lane due to road levels on Stockport Road**

Neighbouring Uses: **Residential**

Air Quality Management Areas: **No**

Agricultural Land Classification: **2 & 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: **WR35**

Green Belt Parcel Result: **Weak**



## Local Plan Review Call for Sites Proforma

### Site Comments

The site is a gently undulating site, considerably lower in level than Knutsford Road and Stockport Road where it shares a boundary. There is an existing established access into the centre of the site off Cliff Lane, which provides access to the Grade II Listed Thelwall Heys house. A limited part of the site is within Flood zone 2 & 3 and there is also a pond within the site.

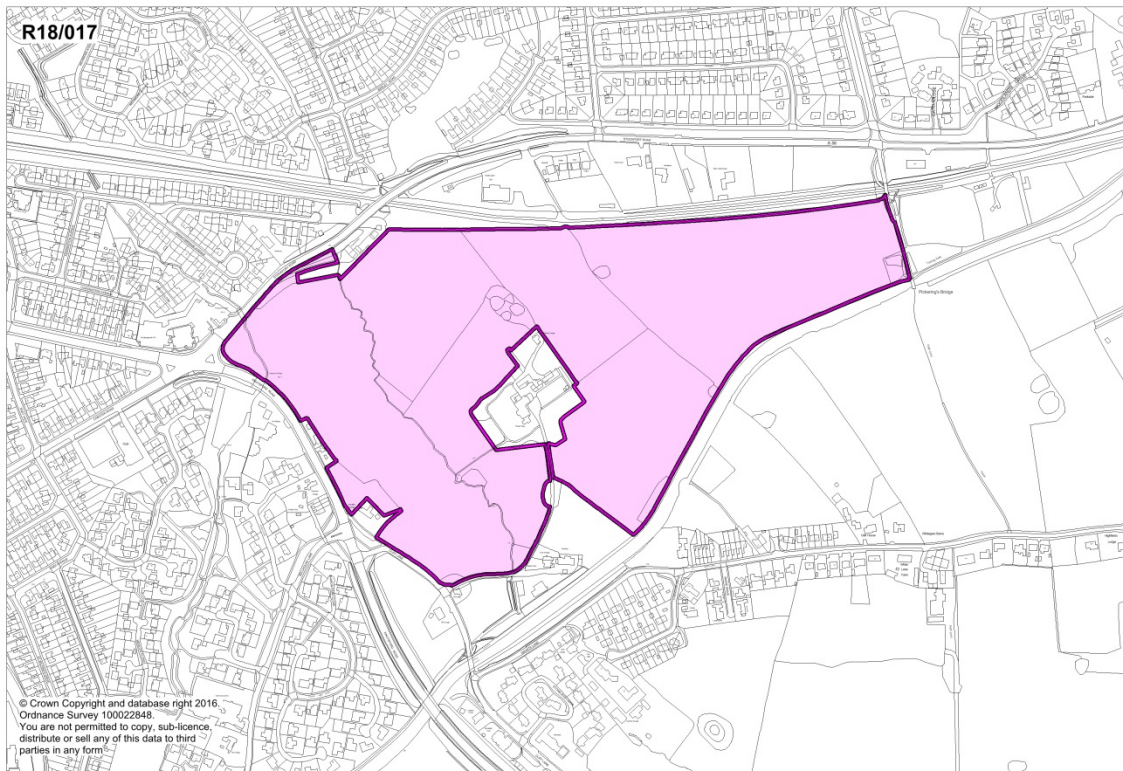
There are also several Locally Listed Buildings adjacent to the site's boundary and a group Tree Preservation Order adjacent to the northern boundary and within the site on the western boundary.

The northern boundary of the site is with existing residential development, the eastern boundary is with open agricultural land, the southern boundary is with the Bridgewater Canal and a Public Right of Way, and the western boundary is with Stockport Road and residential development beyond.

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.

# Local Plan Review Call for Sites Proforma

Figure 4: Site Boundary R18/017



Site Reference: **R18/034**

Site Name: **Land south of Stockport Road, Thelwall**

Settlement Profile: **South Warrington**

Site visit date: 14/03/2017

Ward: **Lymm North & Thelwall**

Owner / Developer / Promoter: **Mr Chris Havers**

Agent: **N/A**

Site submitted by: **C Havers (Landowner)**

Submitted Site Area (Hectares): **0.8**

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

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Housing**

**Preferred Use Comments**

The site was submitted as part of the Call for Sites as a site for residential development.

**Residential**

Dwelling Total Submitted: **8**

Council assumed 30dph Total: **0**

**Employment**

Employment Site Area: **0**

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

Council assumed 35% Plot Ration (sqm): **0**

## **Local Plan Review Call for Sites Proforma**

### **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: **A56 Stockport Road**

Local Highway Access: **A56 Stockport Road / Deans Lane**

Access comments: **Access from Stockport Road and Deans Lane on eastern edge**

Neighbouring Uses: **Residential**

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: **WR33**

Green Belt Parcel Result: **Weak**

## Local Plan Review Call for Sites Proforma

### Site Comments

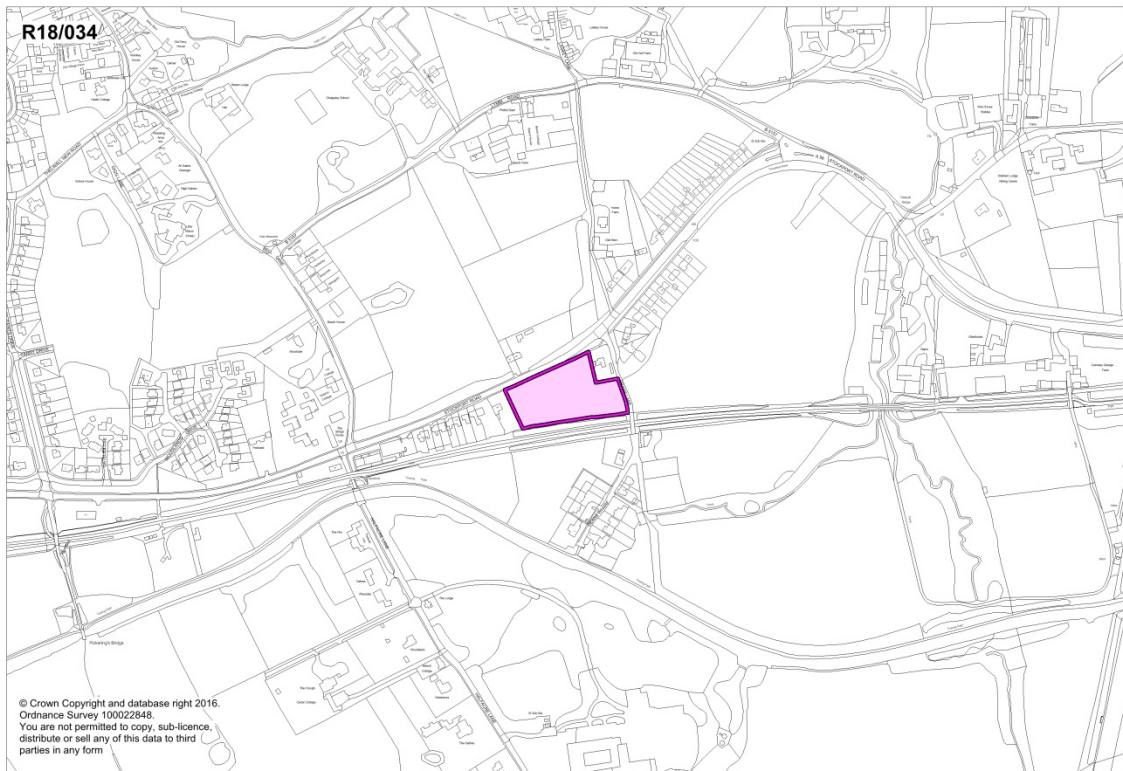
The site is a flat paddock area with established boundary hedging and some mature tree coverage and is adjacent to Stockport Road.

The northern boundary of the site is with the A56 Stockport Road with the Thelwall Village Conservation Area beyond, the eastern boundary is with open agricultural land, residential development and a Bridleway, the southern boundary is with the mature trees and a track, and the western boundary is with residential development.

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.

## Local Plan Review Call for Sites Proforma

Figure 5: Site Boundary R18/034



Site Reference: **R18/035**

Site Name: **Dingle Farm, Dingle Lane, Appleton**

Settlement Profile: **South Warrington**

Site visit date: 14/03/2017

Ward: **Grappenhall**

Owner / Developer / Promoter: **Mr Scott Ashall**

Agent: **Crowley Associates**

Site submitted by: **S Crowley (Agent)**

Submitted Site Area (Hectares): **1.9**

Council measured Site Area (Hectares): **1.9**

Greenfield or Brownfield: **GF/PDL**

Preferred Use for Site: **Housing**

**Preferred Use Comments**

The site was submitted as part of the Call for Sites as a site for residential development.

**Residential**

Dwelling Total Submitted: **45**

Council assumed 30dph Total: **0**

**Employment**

Employment Site Area: **0**

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

Council assumed 35% Plot Ratio (sqm): **0**

## **Local Plan Review Call for Sites Proforma**

### **Constraints**

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **No**

Nature Designations: **Site borders LWS to west**

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: **Access from Dingle Lane**

Neighbouring Uses: **Predominantly residential. One commercial unit**

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: **10**

General Area Assessment Parcel Result: **Weak**

Green Belt Parcel Reference: **WR43**

Green Belt Parcel Result: **Weak**



## Local Plan Review Call for Sites Proforma

### Site Comments

The site is part previously developed land and is a mixed use flat site with some hard standing, converted farm buildings being used as a Tea Room, Gift Shop and Art Studio. There is also a Manage and a residential dwelling, and there is existing access in to the site from Dingle Lane. There is also a group Tree Preservation Order adjacent to the north western boundary.

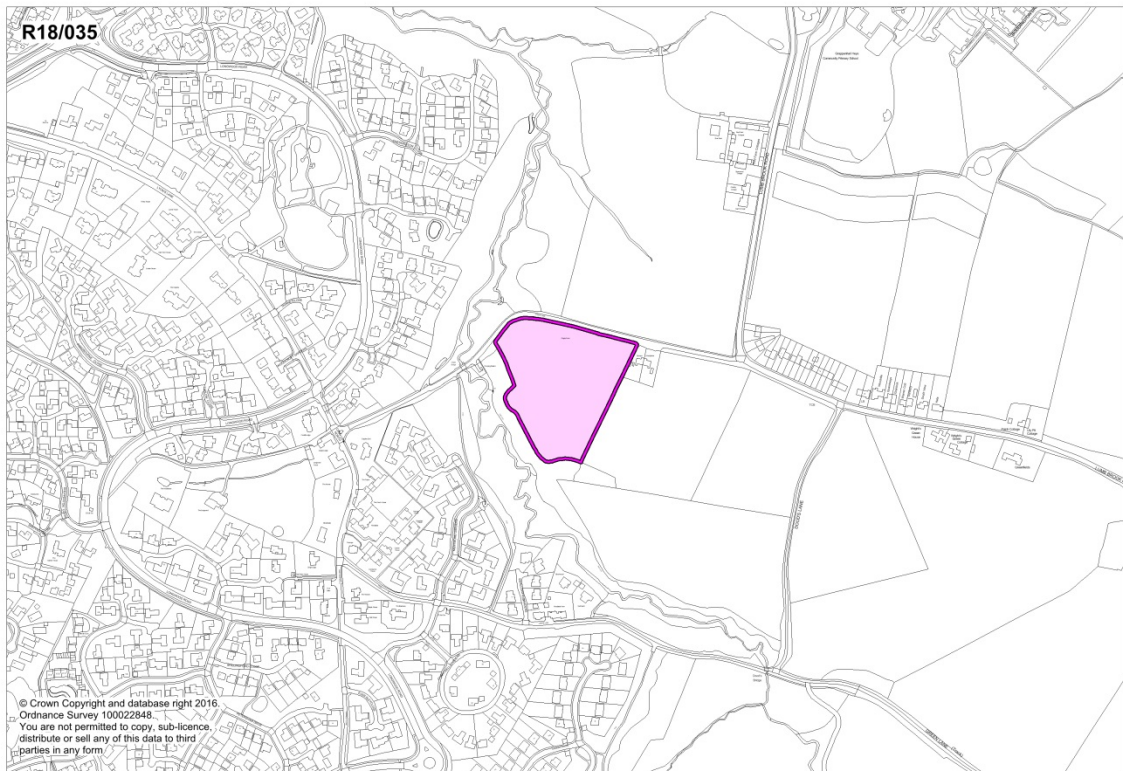
Between the existing urban area and site's western boundary, there is an area of Ancient Woodland.

The northern boundary of the site is with Dingle Lane and agricultural fields beyond, the eastern boundary is with agricultural fields and residential development, the southern boundary is with a mature wooded area and the western boundary is with the Dingle and Ford's Rough Local Wildlife Site.

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.

# Local Plan Review Call for Sites Proforma

Figure 6: Site Boundary R18/035



Site Reference: **R18/037**

Site Name: **Land NE of Bell Lane, Thelwall**

Settlement Profile: **South Warrington**

Site visit date: 14/03/2017

Ward: **Lymm North & Thelwall**

Owner / Developer / Promoter: **Ms Sarah Crompton**

Agent: **N/A**

Site submitted by: **S Crompton (Owner)**

Submitted Site Area (Hectares): **0.4**

Council measured Site Area (Hectares): **0.4**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Housing**

**Preferred Use Comments**

The site was submitted as part of the Call for Sites as a site for residential development.

**Residential**

Dwelling Total Submitted: **15**

Council assumed 30dph Total: **0**

**Employment**

Employment Site Area: **0**

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

Council assumed 35% Plot Ration (sqm): **0**

## **Local Plan Review Call for Sites Proforma**

### **Constraints**

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **1 TPO**

Nature Designations: **None**

Conservation Areas: **Thelwall**

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: **Bell Lane**

Access comments: **Access from Bell Lane**

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: **WR32**

Green Belt Parcel Result: **Strong**

## Local Plan Review Call for Sites Proforma

### Site Comments

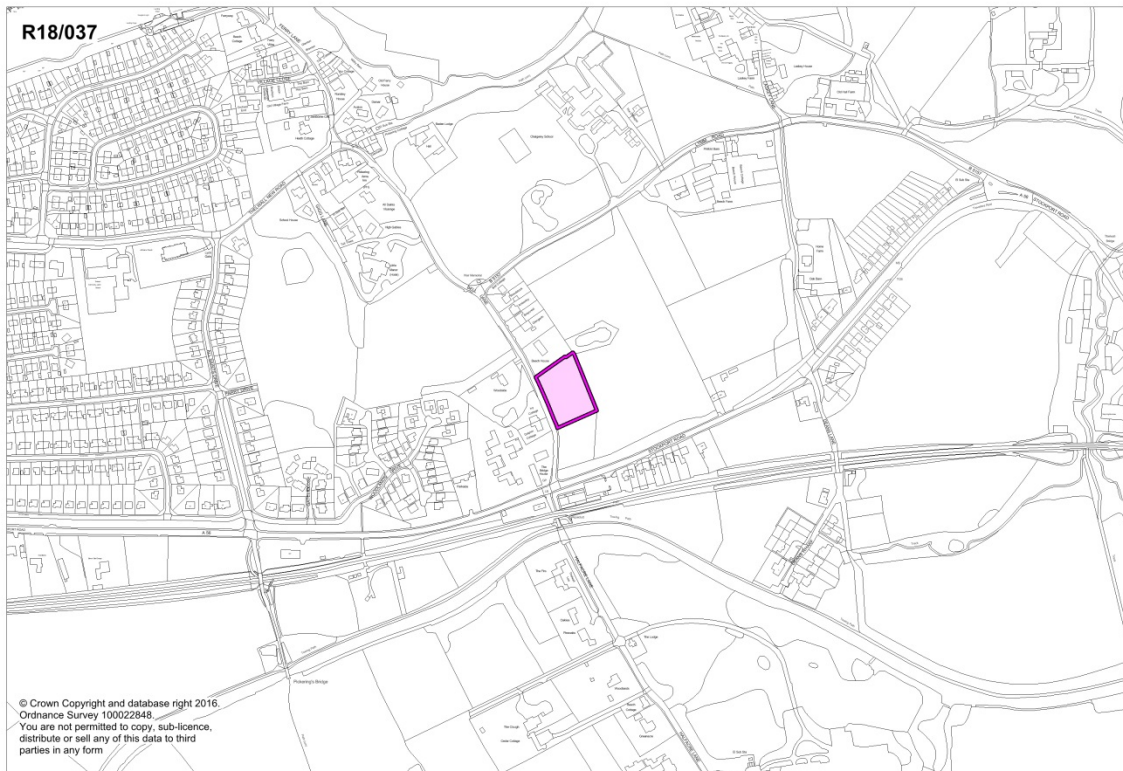
The site is relatively flat in nature, with a gentle undulating area to the rear with some semi mature/mature tree and hedge cover and a there is group Tree Preservation Order in place on trees within the site at the northern boundary. Accessed off Bell Lane, there is an existing field gate access in to the site that is currently vacant and it is within the Thelwall Village Conservation Area.

The northern boundary of the site is with mature trees the subject of a Tree Preservation Order and residential development beyond, the eastern boundary is with open agricultural land as is the southern boundary, and the western boundary is with Bell Lane.

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

# Local Plan Review Call for Sites Proforma

Figure 8: Site Boundary R18/037



Site Reference: **R18/038**

Site Name: **Land SE of Stretton Road, Appleton**

Settlement Profile: **South Warrington**

Site visit date: 14/03/2017

Ward: **Grappenhall**

Owner / Developer / Promoter: **Mr George Rowley**

Agent: **N/A**

Site submitted by: **G Rowley (Developer)**

Submitted Site Area (Hectares): **3.6**

Council measured Site Area (Hectares): **5.4**

Greenfield or Brownfield: **GF/PDL**

Preferred Use for Site: **Housing**

**Preferred Use Comments**

The site was submitted as part of the Call for Sites as a site for residential development.

**Residential**

Dwelling Total Submitted: **90**

Council assumed 30dph Total: **0**

**Employment**

Employment Site Area: **0**

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

Council assumed 35% Plot Ratio (sqm): **0**

## **Local Plan Review Call for Sites Proforma**

### **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: **Stretton Road / Pepper Street**

Access comments: **Access from Stretton Road and Pepper Street for northern parcel. Pepper Street only for southern parcel**

Neighbouring Uses: **Residential**

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: **AT14**

Green Belt Parcel Result: **Strong**



## Local Plan Review Call for Sites Proforma

### Site Comments

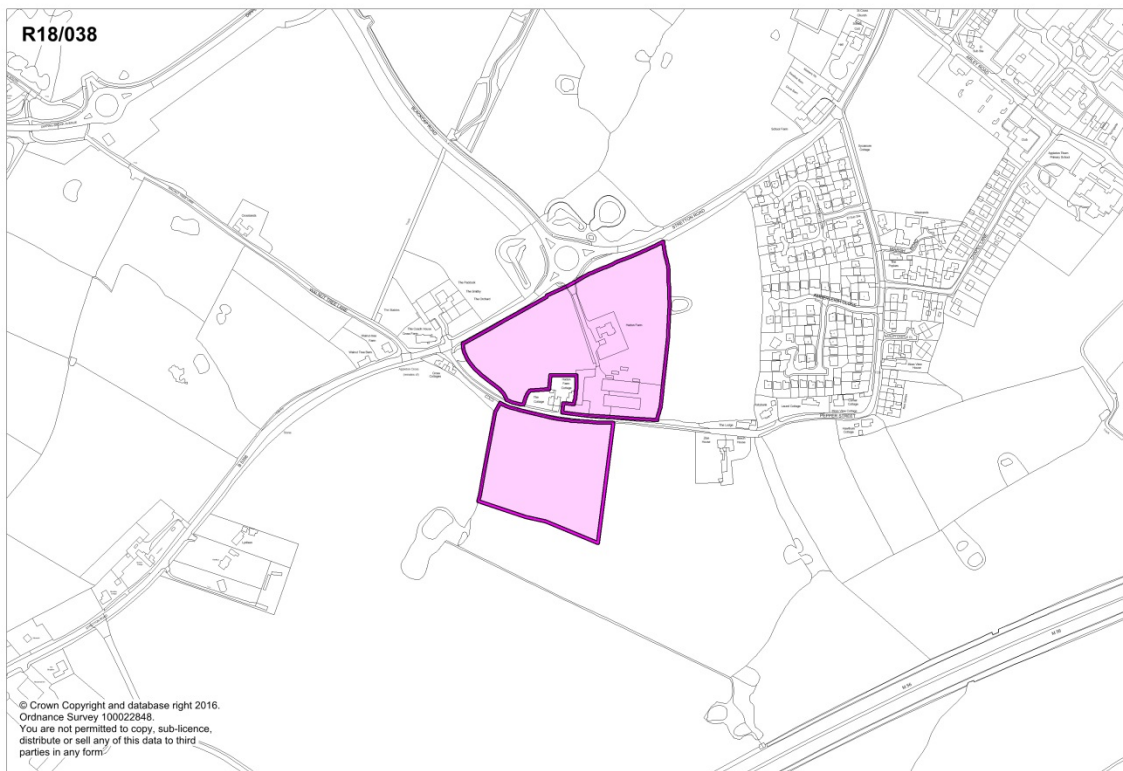
The site, consisting of 2 parcels of land either side of Pepper Street is a mixture of agricultural land, existing farm buildings and residential development and there is existing open field access in to both parts of the site off Pepper Street.

