

# **Warrington Local Plan Review**

**Sustainability Appraisal:  
SA Report**

**Non-technical summary**

**April 2019**

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# **Introduction**

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# 1 INTRODUCTION

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## 1.1 Background

- 1.1.1 AECOM has been commissioned by Warrington Council to undertake a sustainability appraisal (SA) in support of the Warrington Local Plan Review (the 'Plan').
- 1.1.2 The new Local Plan will set out the amount of housing and employment land that needs to be planned for, where and where not it will be acceptable in principle, and policies for assessing planning applications.
- 1.1.3 Other planning matters will also be addressed in the Plan including; the need to release Green Belt land and an appropriate way of doing this; accommodation for gypsies, travelers and travelling showpeople, the need to ensure environmental net gain, planning for waste and minerals, infrastructure provision, regeneration, climate change and wider environmental protection.
- 1.1.4 The Council has identified its preferred approach for the delivery of growth, having commissioned a number of supporting studies to inform this decision. The SA is one such piece of evidence.
- 1.1.5 The SA Report sets out the findings of the SA process. This is a Non-Technical Summary (NTS) of the SA Report and presents a summary of the following:
- The scope of the SA
  - Consideration of alternative approaches to the key issues of housing growth and distribution;
  - Appraisal of reasonable site options;
  - Appraisal of the draft Plan;
  - Mitigation and enhancement measures;
  - Monitoring; and
  - Next steps.

## 1.2 The Local Plan

1.2.1 The new Local Plan will set out how the Borough and the places within it should develop. The strategic objectives for the new Plan are set out in the table below.

<p>W1 To enable the sustainable growth of Warrington through the ongoing regeneration of Inner Warrington, the delivery of strategic and local infrastructure, the strengthening of existing neighbourhoods and the creation of new sustainable neighbourhoods whilst:</p> <ul style="list-style-type: none"><li>• delivering a minimum of 18,900 new homes (equating to 945 per year) between 2017 and 2037, and</li><li>• Supporting Warrington's ongoing economic success by providing 362 Hectares of employment land between 2017 and 2037.</li></ul>
<p>W2 To ensure Warrington's revised Green Belt boundaries maintain the permanence of Warrington's Green Belt in the long term.</p>
<p>W3 To strengthen and expand the role of Warrington Town Centre as a regional employment, retail, leisure, cultural and transport hub, whilst transforming the quality of the public realm and making the Town Centre a place where people want to live.</p>
<p>W4 To provide new infrastructure to support Warrington's growth; address congestion; promote safer and more sustainable travel; and encourage active and healthy lifestyles.</p>
<p>W5 To secure high quality design which reinforces the character and local distinctiveness of Warrington's urban area, its countryside, its unique pattern of waterways and green spaces and its constituent settlements whilst protecting, enhancing and embracing the Borough's historic, cultural, built and natural assets.</p>
<p>W6 To minimise the impact of development on the environment through the prudent use of resources and ensuring development is energy efficient, safe and resilient to climate change and makes a positive contribution to improving Warrington's air quality.</p>

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# Scoping

**02**

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## 2 SCOPING

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### 2.1 Background

- 2.1.1 The Scoping stage of the SA process is used to establish the key issues that should be the focus of the appraisal, as well as the assessment methodologies.
- 2.1.2 A Scoping Report was prepared and published for consultation in October 2016. Following consideration of the comments received, the scope of the SA has been determined and has provided the baseline position against which appraisals have been undertaken.
- 2.1.3 It should be noted that the scope of the SA is fluid and has been updated throughout the plan making process in light of new evidence.

### 2.2 Key issues

- 2.2.1 The key issues identified through the scoping process in 2016 are summarised in table 2.1 below. Updates to the data were made as the Plan progressed, but some of contextual information remains for completeness.

**Table 2.1: Key sustainability issues identified through scoping**

<p><b>Pockets of Deprivation</b> - Deprivation across the borough as a whole is below regional and national averages, though there has been a slight worsening in overall deprivation from 2010-2015. There are stark inequalities, with high levels of multiple deprivation, concentrated mainly in the inner areas of Warrington. Bewsey and Whitecross, Fairfield and Howley, Orford, Poplars and Hulme, Poulton North and Latchford East all have SOAs in the 10% most deprived in England.</p> <p>There are also specific pockets of deprivation in the 'Education, Training and Skills' and Employment' domains; particularly in the inner areas of Warrington.</p>
<p><b>Employment needs</b> - The 2016 Economic Development Needs Assessment identifies a need for an additional 381 hectares of employment land over the next 20 years. The updated report (2019) identifies a need for 362ha of employment land through to 2037.</p>
<p><b>Economic Growth</b> - There is a need to continue to promote sustainable economic growth and to support aspirations to transform Warrington from a new town to a 'New City', with corresponding economic growth.</p>
<p><b>Town centres</b> - There is a need to promote the vitality and viability of town centres.</p>
<p><b>Fear of Crime and Antisocial behaviour</b> - Levels of crime within the borough have fallen steadily over the last 5 years and are similar to regional and national averages. However, household surveys show fear of crime at night is higher than national figures, and substantially higher in more deprived neighbourhoods</p>

**Table 2.1: Key sustainability issues identified through scoping**

<p><b>Pockets of Health Deprivation</b> - Health deprivation relative to other boroughs has worsened since 2010, with approximately 32% of the local population living in areas which are ranked amongst the most health-deprived in the country. Inner areas of the borough are affected most severely, but there are pockets across all Warrington neighbourhoods that are ranked amongst the 20% most deprived nationally.</p>
<p><b>Green Infrastructure</b> - Green infrastructure provides multi-functional benefits for health and wellbeing and should be protected and enhanced.</p>
<p><b>Obesity rates</b> - amongst adults are rising and currently exceed the average for England, contributing to actual and forecast increases in a number health conditions. All potential to influence the built environment to maximise opportunities for physical activity, active travel and healthy eating should be fully exploited.</p>
<p><b>Access to Primary Care</b> - The NHS Strategic Estates Plan has identified that there are areas within the borough that currently have insufficient capacity to accommodate