The northern boundary of the site is with Stretton Road, the eastern boundary is with open agricultural land, the southern boundary is with open agricultural land and the western boundary is also with open agricultural land.

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.

## Local Plan Review Call for Sites Proforma

Figure 9: Site Boundary R18/038



Site Reference: **R18/043**

Site Name: **Land at Barleycastle Lane Appleton**

Settlement Profile: **South Warrington**

Site visit date: 14/03/2017

Ward: **Grappenhall**

Owner / Developer / Promoter: **B & F Tomlinson**

Agent: **Fisher German**

Site submitted by: **E Clark (Agent)**

Submitted Site Area (Hectares): **0.5**

Council measured Site Area (Hectares): **0.5**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Employment**

**Preferred Use Comments**

The site was submitted as part of the Call for Sites as a site for B1, B2 & B8 employment use.

**Residential**

Dwelling Total Submitted: **0**

Council assumed 30dph Total: **0**

**Employment**

Employment Site Area: **0.52**

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

Council assumed 35% Plot Ration (sqm): **1750**

## **Local Plan Review Call for Sites Proforma**

### **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: **Access from Barleycastle Lane only**

Neighbouring Uses: **Employment**

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: **AT10**

Green Belt Parcel Result: **Weak**

## Local Plan Review Call for Sites Proforma

### Site Comments

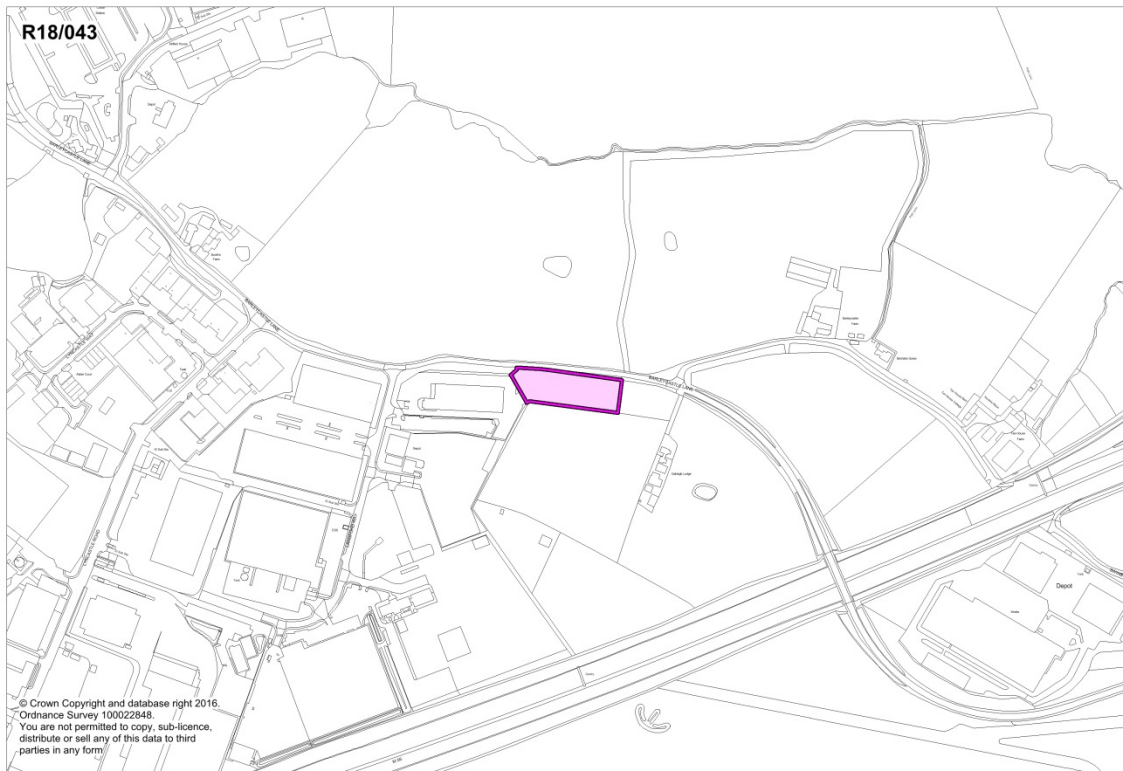
The site is a piece of scrub land left over to nature with some semi mature tree and hedge covering, it is adjacent to Barleycastle Lane and next to the established Stretton Green Distribution Park.

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.

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.

## Local Plan Review Call for Sites Proforma

Figure 10: Site Boundary R18/043



Site Reference: **R18/047**

Site Name: **Land at Carr House Farm, Grappenhall**

Settlement Profile: **South Warrington**

Site visit date: 14/03/2017

Ward: **Grappenhall**

Owner / Developer / Promoter: **A & J Bartholomew**

Agent: **Satplan Ltd**

Site submitted by: **S Taylor (Agent)**

Submitted Site Area (Hectares): **11.7**

Council measured Site Area (Hectares): **24.0**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Housing**

**Preferred Use Comments**

The site was submitted as part of the Call for Sites as a site for residential development.

**Residential**

Dwelling Total Submitted: **350**

Council assumed 30dph Total: **0**

**Employment**

Employment Site Area: **0**

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

Council assumed 35% Plot Ratio (sqm): **0**

## **Local Plan Review Call for Sites Proforma**

### **Constraints**

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **No**

Nature Designations: **None**

Conservation Areas: **Northern boundary shared with Grappenhall Village**

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: **Access along W/S boundary on Broad Lane**

Neighbouring Uses: **Residential and Education**

Air Quality Management Areas: **No**

Agricultural Land Classification: **2/U**

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: **WR39 / GH4**

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



## Local Plan Review Call for Sites Proforma

### Site Comments

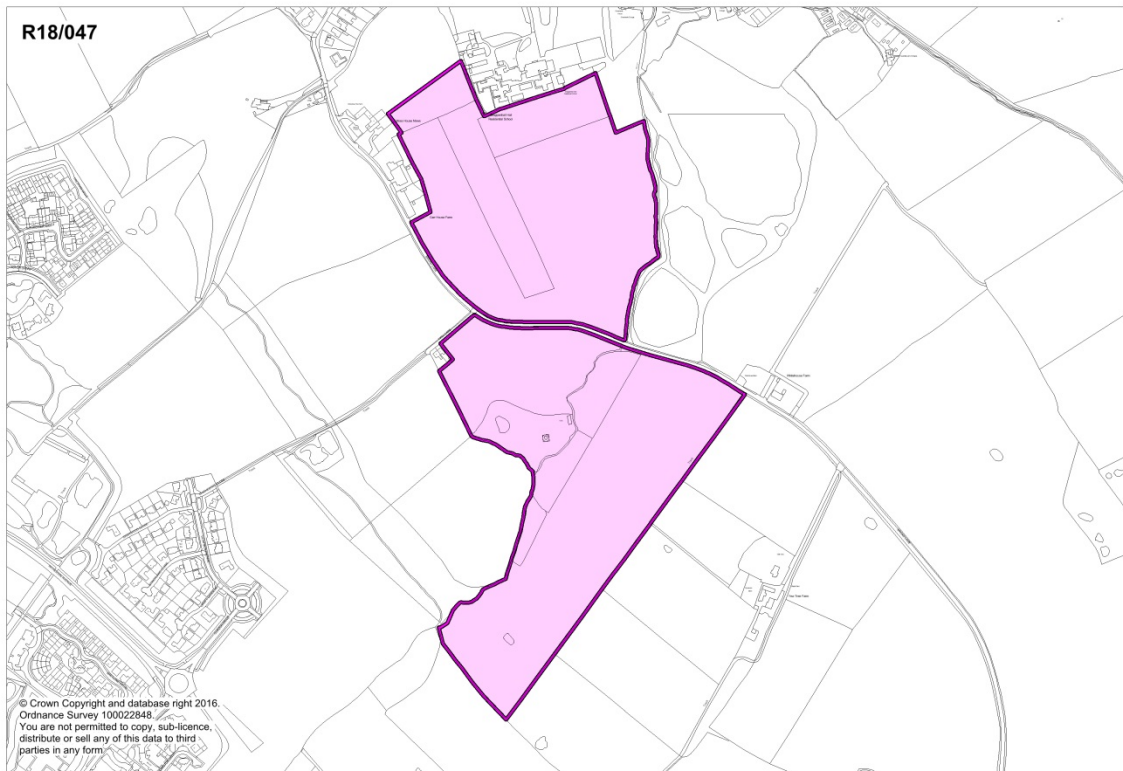
The site is relatively flat in nature with some undulation and there is sporadic tree and hedge cover. Consisting of 2 parcels of land, it is dissected by Broad Lane, is currently in agricultural use and adjacent to the Grappenhall Village Conservation Area. A Public Right of Way crosses through the southern parcel of land.

The northern boundary of the site is with Grappenhall Village Conservation Area and Grappenhall Residential School, the eastern and southern boundaries are with open agricultural land, and the western boundary is also with open agricultural land and limited residential development.

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

# Local Plan Review Call for Sites Proforma

Figure 11: Site Boundary R18/047



Site Reference: **R18/048**

Site Name: **Land at Arley Road, Stretton**

Settlement Profile: **South Warrington**

Site visit date: 14/03/2017

Ward: **Grappenhall**

Owner / Developer / Promoter: **B & F Tomlinson**

Agent: **Fisher German**

Site submitted by: **E Clark (Agent)**

Submitted Site Area (Hectares): **1.3**

Council measured Site Area (Hectares): **1.4**

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 either residential development or an employment site for B1, B2 or B8 development.

**Residential**

Dwelling Total Submitted: **10**

Council assumed 30dph Total: **0**

**Employment**

Employment Site Area: **0**

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

Council assumed 35% Plot Ration (sqm): **0**

## Local Plan Review Call for Sites Proforma

### 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: **Arley Road**

Access comments: **Access from Arley Road along western boundary**

Neighbouring Uses: **Residential**

Air Quality Management Areas: **Yes**

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: **11**

General Area Assessment Parcel Result: **Moderate**

Green Belt Parcel Reference: **AT11**

Green Belt Parcel Result: **Moderate**

## Local Plan Review Call for Sites Proforma

### Site Comments

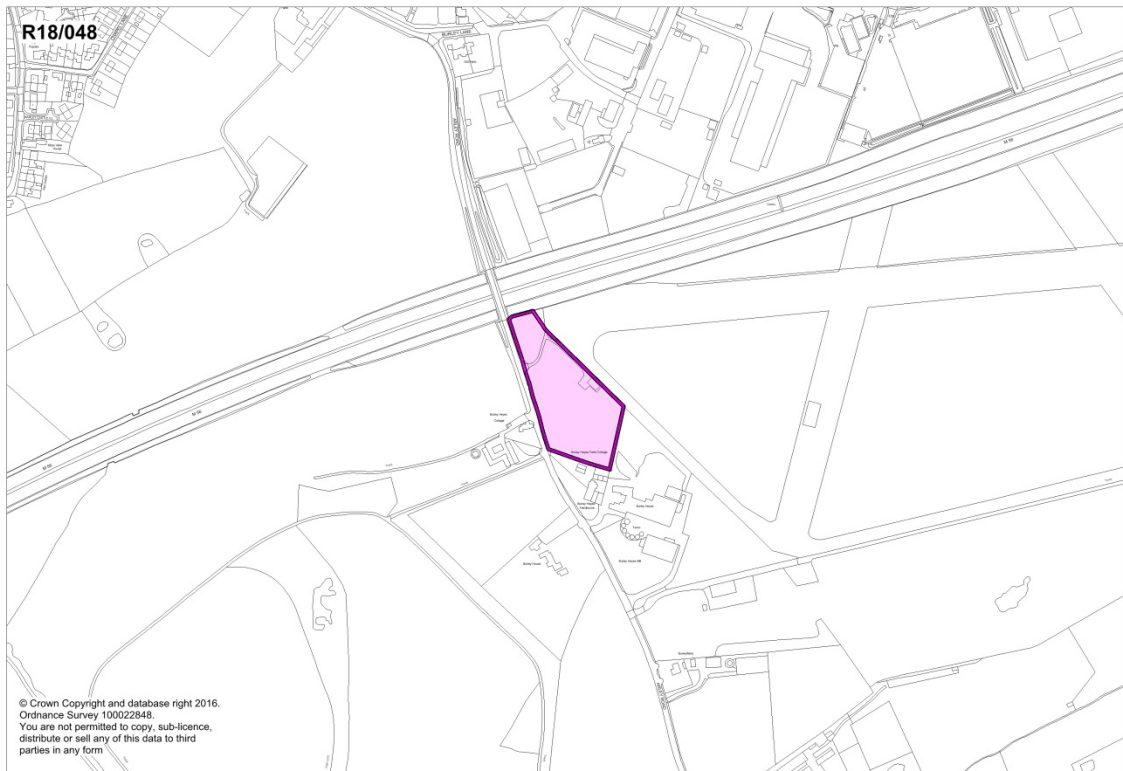
The site is a flat agricultural site with an existing access gate and track in to the site with some limited mature hedging and tree coverage and one brick building within the site boundary. A small part of the northern end of the site is within the M6 AQMA Buffer Zone.

The northern boundary of the site is with the M6 Motorway, the eastern boundary is with the disused Stretton Airfield, the southern boundary is with commercial development and the western boundary is with Arley Road and open agricultural land beyond.

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.

## Local Plan Review Call for Sites Proforma

Figure 12: Site Boundary R18/048



Site Reference: **R18/059**

Site Name: **Stonecroft, Chester Road, Walton**

Settlement Profile: **Central Warrington**

Site visit date: 07/03/2017

Ward: **Appleton**

Owner / Developer / Promoter: **Mr Scott Ashall**

Agent: **Cushman & Wakefield**

Site submitted by: **R Davitt-Jones (Agent)**

Submitted Site Area (Hectares): **8.2**

Council measured Site Area (Hectares): **8.2**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Housing**

**Preferred Use Comments**

The site was submitted as part of the Call for Sites as a site for residential development.

**Residential**

Dwelling Total Submitted: **177**

Council assumed 30dph Total: **0**

**Employment**

Employment Site Area: **0**

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

Council assumed 35% Plot Ration (sqm): **0**

## **Local Plan Review Call for Sites Proforma**

### **Constraints**

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **1 TPO on east edge 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 Chester Road**

Local Highway Access: **A56 Chester Road**

Access comments: **Access from Chester Road along north edge. Possibly from local track to west.**

Neighbouring Uses: **Residential / Garden Centre**

Air Quality Management Areas: **No**

Agricultural Land Classification: **3**

Potentially Contaminated Land: **Yes**

Hazardous Installation Zone: **Yes**

Public Rights of Way: **No**

### **Green Belt Assessment**

General Area Assessment Parcel Reference: **13**

General Area Assessment Parcel Result: **Strong**

Green Belt Parcel Reference: **WR64**

Green Belt Parcel Result: **Moderate**



## Local Plan Review Call for Sites Proforma

### Site Comments

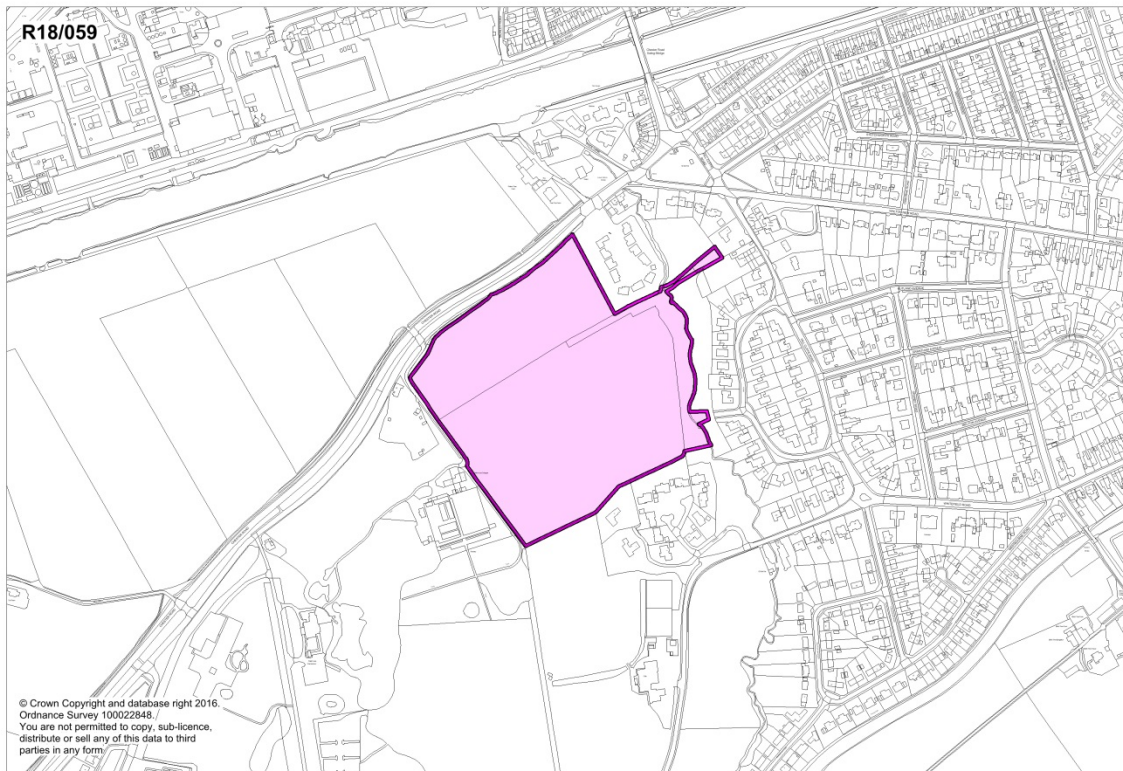
The site is a rolling undulating site with some mature tree and hedge covering adjacent to the main A56 Chester Road, with approximately one third of it being within the Outer Hazardous Installation Zone for the Solvay Interlox Works at Baronet Road.

The northern boundary of the site is with the A56 Chester Road, the eastern boundary is with existing residential development and residential development currently under construction, the southern boundary is with Warrington Sports Club and further residential development and the western boundary is with a nursery and Public Right of Way.

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.

## Local Plan Review Call for Sites Proforma

Figure 14: Site Boundary R18/059



Site Reference: **R18/061**

Site Name: **Land N of Barleycastle Lane, Appleton**

Settlement Profile: **South Warrington**

Site visit date: 14/03/2017

Ward: **Grappenhall**

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

Agent: **HOW Planning**

Site submitted by: **P Grant (Agent)**

Submitted Site Area (Hectares): **15.3**

Council measured Site Area (Hectares): **15.6**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Employment**

**Preferred Use Comments**

The site was submitted as part of the Call for Sites as a site for B2/B8 employment development.

**Residential**

Dwelling Total Submitted: **0**

Council assumed 30dph Total: **0**

**Employment**

Employment Site Area: **15.6**

Employment Floor space (sqm): **60000**

Council assumed 35% Plot Ratio (sqm): **0**

## **Local Plan Review Call for Sites Proforma**

### **Constraints**

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **No**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **2 SLBs 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: **Access from Barleycastle Lane along southern boundary**

Neighbouring Uses: **Predominantly Employment/Industrial**

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: **AT8**

Green Belt Parcel Result: **Strong**

## Local Plan Review Call for Sites Proforma

### Site Comments

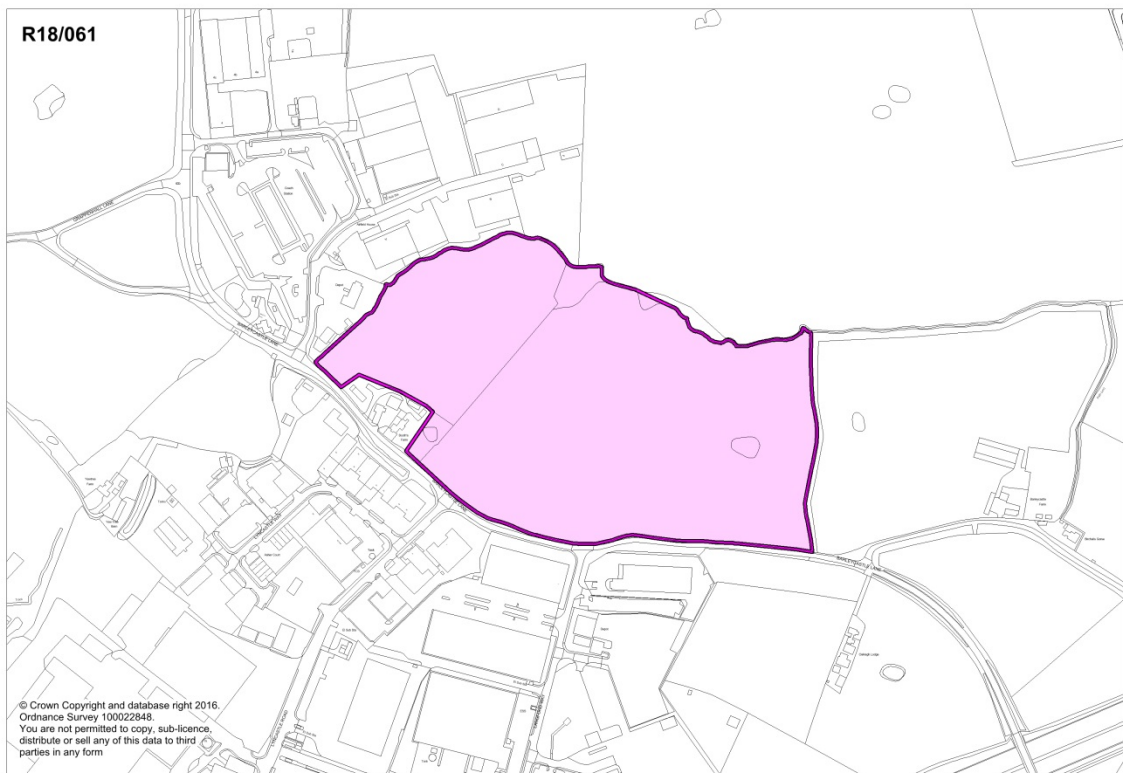
The site is flat agricultural land adjacent to Barleycastle Lane with some limited tree and hedge coverage. There is a field pond within the site and also an existing field access into the site off Barleycastle Lane. Although not within the site, the Grade II Listed Booth's Farmhouse and associated Shippon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

## Local Plan Review Call for Sites Proforma

Figure 15: Site Boundary R18/061



Site Reference: **R18/062**

Site Name: **57 Camsley Lane, Lymm**

Settlement Profile: **South Warrington**

Site visit date: 14/03/2017

Ward: **Lymm North & Thelwall**

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

Agent: **Cassidy & Ashton Group Ltd**

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

Submitted Site Area (Hectares): **1.5**

Council measured Site Area (Hectares): **1.5**

Greenfield or Brownfield: **PDL**

Preferred Use for Site: **Multi**

**Preferred Use Comments**

The site was submitted as part of the Call for Sites as a site for residential or employment development.

**Residential**

Dwelling Total Submitted: **0**

Council assumed 30dph Total: **45**

**Employment**

Employment Site Area: **0**

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

Council assumed 35% Plot Ration (sqm): **5250**

## **Local Plan Review Call for Sites Proforma**

### **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: **A56 Camsley Lane**

Local Highway Access: **A56 Camsley Lane**

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

Neighbouring Uses: **Predominantly Industrial**

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: **R18/062**

Green Belt Parcel Result: **Weak**



## Local Plan Review Call for Sites Proforma

### Site Comments

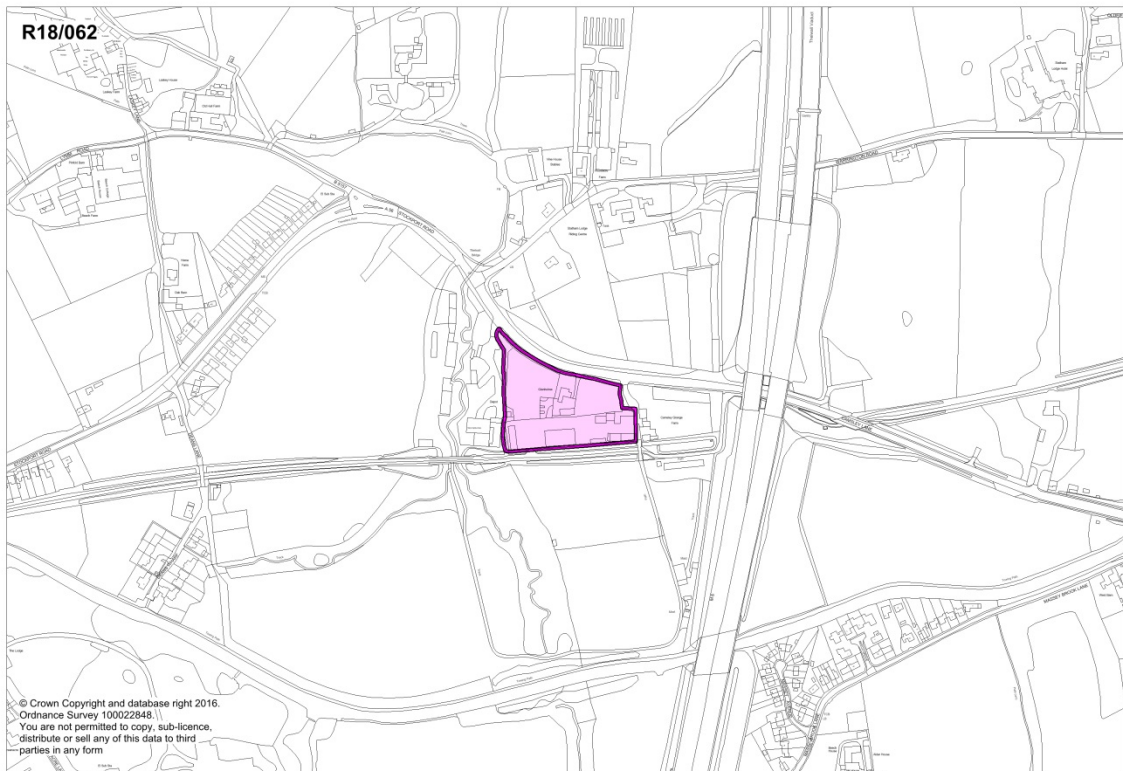
The site is currently operating as a small Industrial Estate with a residential use also present on site. Adjacent to the A56, both parts of the site have an existing access off the A56 Camsley Lane. There is some mature hedging to the A56 frontage and also some semi mature tree coverage to the boundaries.

The northern boundary of the site is with the A56 Camsley Lane, the eastern boundary is with open agricultural land, the southern boundary is with open agricultural land and the western boundary is with the ADS Recycling Centre.

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.

# Local Plan Review Call for Sites Proforma

Figure 15: Site Boundary R18/062



Site Reference: **R18/078**

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

Settlement Profile: **South Warrington**

Site visit date: 14/03/2017

Ward: **Appleton**

Owner / Developer / Promoter: **Ms Susan Tranter**

Agent: **N/A**

Site submitted by: **S Tranter (Owner)**

Submitted Site Area (Hectares): **3.2**

Council measured Site Area (Hectares): **3.2**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Housing**

**Preferred Use Comments**

The site was submitted as part of the Call for Sites as a site for residential development.

**Residential**

Dwelling Total Submitted: **16**

Council assumed 30dph Total: **0**

**Employment**

Employment Site Area: **0**

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

Council assumed 35% Plot Ratio (sqm): **0**

## **Local Plan Review Call for Sites Proforma**

### **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: **Hatton Lane / Pilmoos Lane**

Access comments: **Access from Hatton and Pilmoos Lanes (N & W sides)**

Neighbouring Uses: **Residential / Farm**

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: **13**

General Area Assessment Parcel Result: **Strong**

Green Belt Parcel Reference: **R18/078**

Green Belt Parcel Result: **Moderate**

## Local Plan Review Call for Sites Proforma

### Site Comments

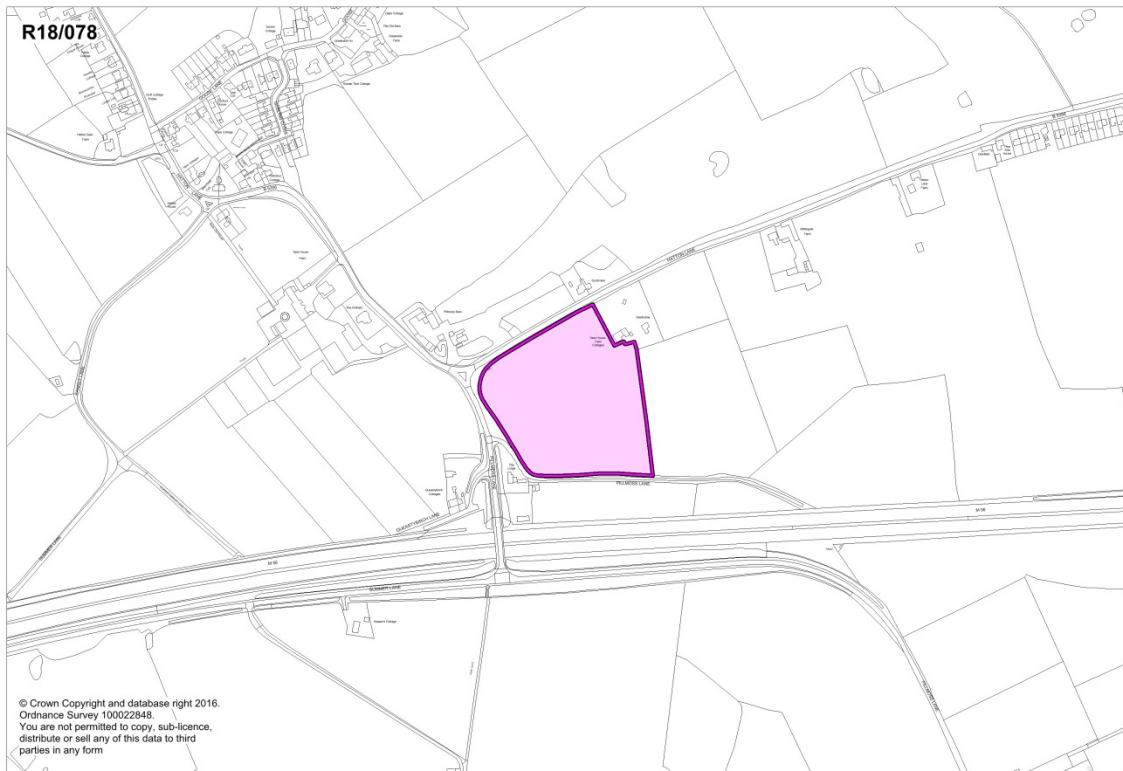
The site is flat agricultural land with little tree or hedge coverage and is located at the junction with Pillmoss Lane and Hatton Lane. Although not within the site's boundary, there is a Locally Listed Building adjacent to the eastern boundary. The southern boundary is also adjacent to the M56 AQMA Buffer Zone. There is also existing field access in to the site.

The northern boundary of the site is with Hatton Lane, the eastern boundary is with open agricultural land, the southern boundary is with Pillmoss Lane, open agricultural land and the M56 Motorway beyond and the western boundary is with Pillmoss Lane.

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

# Local Plan Review Call for Sites Proforma

Figure 16: Site Boundary R18/078



Site Reference: **R18/088**

Site Name: **Land adjacent to M56, Sretton**

Settlement Profile: **South Warrington**

Site visit date: 14/03/2017

Ward: **Appleton**

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

Agent: **Urban Roots**

Site submitted by: **M Graham (Agent)**

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

Council measured Site Area (Hectares): **39.2**

Greenfield or Brownfield: **GF/PDL**

Preferred Use for Site: **Housing**

**Preferred Use Comments**

As part of the Call for Sites, two Options were submitted. Option one consists of 700 dwellings and option two consists of 550 dwellings and 4(Ha) of employment land.

**Residential**

Dwelling Total Submitted: **700**

Assumed 30dph Total: **0**

**Employment**

Employment Site Area: **4**

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

Assumed 35% Plot Ratio (sqm): **14000**

## **Local Plan Review Call for Sites Proforma**

### **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: **Stretton Road / Spark Hall Close**

Access comments: **Access from Stretton Road in north and Spark Hall Close along west edge**

Neighbouring Uses: **Hotel / Farm**

Air Quality Management Areas: **Yes**

Agricultural Land Classification: **2 & 3**

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: **WR47**

Green Belt Parcel Result: **Weak**



## Local Plan Review Call for Sites Proforma

### Site Comments

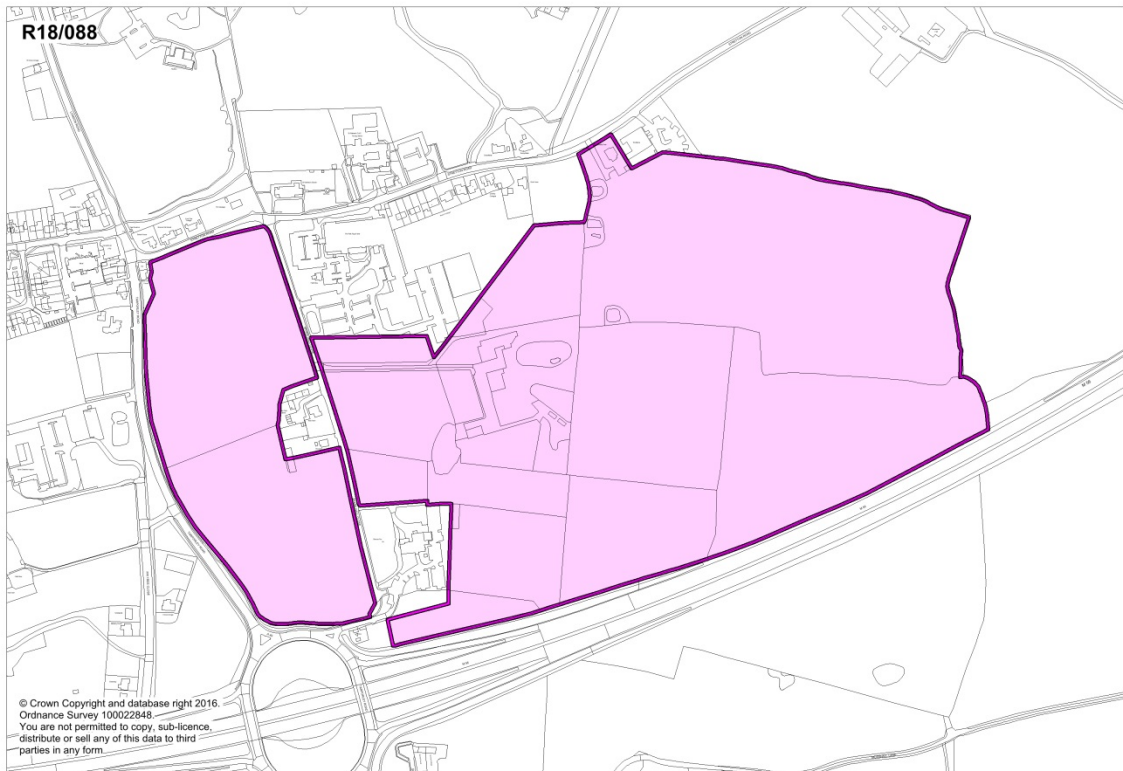
The site consists of 2 distinct areas consisting of multiple agricultural fields, separated by Spark Hall Close. There is some mature hedge and tree coverage and there are existing field accesses in to various parts of the site. There is a Public Right of Way running through the site and an area to the north of the site is within the M56 AQMA Buffer Zone.

The northern boundary of the site is with Stretton Road, residential development and a Hotel, the eastern boundary is with open agricultural land, the southern boundary is with the M56 Motorway and the western boundary is with the A49 Tarporley Road.

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

## Local Plan Review Call for Sites Proforma

Figure 17: Site Boundary R18/088



Site Reference: **R18/100**

Site Name: **ADS Recycling, Camsley Lane**

Settlement Profile: **South Warrington**

Site visit date: **14/03/2017**

Ward: **Lymm North & Thelwall**

Owner / Developer / Promoter: **ADS Estates**

Agent: **Emery Planning**

Site submitted by: **J Coxon (Agent)**

Submitted Site Area (Hectares): **1.2**

Council measured Site Area (Hectares): **0.9**

Greenfield or Brownfield: **PDL**

Preferred Use for Site: **Housing**

**Preferred Use Comments**

The site was submitted as part of the Call for Sites as a site for residential development.

**Residential**

Dwelling Total Submitted: **36**

Council assumed 30dph Total: **0**

**Employment**

Employment Site Area: **0**

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

Council assumed 35% Plot Ration (sqm): **0**

## **Local Plan Review Call for Sites Proforma**

### **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: **A56 Camsley Lane**

Local Highway Access: **A56 Camsley Lane**

Access comments: **Existing access onto Camsley Lane**

Neighbouring Uses: **Industrial**

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: **R18/100**

Green Belt Parcel Result: **Weak**

## Local Plan Review Call for Sites Proforma

### Site Comments

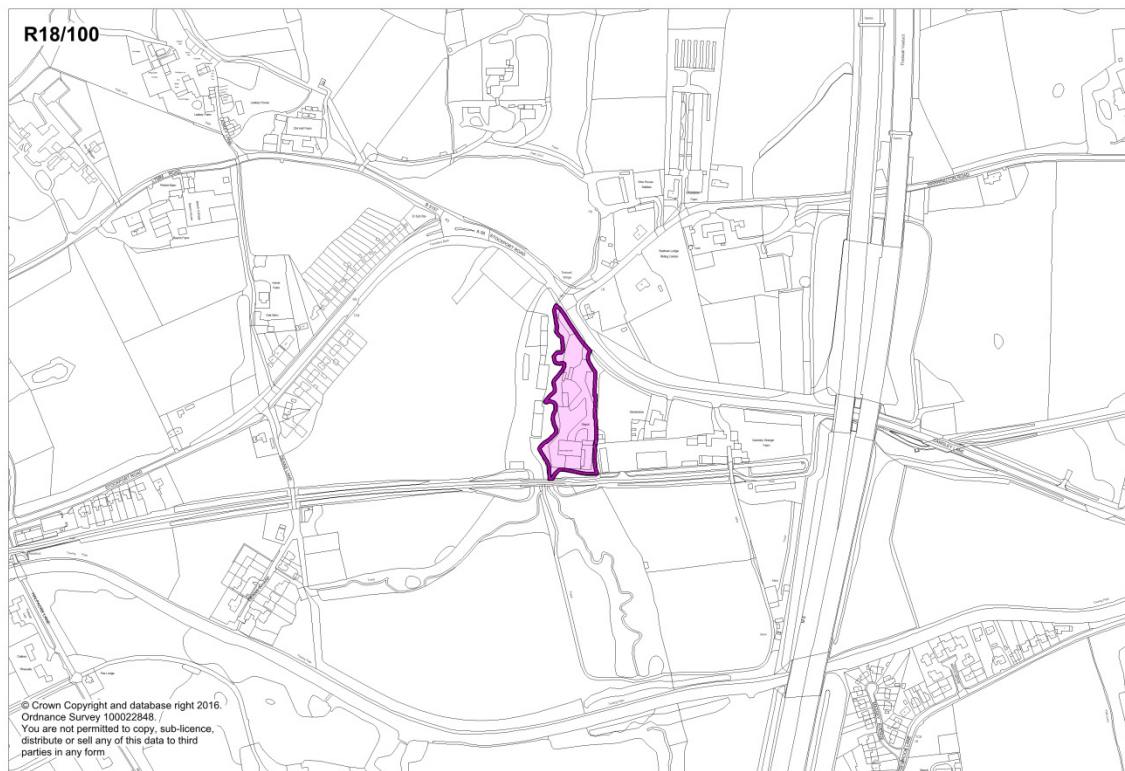
The site is an area of flat hardstanding with some buildings used in support of the current commercial use for the ADS Recycling Centre. There is an existing and dedicated access in to the site from the A56 Stockport Road. Part of the northern end of the site is within Flood zones 2 & 3.

The northern boundary of the site is with the A56 Stockport Road, the eastern boundary is with open land and an industrial estate, the southern boundary is with open agricultural land and the western boundary is with land used as part of the Recycling facility, with open agricultural land beyond.

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.

## Local Plan Review Call for Sites Proforma

Figure 18: Site Boundary R18/100



Site Reference: **R18/102**

Site Name: **Land east of Houghs Lane**

Settlement Profile: **South Warrington**

Site visit date: 07/03/2017

Ward: **Appleton**

Owner / Developer / Promoter: **ADS Estates**

Agent: **Emery Planning**

Site submitted by: **J Coxon (Agent)**

Submitted Site Area (Hectares): **3.2**

Council measured Site Area (Hectares): **3.2**

Greenfield or Brownfield: **GF/PDL**

Preferred Use for Site: **Housing**

**Preferred Use Comments**

The site was submitted as part of the Call for Sites as a site for residential development.

**Residential**

Dwelling Total Submitted: **96**

Assumed 30dph Total: **0**

**Employment**

Employment Site Area: **0**

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

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

## **Local Plan Review Call for Sites Proforma**

### **Constraints**

Floodzone 2: **Yes**

Floodzone 3: **Yes**

Green Belt: **Yes**

TPO Issues: **Several TPOs on eastern side 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: **Houghs Lane**

Access comments: **Access onto Houghs Lane along west boundary**

Neighbouring Uses: **Parks & Gardens / 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: **13**

General Area Assessment Parcel Result: **Strong**

Green Belt Parcel Reference: **WR62**

Green Belt Parcel Result: **Moderate**



## Local Plan Review Call for Sites Proforma

### Site Comments

The site is a flat, occupied residential site (Beech Tree Farm) with associated out buildings and a paddock area to the front and rear. There is also some mature tree and hedge covering. Adjacent to the northern boundary of the site, Hough's Bridge over the Bridgewater Canal is a Grade II Listed Structure and gives access to Hough Lane.

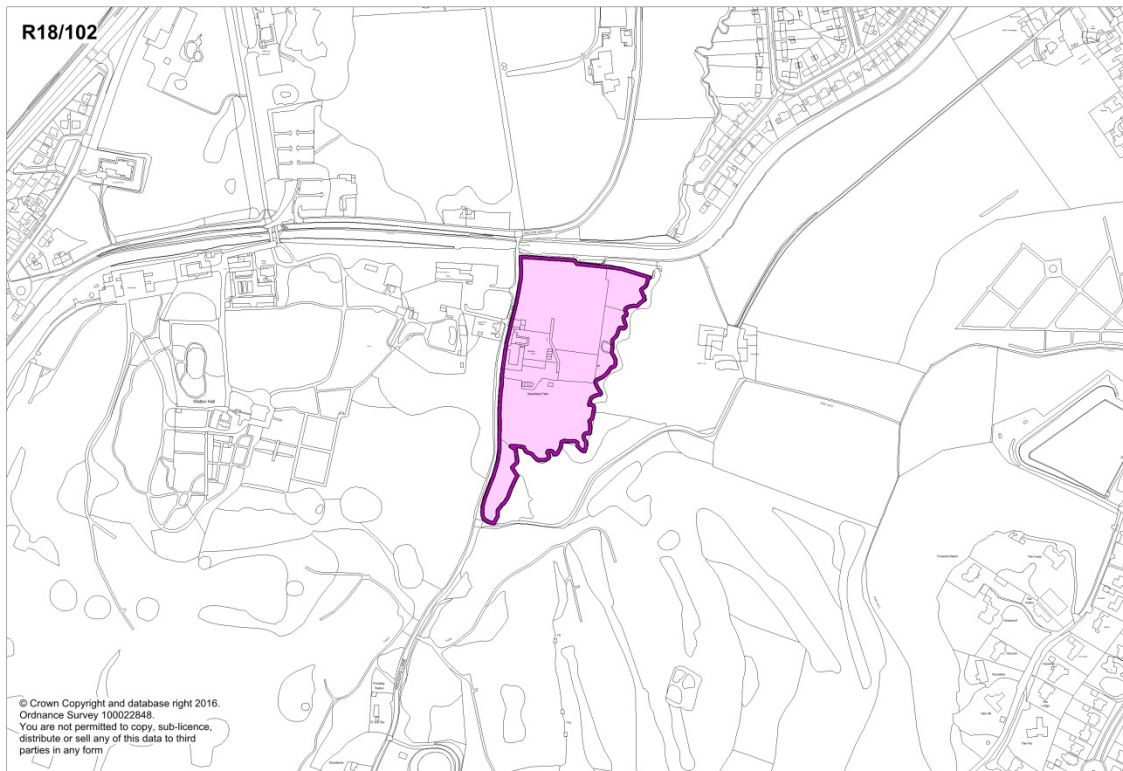
There are group Tree Preservation Orders to the eastern boundary of the site, one tree the subject to a Tree Preservation Order on the western boundary, and parts of the site to the east are in Flood zones 2 & 3. There is also a Public Right of Way adjacent to the northern boundary.

The northern boundary of the site is with the Bridgewater Canal and Walton Road beyond, the eastern boundary is with a group of mature trees and open agricultural land beyond, the southern boundary is with mature trees and Walton Hall Golf Course beyond and the western boundary is also with mature trees and residential development.

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.

## Local Plan Review Call for Sites Proforma

Figure 19: Site Boundary R18/102



Site Reference: **R18/105**

Site Name: **Land south of Westbourne Road and west of Red Lane**

Settlement Profile: **South Warrington**

Site visit date: 07/03/2017

Ward: **Appleton**

Owner / Developer / Promoter: **ADS Estates**

Agent: **Emery Planning**

Site submitted by: **J Coxon (Agent)**

Submitted Site Area (Hectares): **16.5**

Mapinfo measured Site Area (Hectares): **16.6**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Housing**

**Preferred Use Comments**

The site was submitted as part of the Call for Sites as a site for residential development.

**Residential**

Dwelling Total Submitted: **495**

Assumed 30dph Total: **0**

**Employment**

Employment Site Area: **0**

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

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

## **Local Plan Review Call for Sites Proforma**

### **Constraints**

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **TPO group adjacent to SE corner boundary**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **2 LLBs adjacent to site in W and NE**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **None**

Local Highway Access: **Local track**

Access comments: **Access from local track in north only**

Neighbouring Uses: **Residential / Farm / Cemetery**

Air Quality Management Areas: **No**

Agricultural Land Classification: **3/U**

Potentially Contaminated Land: **Yes**

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: **WR57**

Green Belt Parcel Result: **Moderate**

## Local Plan Review Call for Sites Proforma

### Site Comments

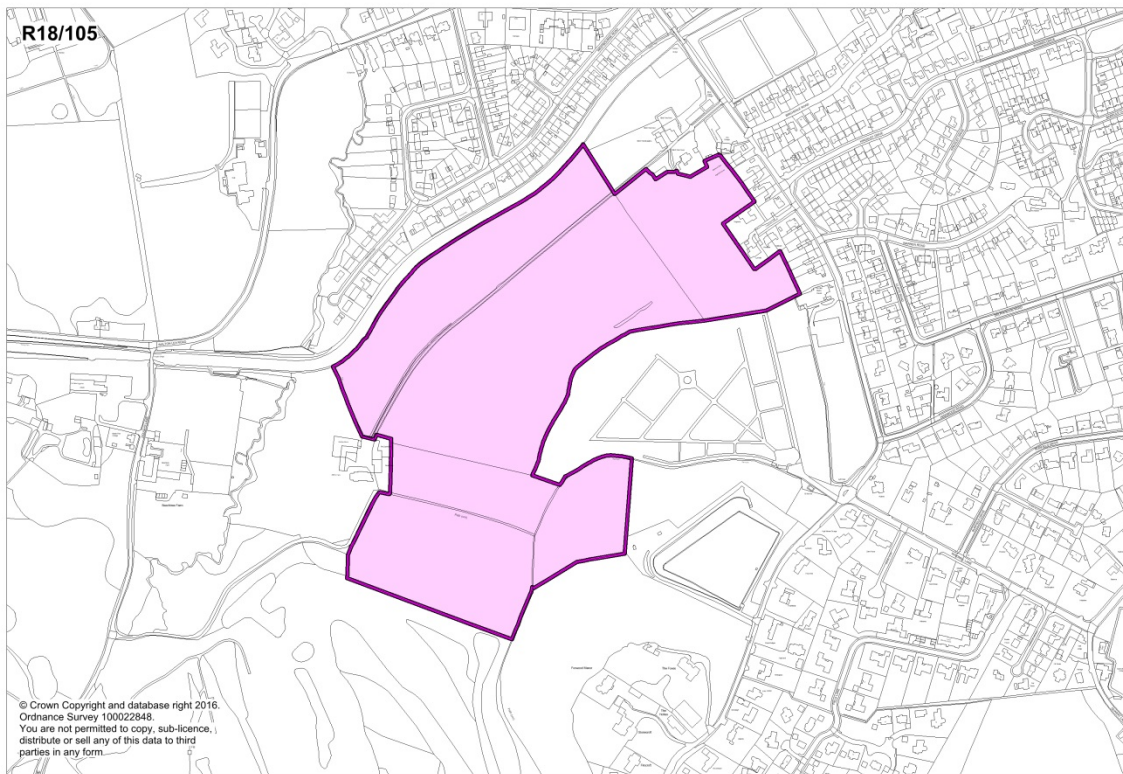
The site is a series of flat agricultural fields, with some mature tree and hedging cover, with a Bridal Way and Public Right of Way crossing the site. Hillfoot Farm House adjacent to the western boundary is a Locally Listed Building, as is Birch Tree House to the north eastern boundary.

The northern boundary of the site is with the Bridgewater Canal, the eastern boundary is with residential development and Fox Covert Burial Ground, the southern boundary is with Walton Hall Golf Course and the western boundary is with residential development.

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.

# Local Plan Review Call for Sites Proforma

Figure 20: Site Boundary R18/105



Site Reference: **R18/106**

Site Name: **Land at Bradley Hall Farm, Cliff Road**

Settlement Profile: **South Warrington**

Site visit date: 07/03/2017

Ward: **Grappenhall**

Owner / Developer / Promoter: **Langtree**

Agent: **Spawforths**

Site submitted by: **G Winter (Agent)**

Submitted Site Area (Hectares): **92**

Mapinfo measured Site Area (Hectares): **92**

Greenfield or Brownfield: **GF/PDL**

Preferred Use for Site: **Employment**

**Preferred Use Comments**

The site was submitted as part of the Call for Sites as a site proposed for B1, B2 & B8 development.

**Residential**

Dwelling Total Submitted: **0**

Assumed 30dph Total: **0**

**Employment**

Employment Site Area: **92.00**

Employment Floor space (sqm): **276086**

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

## **Local Plan Review Call for Sites Proforma**

### **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: **1 LLB at centre of site**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **Bradley Hall Moated Site at centre of site**

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

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

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

Neighbouring Uses: **Industrial / Farm**

Air Quality Management Areas: **Yes**

Agricultural Land Classification: **2 & 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: **AT7**

Green Belt Parcel Result: **Strong**



## Local Plan Review Call for Sites Proforma

### Site Comments

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 the Motorway AQMA.

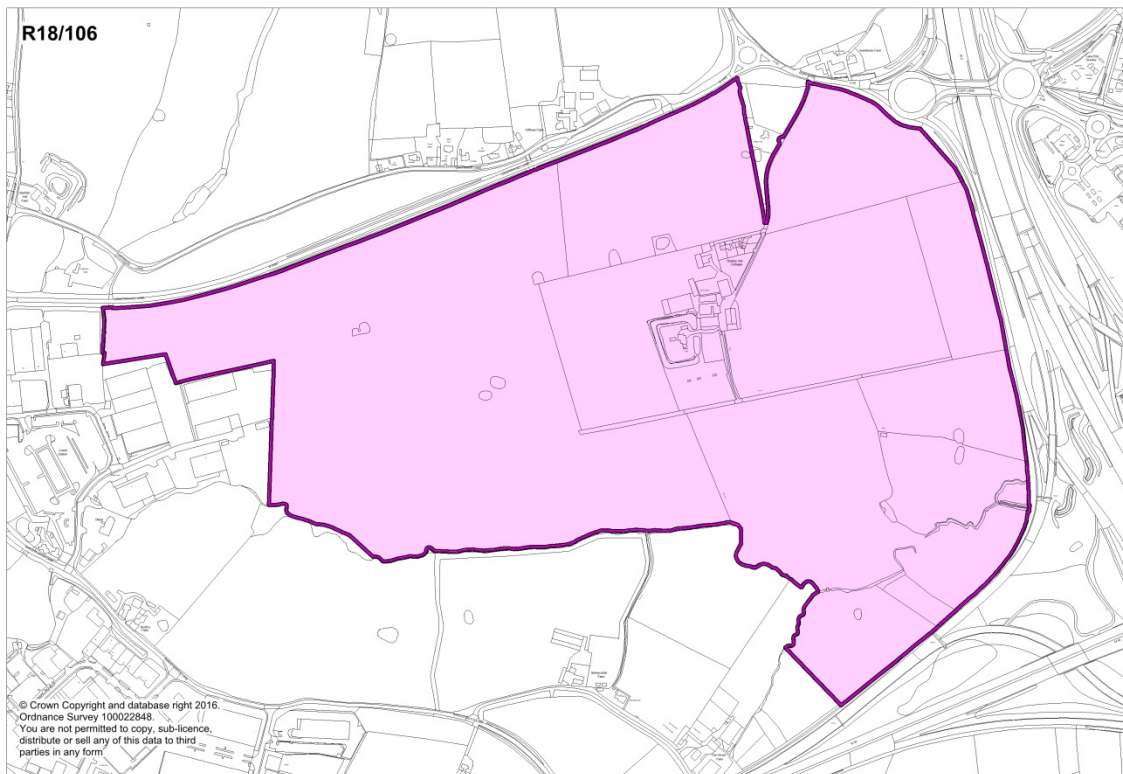
Bradley Hall and Bradley Hall Barn are within the site's boundary and are Locally Listed Buildings. Bradley Hall Moated Site, a Scheduled Ancient Monument (list entry number 1011924) also sits within the centre of the site.

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.

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.

# Local Plan Review Call for Sites Proforma

**Figure 21: Site Boundary R18/106**



Site Reference: **R18/108**

Site Name: **Land at Walton Lea Road**

Settlement Profile: **South Warrington**

Site visit date: 07/03/2017

Ward: **Appleton**

Owner / Developer / Promoter: **ADS Estates**

Agent: **Emery Planning**

Site submitted by: **J Coxon (Agent)**

Submitted Site Area (Hectares): **3.0**

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

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Housing**

**Preferred Use Comments**

The site was submitted as part of the Call for Sites as a site for residential development.

**Residential**

Dwelling Total Submitted: **90**

Assumed 30dph Total: **0**

**Employment**

Employment Site Area: **0**

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

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

## **Local Plan Review Call for Sites Proforma**

### **Constraints**

Floodzone 2: **Yes**

Floodzone 3: **Yes**

Green Belt: **Yes**

TPO Issues: **TPO group straddles SE 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: **None**

Local Highway Access: **Whitefield Road**

Access comments: **Access from Whitefield Road along west boundary**

Neighbouring Uses: **Residential / Leisure**

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: **13**

General Area Assessment Parcel Result: **Strong**

Green Belt Parcel Reference: **WR63**

Green Belt Parcel Result: **Moderate**

## Local Plan Review Call for Sites Proforma

### Site Comments

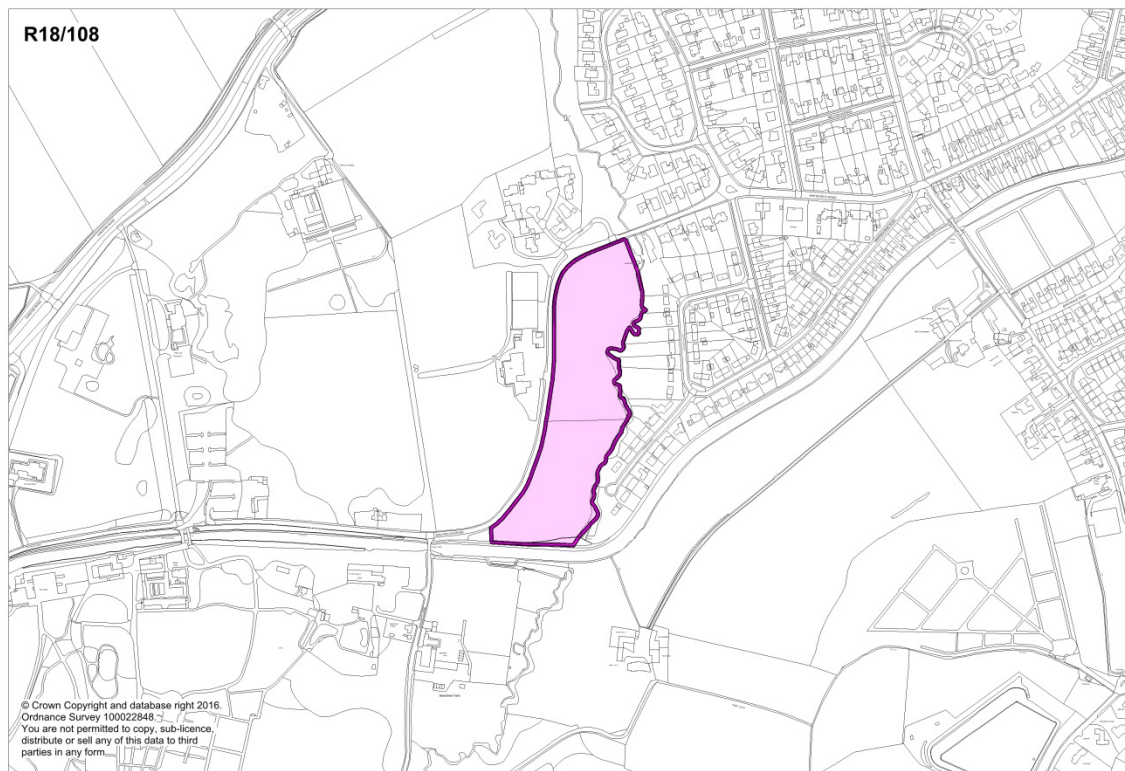
The site is flat agricultural land with mature tree coverage to all boundaries. There is also a large group Tree Preservation Order adjacent to the northern boundary and one to the south east. The eastern part of the site is within Flood zones 2 & 3.

The northern boundary of the site is with mature woodland and residential development beyond, the eastern boundary is with residential development, the southern boundary is with the Bridgewater Canal and the western boundary is with Walton Lea Road and Warrington Sports Club beyond.

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

## Local Plan Review Call for Sites Proforma

Figure 22: Site Boundary R18/108



Site Reference: **R18/110**

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

Settlement Profile: **South Warrington**

Site visit date: 14/03/2017

Ward: **Grappenhall**

Owner / Developer / Promoter: **Langtree & PGIM**

Agent: **Spawforths**

Site submitted by: **G Winter (Agent)**

Submitted Site Area (Hectares): **46.8**

Mapinfo measured Site Area (Hectares): **46.3**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Housing**

**Preferred Use Comments**

The site was submitted as part of the Call for Sites as a site for residential development.

**Residential**

Dwelling Total Submitted: **1225**

Assumed 30dph Total: **0**

**Employment**

Employment Site Area: **0**

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

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

## **Local Plan Review Call for Sites Proforma**

### **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: **A50 Knutsford Road**

Local Highway Access: **Knutsford Road / Grappenhall Lane / Cartridge Lane**

Access comments: **Access to Knutsford Road in east, and Grappenhall / Cartridge Lanes in SW**

Neighbouring Uses: **Residential / Farm**

Air Quality Management Areas: **No**

Agricultural Land Classification: **2 & 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: **AT6**

Green Belt Parcel Result: **Weak**



## Local Plan Review Call for Sites Proforma

### Site Comments

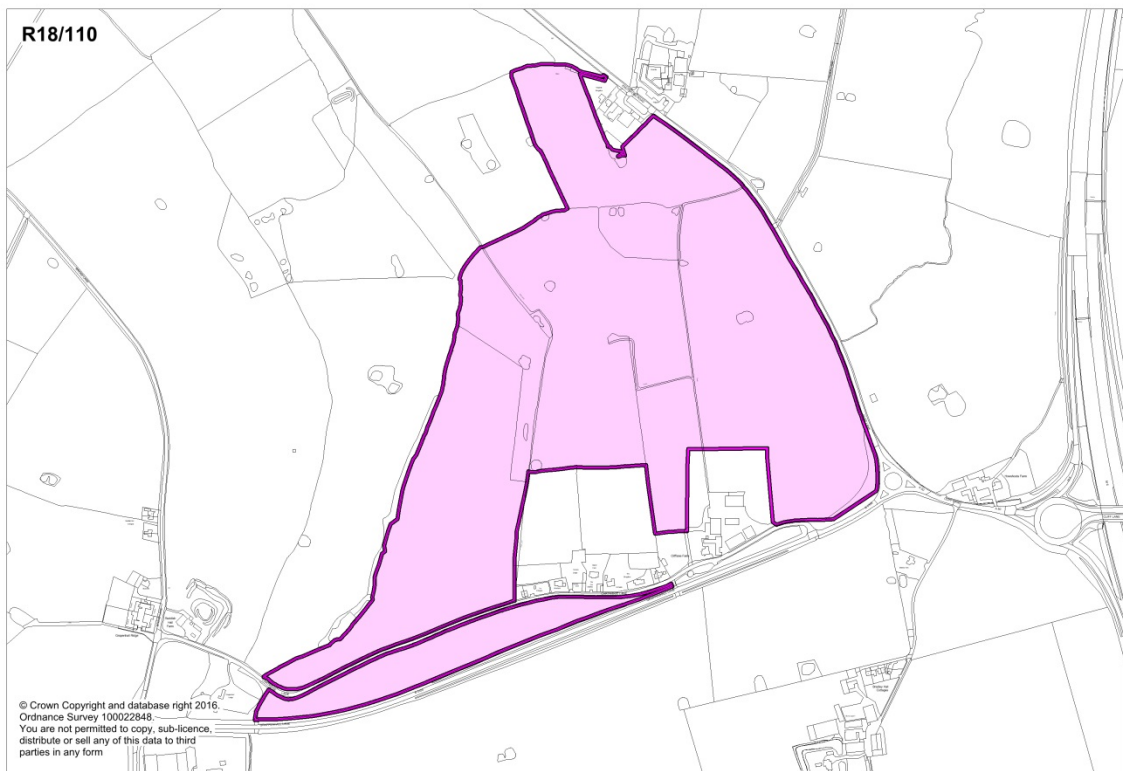
The site is a series of flat agricultural fields with sporadic residential development and farms along its boundaries. There are some mature groups of tree cover and mature boundary hedging within and along the site's boundaries. A Public Right of Way passes through the site near to the western boundary, and part of the lower southern end of the site is split either side of Cartridge Lane. The site is also in close proximity to the Strategic Road Network.

The northern boundary of the site is with open agricultural land, the eastern boundary is with Knutsford Road, the southern boundary is with Cartridge Lane and Grappenhall Lane and open agricultural land beyond, with the western boundary being with open agricultural land.

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.

## Local Plan Review Call for Sites Proforma

Figure 22: Site Boundary R18/110



Site Reference: **R18/112**

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

Settlement Profile: **South Warrington**

Site visit date: **14/03/2017**

Ward: **Lymm North & Thelwall**

Owner / Developer / Promoter: **Langtree**

Agent: **Spawforths**

Site submitted by: **G Winter (Agent)**

Submitted Site Area (Hectares): **16.0**

Mapinfo measured Site Area (Hectares): **16.0**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Housing**

**Preferred Use Comments**

The site was submitted as part of the Call for Sites as a site for residential development.

**Residential**

Dwelling Total Submitted: **420**

Assumed 30dph Total: **0**

**Employment**

Employment Site Area: **0**

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

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

## **Local Plan Review Call for Sites Proforma**

### **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: **A 50 Knutsford Road**

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

Access comments: **Access to Knutsford on south edge. Possible access from Weaste Lane in north**

Neighbouring Uses: **Residential / Farm**

Air Quality Management Areas: **No**

Agricultural Land Classification: **2 & 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: **R18/112**

Green Belt Parcel Result: **Strong**

## Local Plan Review Call for Sites Proforma

### Site Comments

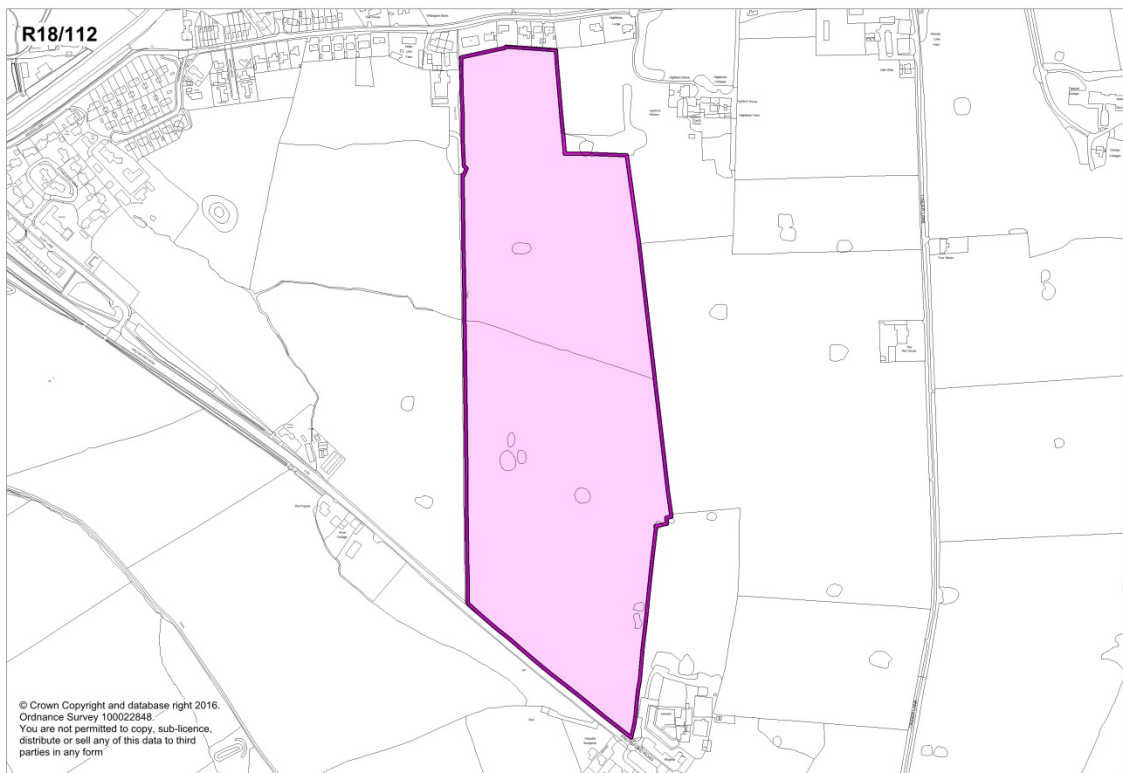
The site is flat agricultural land with mature hedging to its boundaries and some sporadic mature trees across the site. Located adjacent to the A50 Knutsford Road, there is existing field access into the site from the A50.

The northern boundary of the site is with residential development and Weaste Lane, the eastern boundary is with open agricultural land and Cheshire Dogs Home, the southern boundary is with Knutsford Road and open agricultural land beyond and the western boundary is with a Public Right of Way and open agricultural land beyond.

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

## Local Plan Review Call for Sites Proforma

Figure 23: Site Boundary R18/112



Site Reference: **R18/114**

Site Name: **Land SW of Arley Road**

Settlement Profile: **South Warrington**

Site visit date: **14/03/2017**

Ward: **Grappenhall**

Owner / Developer / Promoter: **Langtree & PGIM**

Agent: **Spawforths**

Site submitted by: **G Winter (Agent)**

Submitted Site Area (Hectares): **16.39**

Council measured Site Area (Hectares): **16.26**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Housing**

**Preferred Use Comments**

The site was submitted as part of the Call for Sites as a site for residential development.

**Residential**

Dwelling Total Submitted: **428**

Council assumed 30dph Total: **0**

**Employment**

Employment Site Area: **0**

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

Council assumed 35% Plot Ration (sqm): **0**

## **Local Plan Review Call for Sites Proforma**

### **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: **1 LLB adjacent to north boundary**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **None**

Local Highway Access: **Arley Road**

Access comments: **Access onto Arley Road on eastern edge**

Neighbouring Uses: **Residential / Industrial**

Air Quality Management Areas: **Yes**

Agricultural Land Classification: **2 & 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: **AT13**

Green Belt Parcel Result: **Moderate**



## Local Plan Review Call for Sites Proforma

### Site Comments

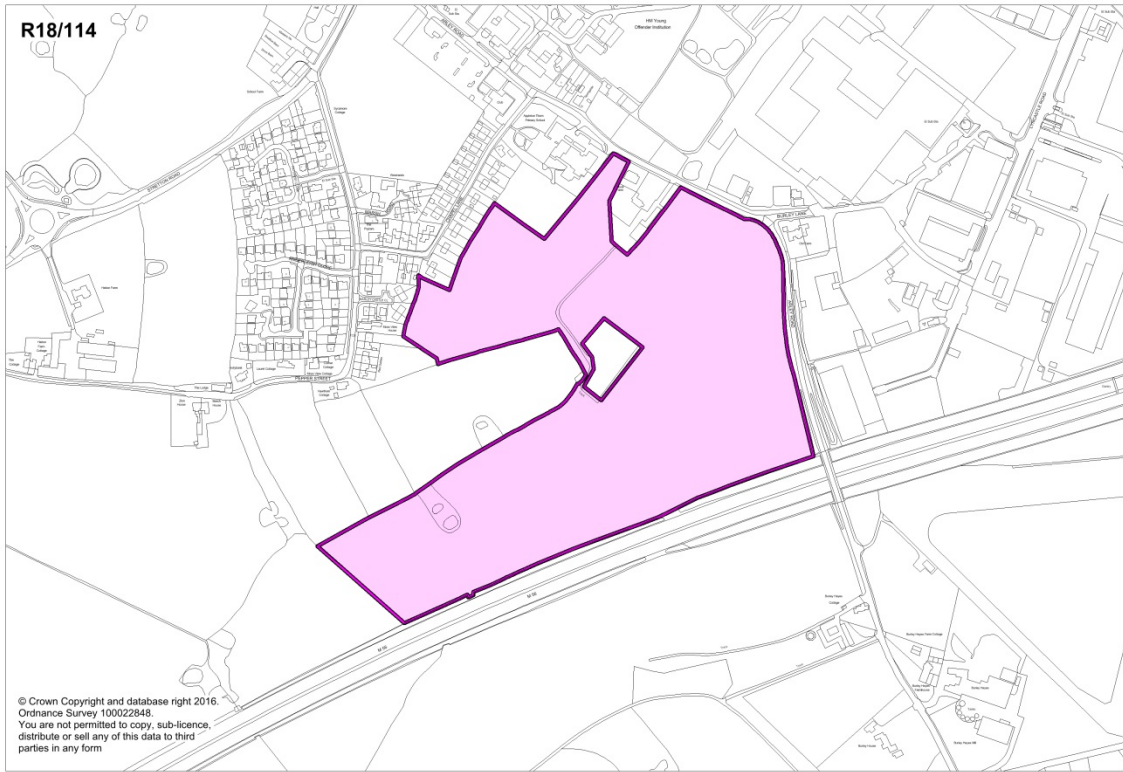
The site is flat agricultural land with some mature tree and hedge covering and there is existing field access in to the site off Arley Road. The southern end of the site is within the M56 AQMA Buffer Zone. A Public Right of Way crosses the site from East to west, with a further Public Right of Way crossing north to south. Nook Farmhouse and Barns, Locally Listed Buildings, are adjacent to the northern boundary.

The northern boundary of the site is with Appleton Thorn Primary School and the residential development of Appleton Thorn, the eastern boundary is with Arley Road and Stretton Green Distribution Park, the southern boundary is with a Public Right of Way and the M56 Motorway and the western boundary is with open agricultural land.

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.

# Local Plan Review Call for Sites Proforma

Figure 24: Site Boundary R18/114



Site Reference: **R18/116**

Site Name: **Land south of Lymm Road, Thelwall**

Settlement Profile: **South Warrington**

Site visit date: **14/03/2017**

Ward: **Lymm North & Thelwall**

Owner / Developer / Promoter: **ADS Estates**

Agent: **Emery Planning**

Site submitted by: **J Coxon (Agent)**

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

Council measured Site Area (Hectares): **3.9**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Housing**

**Preferred Use Comments**

The site was submitted as part of the Call for Sites as a site for residential development.

**Residential**

Dwelling Total Submitted: **100**

Council assumed 30dph Total: **0**

**Employment**

Employment Site Area: **0**

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

Council assumed 35% Plot Ratio (sqm): **0**

## Local Plan Review Call for Sites Proforma

### Constraints

Floodzone 2: **Yes**

Floodzone 3: **Yes**

Green Belt: **Yes**

TPO Issues: **2 TPOs along north and south edges**

Nature Designations: **None**

Conservation Areas: **Thelwall**

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 / Lymm Road**

Access comments: **Access to Stockport Road on south edge and Lymm Road on north edge**

Neighbouring Uses: **Residential / Farm**

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: **WR32**

Green Belt Parcel Result: **Strong**

## Local Plan Review Call for Sites Proforma

### Site Comments

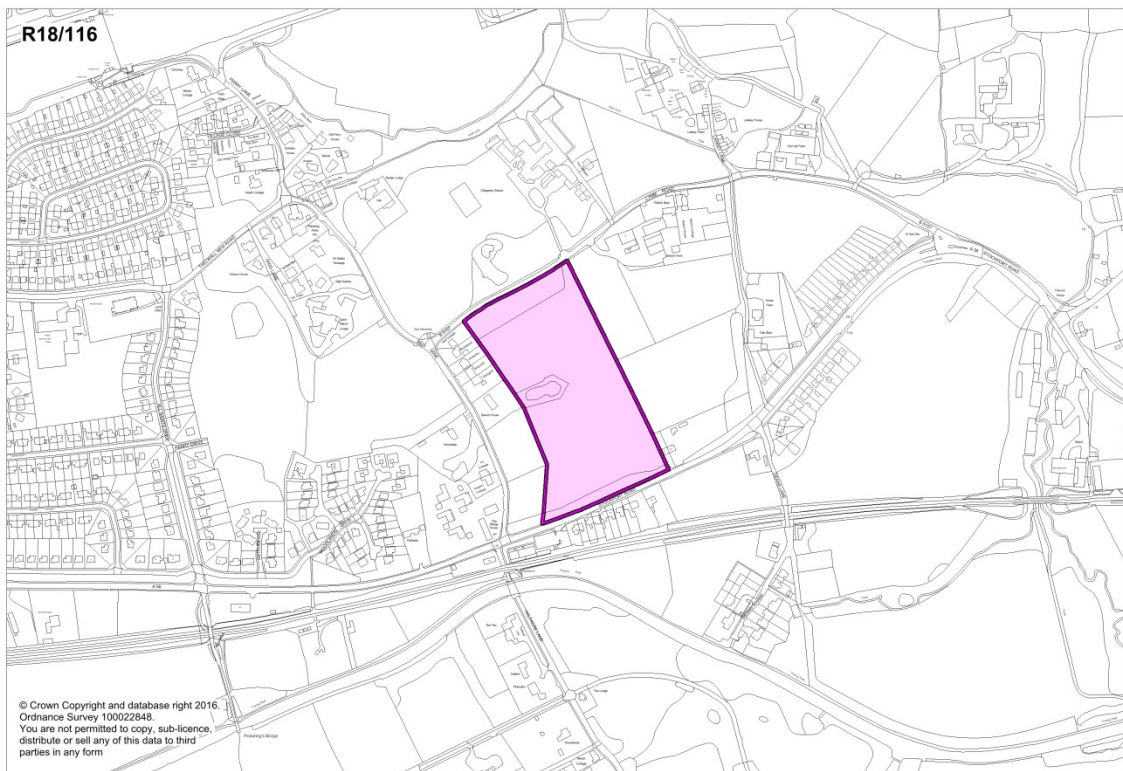
The site is flat in nature with mature boundary hedging and there are also groups of mature trees across the site in various locations and a field pond towards the centre. There is existing field gate access into the site from Lymm Road and parts of the northern end of the site are in Flood zone 2. The whole site is within the Thelwall Village Conservation Area and there are trees the subject of a Tree Preservation order to the northern and southern boundaries.

The northern boundary of the site is with Lymm Road, the eastern boundary is with open agricultural land, the southern boundary is with Stockport Road and residential development beyond and the western boundary is with some residential development and Bell Lane.

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

## Local Plan Review Call for Sites Proforma

Figure 25: Site Boundary R18/116



Site Reference: **R18/139**

Site Name: **Land to SE of Warrington**

Settlement Profile: **South Warrington**

Site visit date: **14/03/2017**

Ward: **Grappenhall**

Owner / Developer / Promoter: **Homes & Community Agency**

Agent: **Atkins Ltd**

Site submitted by: **Agent**

Submitted Site Area (Hectares): **220**

Council measured Site Area (Hectares): **245.5**

Greenfield or Brownfield: **GF/PDL**

Preferred Use for Site: **Housing**

**Preferred Use Comments**

The Call for Sites submission indicated a development of up to 4,000 new homes, new road infrastructure, Primary Schools, potential secondary school, Health Centre, retail provision, community provisions and public open space.

**Residential**

Dwelling Total Submitted: **4000**

Council assumed 30dph Total: **0**

**Employment**

Employment Site Area: **0**

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

Council assumed 35% Plot Ration (sqm): **0**

## **Local Plan Review Call for Sites Proforma**

### **Constraints**

Floodzone 2: **Yes**

Floodzone 3: **Yes**

Green Belt: **Yes**

TPO Issues: **Multiple TPOs across the site**

Nature Designations: **LWS straddles west boundary**

Conservation Areas: **No**

Statutory Listed Buildings: **Several SLBs adjacent to site**

Locally Listed Buildings: **Several LLBs adjacent to site**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **Roman Road in SW corner of site**

Strategic Road Network Access: **A49 London Road**

Local Highway Access: **Multiple local roads**

Access comments: **Multiple access points from all local highways**

Neighbouring Uses: **Residential / Farm**

Air Quality Management Areas: **No**

Agricultural Land Classification: **2 & 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: **AT5**

Green Belt Parcel Result: **Predominately Weak with some Moderate**



## Local Plan Review Call for Sites Proforma

### Site Comments

The site as a whole is made up of a number of combined parcels of land and is currently in agricultural use. Relatively flat in nature very limited parts of the site are in Flood zones 2 & 3, with some mature tree and hedge covering across the site and several of the trees within the site are the subject of a Tree Preservation Order.

Between the existing urban area and site's western boundary, there is an area of Ancient Woodland, a small part of which extends to within the site's boundary.

Some of the northern part of the site is adjacent to the Grappenhall Victoria Road/York Drive Conservation Area, with some of the north eastern part of the site is adjacent to the Grappenhall Village Conservation Area. There are also numerous Locally Listed and Statutory Listed Buildings adjacent to and on the site boundary.

There are numerous Public Rights of Way and Bridleways that cross the site or form a boundary with the site and there are several roads within the site and a there is also a number of existing field gate accesses into the parcels of land. A pipeline crosses across the southern Part of the site and this part of the site is within a pipeline buffer zone.

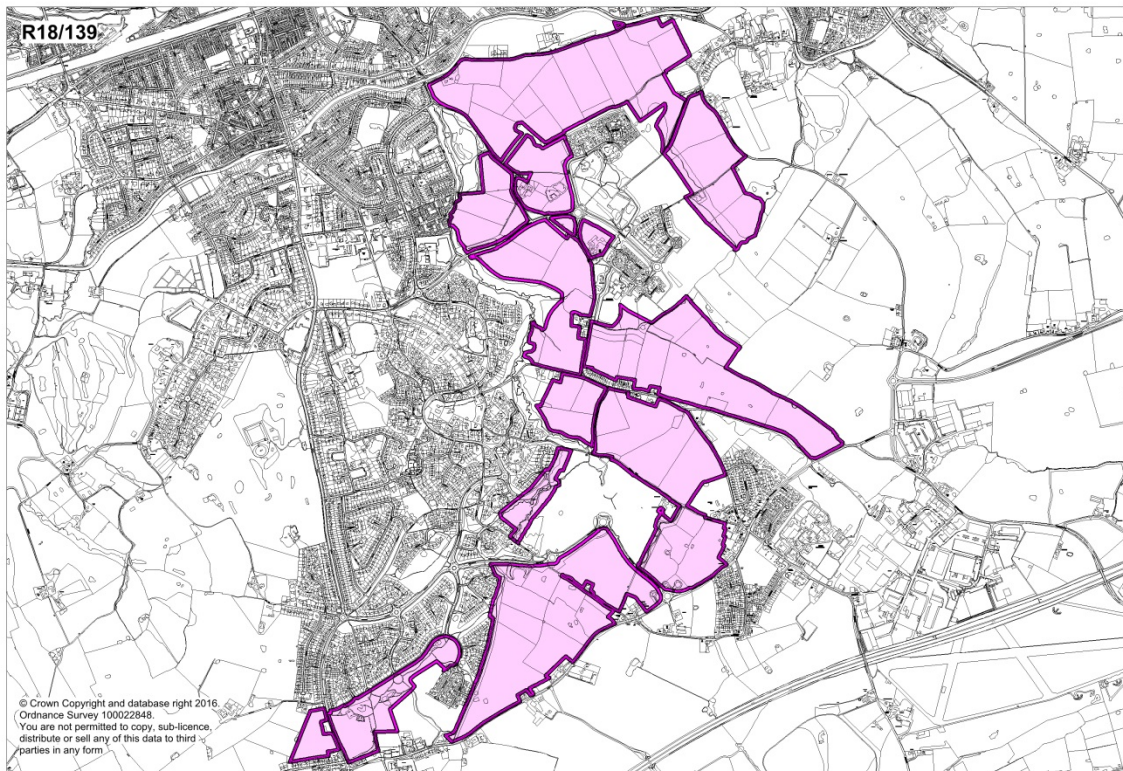
Taken as a whole, the northern boundary of the site is with Stockton Lane and residential development beyond, the eastern boundary is with open agricultural land, the southern boundary is with Grappenhall Lane, and the western boundary is with existing residential development.

Grappenhall Heys lies to the centre of the site and the village of Appleton Thorn is adjacent to the site, as is the Appleton Thorn Youth Offenders Institution.

The land is also identified as being potentially contaminated land and this would therefore require further investigation. There were a total of 15 parcels assessed as part of the Green Belt Review for submission R18/139. The assessment of the site in Green Belt terms concluded that the majority of the parcels of land make a weak contribution with the remaining parcels making a moderate contribution.

## Local Plan Review Call for Sites Proforma

Figure 26: Site Boundary R18/139



Site Reference: **R18/142**

Site Name: **Land at Reddish Hall Farm, Grappenhall**

Settlement Profile: **South Warrington**

Site visit date: **14/03/2017**

Ward: **Grappenhall**

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

Agent: **Pegasus Group**

Site submitted by: **S Tibenham (Agent)**

Submitted Site Area (Hectares): **31.5**

Council measured Site Area (Hectares): **31.4**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Housing**

**Preferred Use Comments**

The site was submitted as part of the Call for Sites as a site for residential development.

**Residential**

Dwelling Total Submitted: **825**

Council assumed 30dph Total: **0**

**Employment**

Employment Site Area: **0**

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

Council assumed 35% Plot Ration (sqm): **0**

## Local Plan Review Call for Sites Proforma

### 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: **Grappenhall Lane / Broad Lane**

Access comments: **Access to Broad Lane (NE), Grappenhall Lane (SE)**

Neighbouring Uses: **Industrial / Residential / Farm**

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: **AT5**

Green Belt Parcel Result: **Moderate**

## Local Plan Review Call for Sites Proforma

### Site Comments

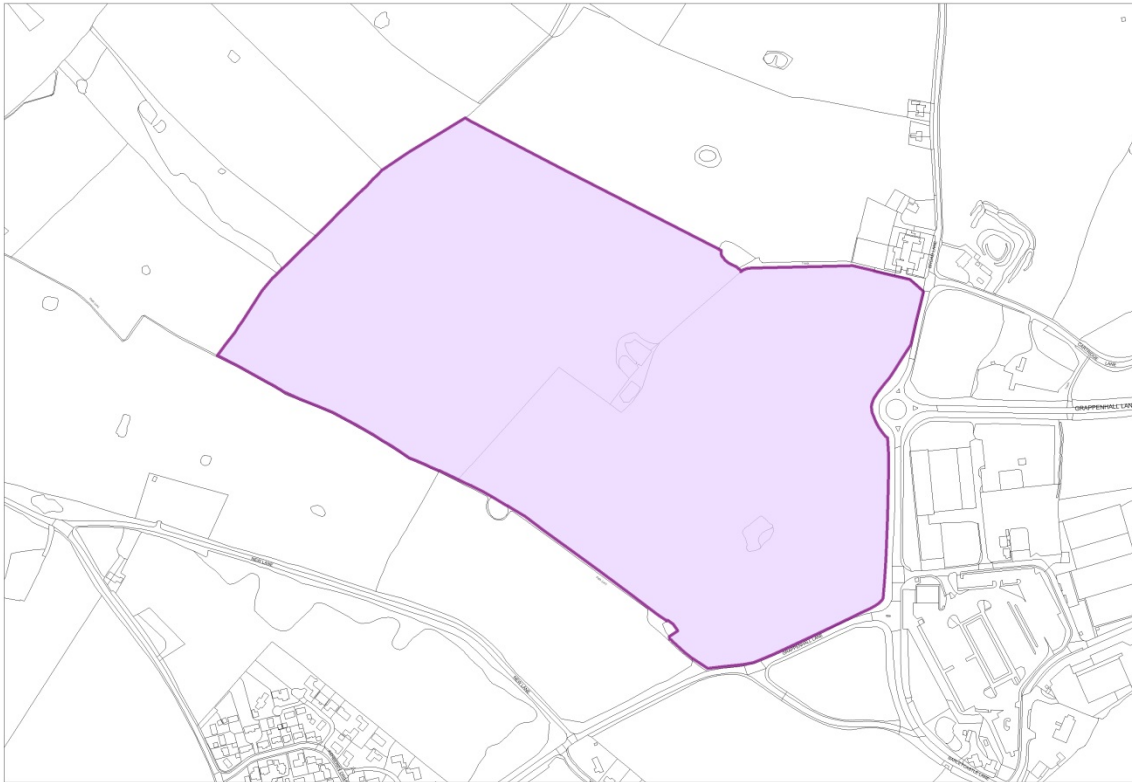
The site on the whole is flat and open agricultural fields with some mature boundary hedging and pockets of mature tree coverage. There is a Public Right of Way along the southern boundary.

The northern boundary of the site is with open agricultural land, the eastern boundary is with Grappenhall Lane and Appleton Thorn Trading Estate, the southern boundary is with a Public Right of Way and open agricultural land and the western boundary is also with open agricultural land.

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

## Local Plan Review Call for Sites Proforma

**Figure 27:** Site Boundary R18/142



Site Reference: **R18/146**

Site Name: **Land south of Grappenhall Heys**

Settlement Profile: **South Warrington**

Site visit date: **14/03/2017**

Ward: **Grappenhall**

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

Agent: **Barton Willmore**

Site submitted by: **Vincent Ryan**

Submitted Site Area (Hectares): **12.3**

Council measured Site Area (Hectares): **0**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Housing**

**Preferred Use Comments**

The site was submitted as part of the Call for Sites as a site for residential development.

**Residential**

Dwelling Total Submitted: **170**

Council assumed 30dph Total: **0**

**Employment**

Employment Site Area: **0**

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

Council assumed 35% Plot Ratio (sqm): **0**

## **Local Plan Review Call for Sites Proforma**

### **Constraints**

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **No**

Nature Designations: **No**

Conservation Areas: **No**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **No**

Local Highway Access: **No**

Access comments: **Not available**

Neighbouring Uses: **Agricultural**

Air Quality Management Areas: **No**

Agricultural Land Classification: **Grade 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: **R18/146**

Green Belt Parcel Result: **Moderate**



## Local Plan Review Call for Sites Proforma

### Site Comments

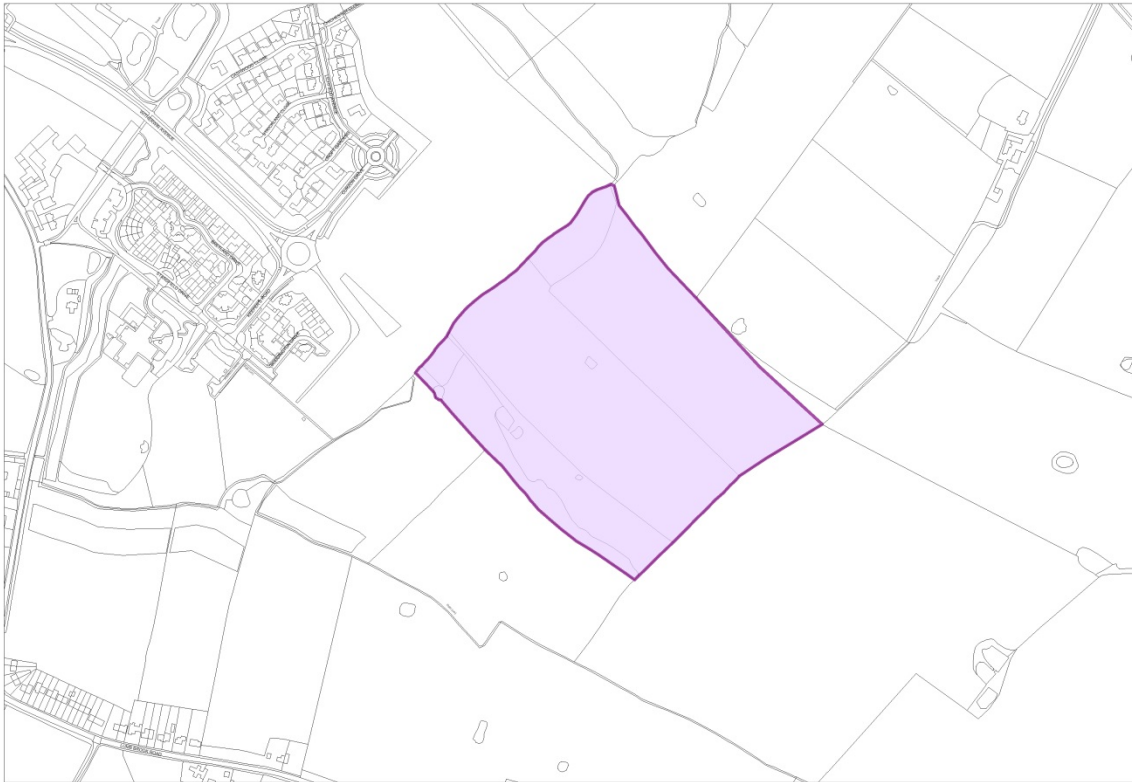
The site is flat in nature and made up of three individual parcels of land, one of which is a large mature wooded area. There is also a further wooded area to the north of the site and mature hedge rows to the boundaries. A Public Right of Way runs along the northern boundary, but there is no road network access in to the site.

The northern, eastern, southern and western boundary of the site is with open agricultural land.

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

## Local Plan Review Call for Sites Proforma

**Figure 28:** Site Boundary R18/146



Site Reference: R18/172

SHLAA Reference: 1618

Site Name: Land south east of Deans Lane, Thelwall

Settlement Profile: South Warrington

Date of site visit: **14/03/2017** and **SHLAA Desk Top Analysis**

Ward: Lymm North & Thelwall

Owner / Developer / Promoter: **N/A**

Agent: **N/A**

Site submitted by: **N/A**

Submitted Site Area (Hectares): **16.68**

Council measured Site Area (Hectares): **0**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Residential**

**Preferred Use Comments**

Site submitted as a SHLAA site in 2009.

**Residential**

Dwelling Total Submitted: **0**

Council assumed 30dph Total: **500**

**Employment**

Employment Site Area: **0**

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

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

## **Local Plan Review Call for Sites Proforma**

### **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: **A56 Camsley Lane**

Local Highway Access: **A56 Camsley Lane**

Access comments: **Existing access onto Camsley Lane**

Neighbouring Uses: **Industrial / Agricultural**

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: **GA 9**

General Area Assessment Parcel Result: **Moderate**

Green Belt Parcel Reference: **R18/172**

Parcel Assessment Parcel Result: **Weak**

## Local Plan Review Call for Sites Proforma

### Site Comments

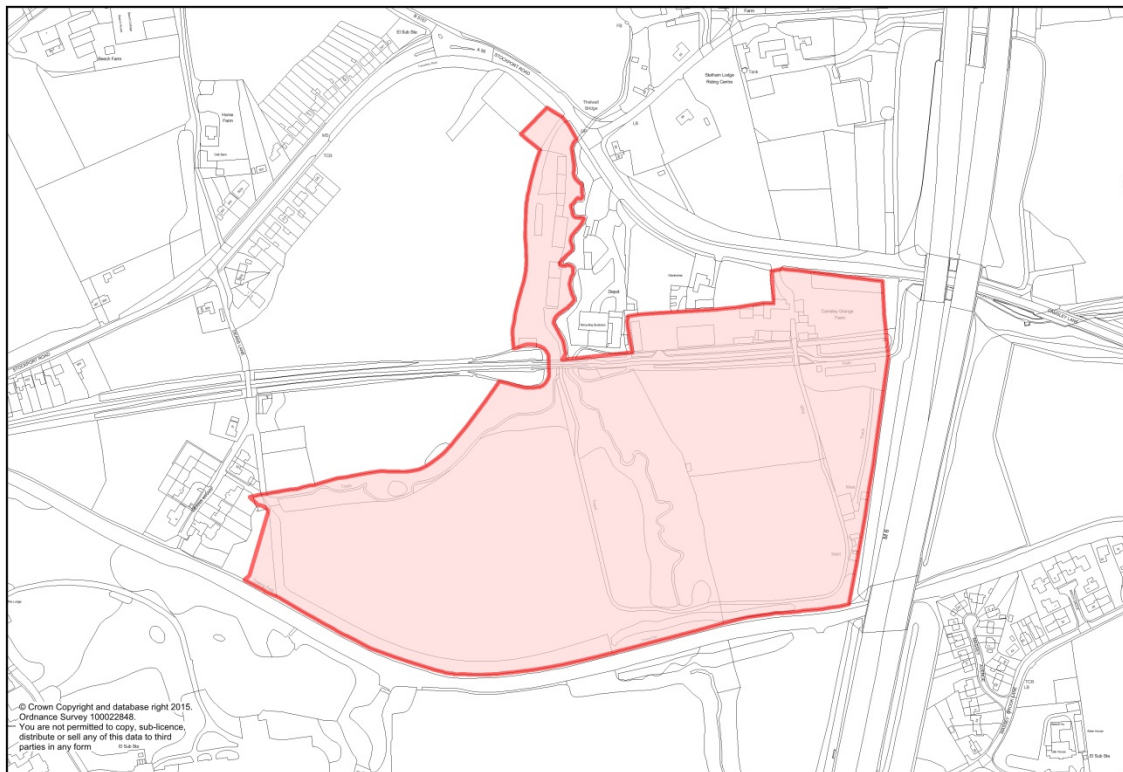
Two parts of this site have already been assessed as part of site Proformas R18/062 and R18/100 and these should be read as part of this larger site assessment.

The additional features for this larger site are that the southern boundary is now with the Bridgewater Canal and a Public Right of Way, there are 2 mature wooded areas within the site and a small part to the east of the site is within the M6 Motorway AQMA Buffer Zone.

The performance in Green Belt terms remains the same for this larger parcel of land, as for sites R18/062 and R18/100, being, the assessment of the site in Green Belt terms concluded that the parcel of land makes a weak contribution.

# Local Plan Review Call for Sites Proforma

Figure 1: Site Boundary R18/172



Site Reference: R18/175

SHLAA Reference: 1623

Site Name: Land West of Highfields Stables

Settlement Profile: South Warrington

Date of site visit: **SHLAA Desk Top Analysis**

Ward: Lymm North & Thelwall

Owner / Developer / Promoter: **N/A**

Agent: **N/A**

Site submitted by: **N/A**

Submitted Site Area (Hectares): **0.6**

Council measured Site Area (Hectares): **N/A**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Residential**

**Preferred Use Comments**

Submitted SHLAA site.

**Residential**

Dwelling Total Submitted: **0**

Council assumed 30dph Total: **18**

**Employment**

Employment Site Area: 0

Employment Floor space (sqm): 0

Assumed 35% Plot Ratio (sqm): 0

## **Local Plan Review Call for Sites Proforma**

### **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: **No**

Local Highway Access: **Weaste Lane**

Access comments: **Access to Weaste Lane via local track**

Neighbouring Uses: **Residential / 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: **GA 9**

General Area Assessment Parcel Result: **Moderate**

Green Belt Parcel Reference: **R18/175**

Parcel Assessment Parcel Result: **Strong**



## Local Plan Review Call for Sites Proforma

### Site Comments

The site appears flat agricultural land with some sporadic semi mature tree cover and is situated off Weaste Lane. There is existing access into the site from the adjacent residential development. Although not within the site, there are two Locally Listed Buildings adjacent to the north eastern boundary.

The northern boundary of the site is with agricultural land, the eastern boundary is with existing residential development, with the south and west boundaries being with open agricultural land.

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

# Local Plan Review Call for Sites Proforma

Figure 1: Site Boundary R18/175



Site Reference: R18/176

SHLAA Reference: 1624

Site Name: Land South of Highfield Stables

Settlement Profile: South Warrington

Date of site visit: **SHLAA Desk Top Analysis**

Ward: Lymm North & Thelwall

Owner / Developer / Promoter: **N/A**

Agent: **N/A**

Site submitted by: **N/A**

Submitted Site Area (Hectares): **1.2**

Council measured Site Area (Hectares): **N/A**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Residential**

**Preferred Use Comments**

Site submitted as a SHLAA site in 2009.

**Residential**

Dwelling Total Submitted: **0**

Council assumed 30dph Total: **36**

**Employment**

Employment Site Area: **0**

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

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

## **Local Plan Review Call for Sites Proforma**

### **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: **No**

Local Highway Access: **Weaste Lane**

Access comments: **Access to Weaste Lane via local track**

Neighbouring Uses: **Residential / Agricultural**

Air Quality Management Areas: **No**

Agricultural Land Classification: **2 & 3**

Potentially Contaminated Land: **No**

Hazardous Installation Zone: **No**

Public Rights of Way: **No**

### **Green Belt Assessment**

General Area Assessment Parcel Reference: **GA 9**

General Area Assessment Parcel Result: **Moderate**

Green Belt Parcel Reference: **R18/176**

Parcel Assessment Parcel Result: **Strong**

## Local Plan Review Call for Sites Proforma

### Site Comments

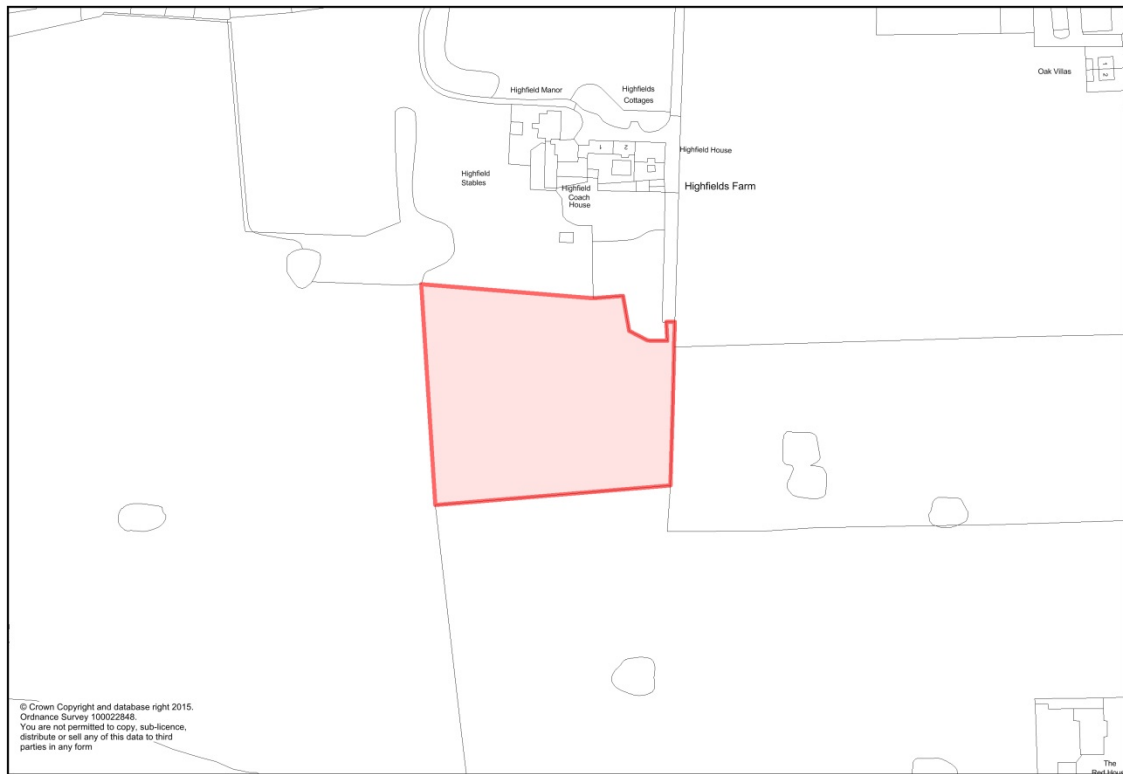
The site appears flat agricultural land with some sporadic semi mature tree cover and is situated off Weaste Lane. There is existing access into the site from the adjacent residential development and through SHLAA site 1623.

The northern, eastern, southern and western boundaries of the site are with open agricultural land.

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

# Local Plan Review Call for Sites Proforma

**Figure 1: Site Boundary R18/176**



Site Reference: R18/177

SHLAA Reference: 1625

Site Name: Land North of Highfield Stables

Settlement Profile: South Warrington

Date of site visit: **SHLAA Desk Top Analysis**

Ward: Lymm North & Thelwall

Owner / Developer / Promoter: **N/A**

Agent: **N/A**

Site submitted by: **N/A**

Submitted Site Area (Hectares): **1.18**

Council measured Site Area (Hectares): **N/A**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Residential**

**Preferred Use Comments**

Submitted SHLAA site.

**Residential**

Dwelling Total Submitted: **0**

Council assumed 30dph Total: **35**

**Employment**

Employment Site Area: **0**

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

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

## **Local Plan Review Call for Sites Proforma**

### **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: **No**

Local Highway Access: **Weaste Lane**

Access comments: **Access directly onto Weaste Lane**

Neighbouring Uses: **Residential / 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: **GA 9**

General Area Assessment Parcel Result: **Moderate**

Green Belt Parcel Reference: **R18/177**

Parcel Assessment Parcel Result: **Strong**



## Local Plan Review Call for Sites Proforma

### Site Comments

The site appears flat agricultural land with some mature tree cover to all boundaries and is situated off Weaste Lane. There is existing access into the site from the adjacent residential development. Although not within the site, there are 2 Locally Listed Buildings adjacent to the southern boundary.

The northern boundary is with Weaste Lane and open agricultural land beyond; the eastern boundary is with open agricultural land, with the southern and western boundaries being with residential development.

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

# Local Plan Review Call for Sites Proforma

Figure 1: Site Boundary R18/177



Site Reference: R18/178

SHLAA Reference: 1626

Site Name: Land south of 128, Weaste Lane

Settlement Profile: South Warrington

Date of site visit: **SHLAA Desk Top Analysis**

Ward: Lymm North & Thelwall

Owner / Developer / Promoter: **N/A**

Agent: **N/A**

Site submitted by: **N/A**

Submitted Site Area (Hectares): **0.93**

Council measured Site Area (Hectares): **N/A**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Residential**

**Preferred Use Comments**

Site submitted as a SHLAA site in 2009.

**Residential**

Dwelling Total Submitted: **0**

Council assumed 30dph Total: **27**

**Employment**

Employment Site Area: **0**

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

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

## **Local Plan Review Call for Sites Proforma**

### **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: **No**

Local Highway Access: **Weaste Lane**

Access comments: **Access to Weaste Lane via local track**

Neighbouring Uses: **Residential/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: **GA 9**

General Area Assessment Parcel Result: **Moderate**

Green Belt Parcel Reference: **R18/178**

Parcel Assessment Parcel Result: **Strong**

## Local Plan Review Call for Sites Proforma

### Site Comments

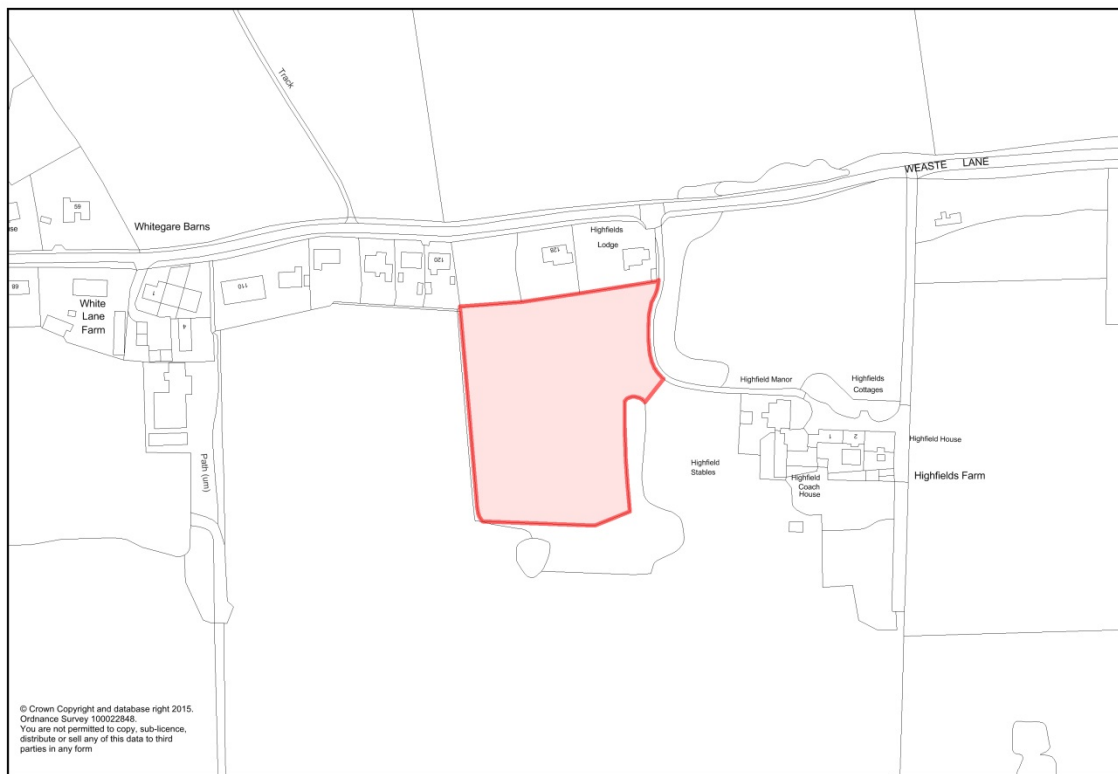
The site appears flat agricultural land with some semi mature tree cover and is situated off Weaste Lane. There is existing access into the site from the adjacent residential development. Although not within the site boundary, there is a Locally Listed Building adjacent to the northern boundary.

The northern boundary is with residential development, with the eastern, southern and western boundaries being with open agricultural land.

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

# Local Plan Review Call for Sites Proforma

Figure 1: Site Boundary R18/178



Site Reference: R18/179

SHLAA Reference: 1627

Site Name: Land North of Weaste Lane

Settlement Profile: South Warrington

Date of site visit: **SHLAA Desk Top Analysis**

Ward: Lymm North & Thelwall

Owner / Developer / Promoter: **N/A**

Agent: **N/A**

Site submitted by: **N/A**

Submitted Site Area (Hectares): **4.7**

Council measured Site Area (Hectares): **N/A**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Residential**

**Preferred Use Comments**

Site submitted as a SHLAA site in 2009.

**Residential**

Dwelling Total Submitted: **0**

Council assumed 30dph Total: **141**

**Employment**

Employment Site Area: **0**

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

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

## **Local Plan Review Call for Sites Proforma**

### **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: **No**

Local Highway Access: **Weaste Lane**

Access comments: **Access directly onto Weaste Lane**

Neighbouring Uses: **Residential / Agricultural**

Air Quality Management Areas: **No**

Agricultural Land Classification: **2 & 3**

Potentially Contaminated Land: **No**

Hazardous Installation Zone: **No**

Public Rights of Way: **No**

### **Green Belt Assessment**

General Area Assessment Parcel Reference: **GA 9**

General Area Assessment Parcel Result: **Moderate**

Green Belt Parcel Reference: **R18/179**

Parcel Assessment Parcel Result: **Strong**



## Local Plan Review Call for Sites Proforma

### Site Comments

The site appears flat agricultural land with some sporadic semi mature tree cover to the east of the site and is situated off Weaste Lane. There is an existing field access into the site from Weaste Lane.

The northern boundary is with residential development, eastern is with agricultural land, the southern is with Weaste Lane and the western boundary of the site is with open agricultural land.

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

# Local Plan Review Call for Sites Proforma

Figure 1: Site Boundary R18/179



Site Reference: R18/180

SHLAA Reference: 1628

Site Name: Land to the rear of 27 - 47 Weaste Lane

Settlement Profile: South Warrington

Date of site visit: **SHLAA Desk Top Analysis**

Ward: Lymm North & Thelwall

Owner / Developer / Promoter: **N/A**

Agent: **N/A**

Site submitted by: **N/A**

Submitted Site Area (Hectares): **1.5**

Council measured Site Area (Hectares): **N/A**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Residential**

**Preferred Use Comments**

Site submitted as a SHLAA site in 2009.

**Residential**

Dwelling Total Submitted: **0**

Council assumed 30dph Total: **45**

**Employment**

Employment Site Area: **0**

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

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

## **Local Plan Review Call for Sites Proforma**

### **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: **No**

Local Highway Access: **Weaste Lane**

Access comments: **Access to Weaste Lane via local track**

Neighbouring Uses: **Residential / Agricultural**

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: **GA 9**

General Area Assessment Parcel Result: **Moderate**

Green Belt Parcel Reference: **R18/180**

Parcel Assessment Parcel Result: **Strong**

## Local Plan Review Call for Sites Proforma

### Site Comments

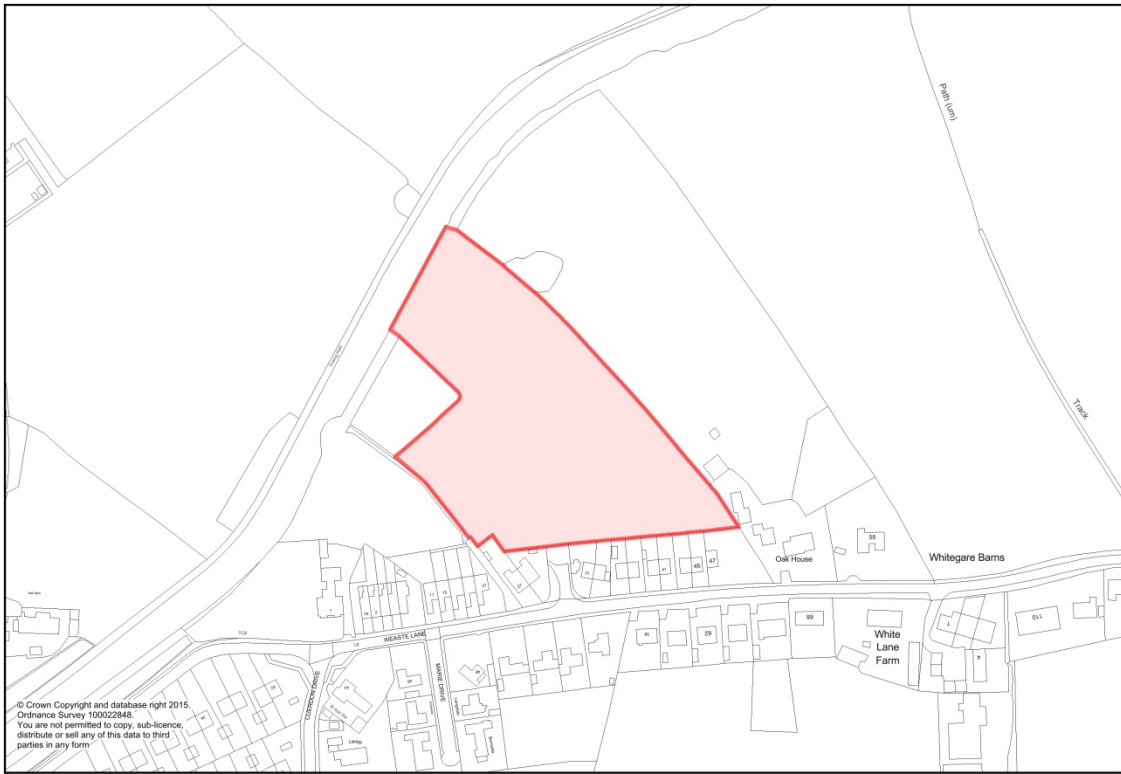
The site appears flat agricultural land with some sporadic semi mature tree cover and is situated off Weaste Lane. There is existing field access into the site from a track off Weaste lane.

The northern boundary of the site is with the Bridgewater Canal and a Public Right of Way, the eastern boundary is with open agricultural land, the southern boundary is with residential development and the western boundary of the site is with open agricultural land 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.

# Local Plan Review Call for Sites Proforma

Figure 1: Site Boundary R18/180



Site Reference: R18/197

SHLAA Reference: 2177

**Site Name: Grappenhall Hall Residential School**

Settlement Profile: South Warrington

Date of site visit: **SHLAA Desk Top Analysis**

Ward: Grappenhall

Owner / Developer / Promoter: **N/A**

Agent: **N/A**

Site submitted by: **N/A**

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

Council measured Site Area (Hectares): **N/A**

Greenfield or Brownfield: **PDL**

Preferred Use for Site: **Residential**

**Preferred Use Comments**

Site submitted as a SHLAA site in 2011.

**Residential**

Dwelling Total Submitted: **20**

Council assumed 30dph Total: **N/A**

**Employment**

Employment Site Area: **0**

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

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

## **Local Plan Review Call for Sites Proforma**

### **Constraints**

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **No**

Nature Designations: **None**

Conservation Areas: **Grappenhall Village**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **No**

Local Highway Access: **Church Lane**

Access comments: **Access from local track onto Church Lane**

Neighbouring Uses: **Residential**

Air Quality Management Areas: **No**

Agricultural Land Classification: **2 & Urban**

Potentially Contaminated Land: **No**

Hazardous Installation Zone: **No**

Public Rights of Way: **No**

### **Green Belt Assessment**

General Area Assessment Parcel Reference: **GA 10**

General Area Assessment Parcel Result: **Weak**

Green Belt Parcel Reference: **R18/197**

Parcel Assessment Parcel Result: **Weak**



## Local Plan Review Call for Sites Proforma

### Site Comments

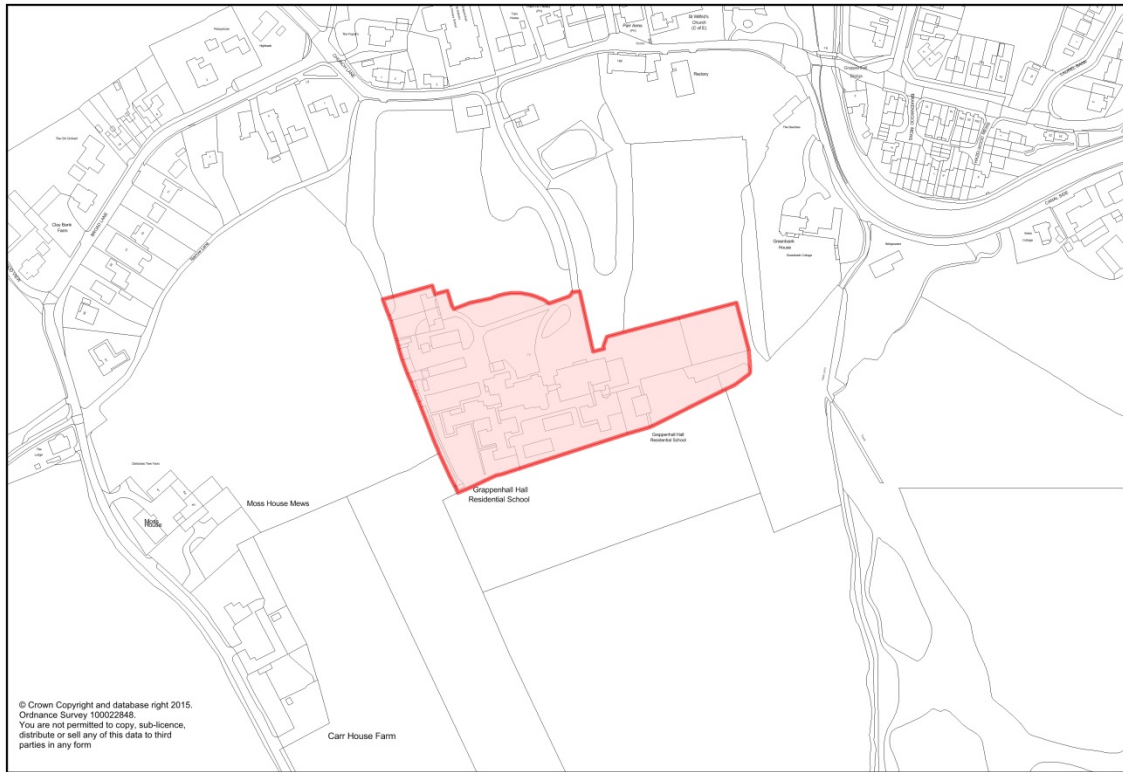
The whole of the site is situated within the Grappenhall Conservation Area. There is existing access into the site from Church Lane. The School has now closed, but the existing buildings and areas of hard standing are still present.

The northern boundary of the site is with open fields, the eastern boundary is with residential development, with the southern and western boundaries being with agricultural land.

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

# Local Plan Review Call for Sites Proforma

Figure 1: Site Boundary R18/197



Site Reference: R18/206

SHLAA Reference: 2470

Site Name: The Old Rectory Nursing Home

Settlement Profile: South Warrington

Date of site visit: **SHLAA Desk Top Analysis**

Ward: Grappenhall

Owner / Developer / Promoter: **N/A**

Agent: **N/A**

Site submitted by: **N/A**

Submitted Site Area (Hectares): **0.55**

Council measured Site Area (Hectares): **0**

Greenfield or Brownfield: **PDL**

Preferred Use for Site: **Residential**

**Preferred Use Comments**

Site submitted as a SHLAA site in 2012.

**Residential**

Dwelling Total Submitted: **8**

Council assumed 30dph Total: **N/A**

**Employment**

Employment Site Area: **0**

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

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

## Local Plan Review Call for Sites Proforma

### Constraints

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **No**

Nature Designations: **No**

Conservation Areas: **Grappenhall Village**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **No**

Local Highway Access: **Church Lane**

Access comments: **Existing access directly onto Church Lane**

Neighbouring Uses: **Residential**

Air Quality Management Areas: **No**

Agricultural Land Classification: **Urban**

Potentially Contaminated Land: **No**

Hazardous Installation Zone: **No**

Public Rights of Way: **No**

### Green Belt Assessment

General Area Assessment Parcel Reference: **GA 10**

General Area Assessment Parcel Result: **Weak**

Green Belt Parcel Reference: **R18/206**

Parcel Assessment Parcel Result: **Weak**

## Local Plan Review Call for Sites Proforma

### Site Comments

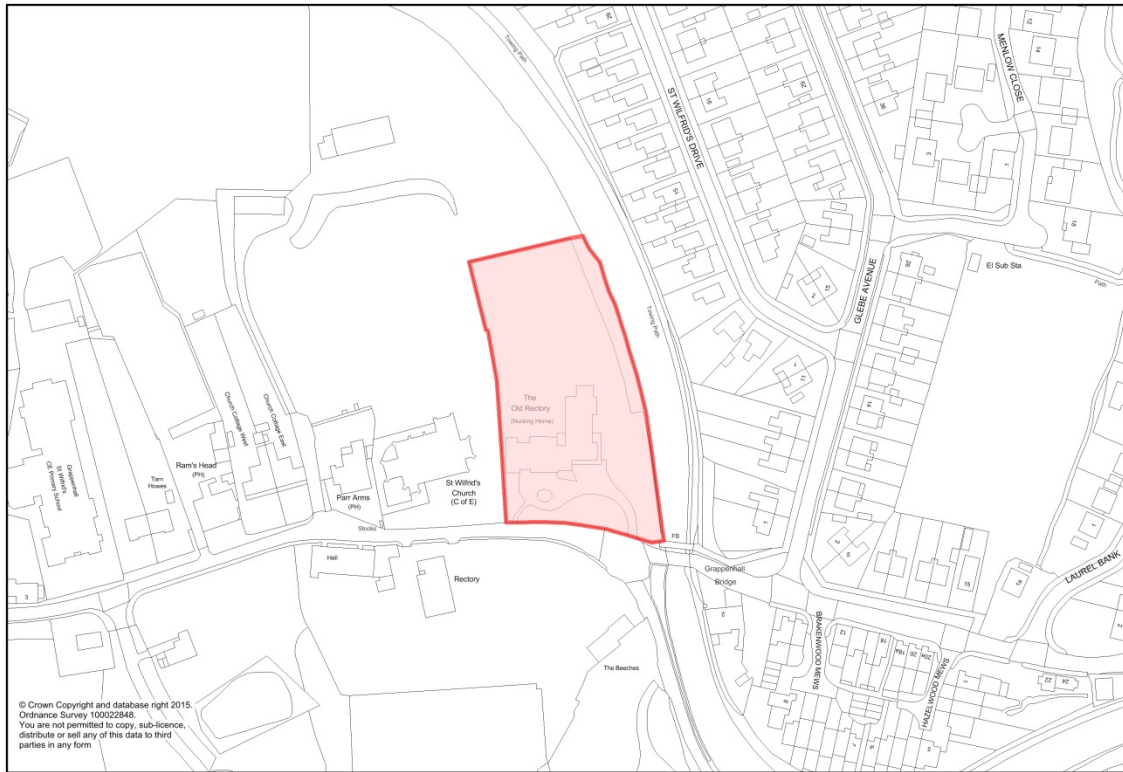
The whole of the site is situated within the Grappenhall Conservation Area. There is existing access into the site from Church Lane and the site is currently operating as a Nursing Home. Mature trees are present to all but one of the site's boundaries.

The northern boundary of the site is with a wooded area, the eastern boundary is with the Bridgewater Canal and residential development beyond, the southern boundary is with residential development and the western boundary is with St Wilfrid's Church.

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

# Local Plan Review Call for Sites Proforma

Figure 1: Site Boundary R18/206



Site Reference: R18/229

SHLAA Reference: 2668

Site Name: Land adjacent South View, Hatton Lane

Settlement Profile: South Warrington

Date of site visit: **SHLAA Desk Top Analysis**

Ward: Appleton

Owner / Developer / Promoter: **N/A**

Agent: **N/A**

Site submitted by: **N/A**

Submitted Site Area (Hectares): **8.8**

Council measured Site Area (Hectares): **N/A**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Residential**

**Preferred Use Comments**

Submitted SHLAA site.

**Residential**

Dwelling Total Submitted: **0**

Council assumed 30dph Total: **264**

**Employment**

Employment Site Area: **0**

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

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

## **Local Plan Review Call for Sites Proforma**

### **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: **No**

Local Highway Access: **Hatton Lane**

Access comments: **Access directly onto Hatton Lane**

Neighbouring Uses: **Agricultural**

Air Quality Management Areas: **No**

Agricultural Land Classification: **3**

Potentially Contaminated Land: **No**

Hazardous Installation Zone: **No**

Public Rights of Way: **Yes**

### **Green Belt Assessment**

General Area Assessment Parcel Reference: **GA 13**

General Area Assessment Parcel Result: **Strong**

Green Belt Parcel Reference: **R18/229**

Parcel Assessment Parcel Result: **Strong**



## Local Plan Review Call for Sites Proforma

### Site Comments

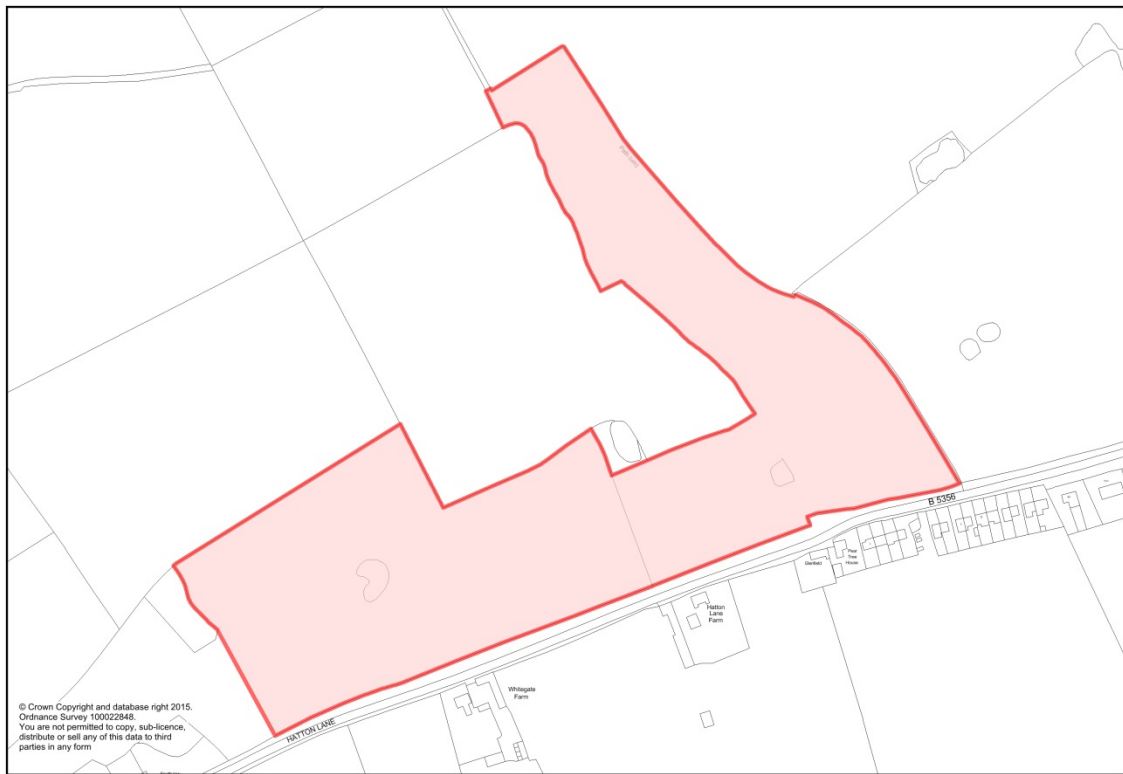
The site is a collection of flat agricultural fields with some sporadic mature hedging and tree cover. There are also several ponds within the site and a Public Right of Way runs along the eastern boundary. The majority of the site is within the Inner, outer and middle Shell pipeline Buffer Zone.

The northern, eastern and western boundary is with open agricultural land and the southern boundary is with Hatton Lane.

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

# Local Plan Review Call for Sites Proforma

**Figure 1:** Site Boundary R18/229



Site Reference: R18/233

SHLAA Reference: 2722

Site Name: Land at Hillside Farm

Settlement Profile: South Warrington

Date of site visit: **SHLAA Desk Top Analysis**

Ward: Appleton

Owner / Developer / Promoter: **N/A**

Agent: **N/A**

Site submitted by: **N/A**

Submitted Site Area (Hectares): **7.4**

Council measured Site Area (Hectares): **N/A**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Residential**

**Preferred Use Comments**

The site was submitted as a SHLAA site in 2015.

**Residential**

Dwelling Total Submitted: **0**

Council assumed 30dph Total: **222**

**Employment**

Employment Site Area: **0**

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

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

## Local Plan Review Call for Sites Proforma

### 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: **No**

Local Highway Access: **Hillside Road**

Access comments: **Access along local track leading to Hillside Road**

Neighbouring Uses: **Residential**

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: **GA 13**

General Area Assessment Parcel Result: **Strong**

Green Belt Parcel Reference: **R18/223**

Parcel Assessment Parcel Result: **Strong**

## Local Plan Review Call for Sites Proforma

### Site Comments

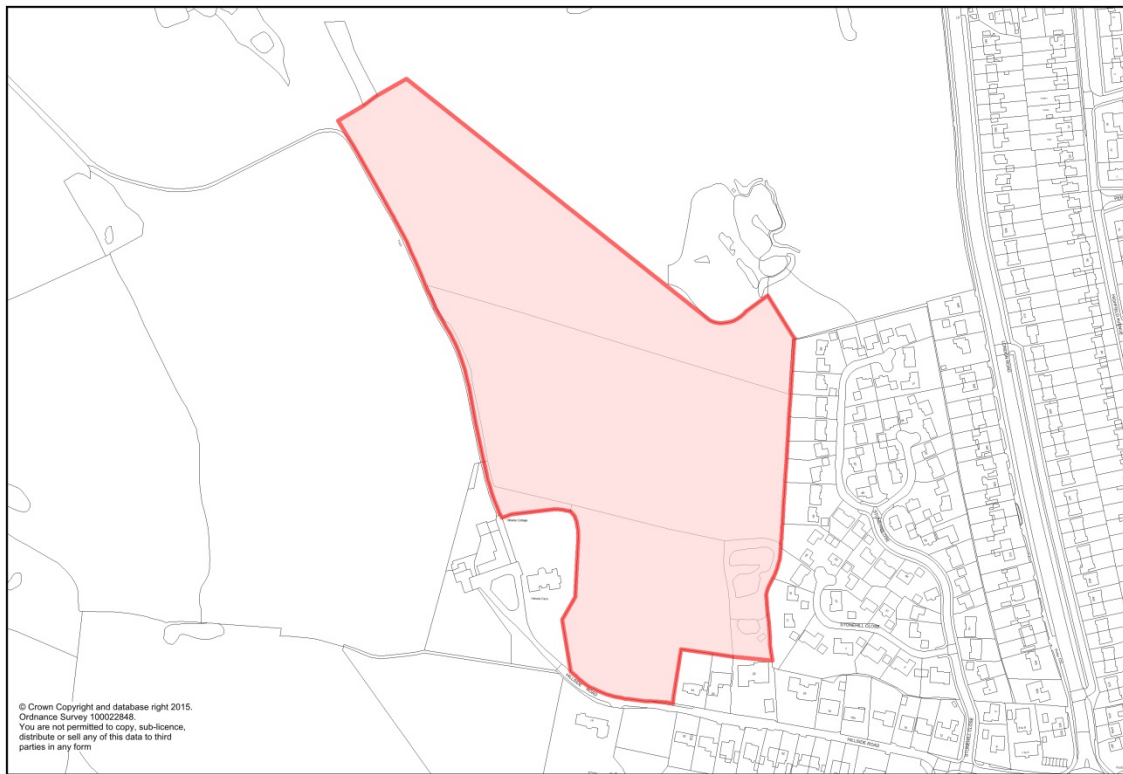
The site is a collection of 3 flat agricultural fields with some mature hedging and tree coverage to the boundaries. There is a small pond to the south eastern corner and a Public Right of way runs along the southern boundary.

The northern boundary of the site is with Warrington Golf Club, the eastern boundary is with existing residential development, the southern boundary is also with residential development and the western boundary is with residential development and agricultural land beyond.

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 strong contribution.

# Local Plan Review Call for Sites Proforma

**Figure 1: Site Boundary R18/233**



Site Reference: R18/245

SHLAA Reference: 1866

**Site Name: Greater Shepcroft Farm**

Settlement Profile: South Warrington

Date of site visit: **SHLAA Desk Top Analysis**

Ward: Appleton

Owner / Developer / Promoter: **N/A**

Agent: **N/A**

Site submitted by: **N/A**

Submitted Site Area (Hectares): **36.6**

Council measured Site Area (Hectares): **0**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Residential**

**Preferred Use Comments**

Site submitted as a SHLAA site in 2009.

**Residential**

Dwelling Total Submitted: **0**

Council assumed 30dph Total: **1080**

**Employment**

Employment Site Area: **0**

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

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

## **Local Plan Review Call for Sites Proforma**

### **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: **No**

Local Highway Access: **Shepcroft Lane**

Access comments: **Access directly onto Shepcroft Lane**

Neighbouring Uses: **Residential / Agricultural**

Air Quality Management Areas: **No**

Agricultural Land Classification: **2 & 3**

Potentially Contaminated Land: **No**

Hazardous Installation Zone: **No**

Public Rights of Way: **Yes**

### **Green Belt Assessment**

General Area Assessment Parcel Reference: **GA 13**

General Area Assessment Parcel Result: **Strong**

Green Belt Parcel Reference: **R18/245**

Parcel Assessment Parcel Result: **Strong**



## Local Plan Review Call for Sites Proforma

### Site Comments

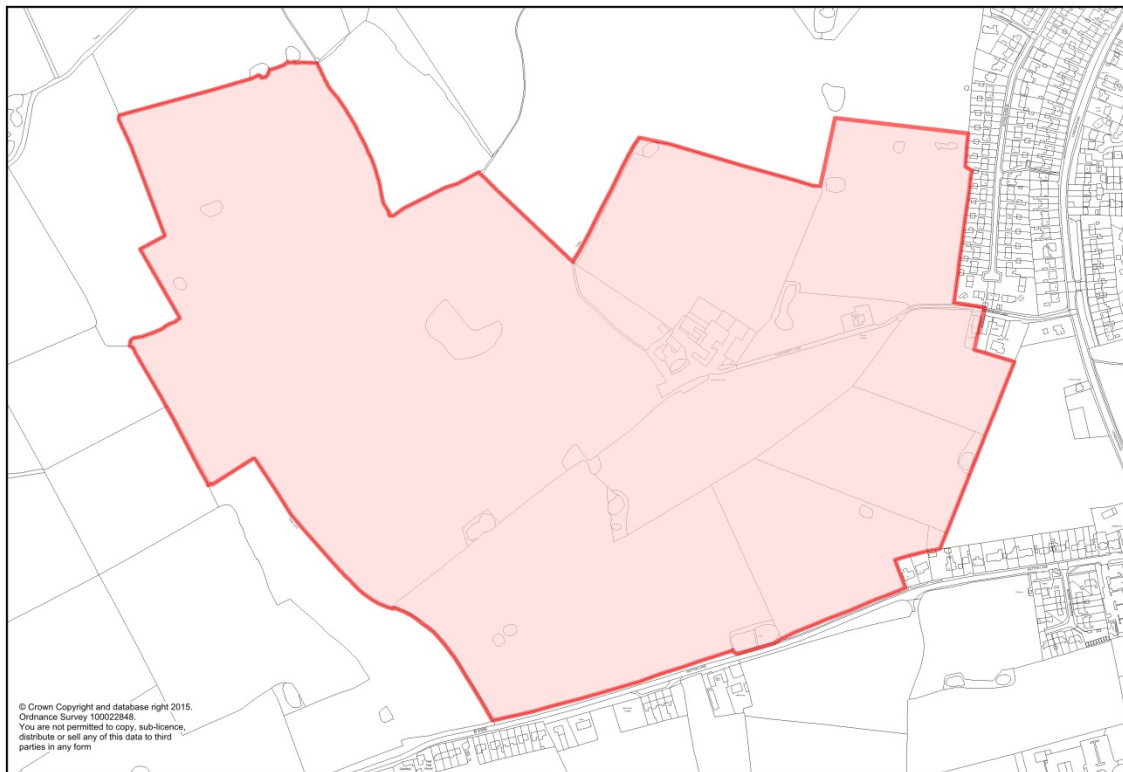
The site is a collection of agricultural fields associated with Great Shepcroft Farm. There is some mature tree coverage across parts of the site as well as some mature hedging to the boundaries and within the site. A Public Right of Way runs along the site's western boundary and there are a series of small ponds dotted around the site. In the centre of the site is Great Shepcroft Farmhouse, a Grade II Listed Building. There is also access in to the site via Shepcroft Lane.

The northern boundary of the site is with open agricultural land, the eastern boundary is with some open agricultural land and residential development, the southern boundary is with Hatton Land and the western boundary is with a Public Right of Way and Open Agricultural land.

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

## Local Plan Review Call for Sites Proforma

**Figure 1:** Site Boundary R18/245







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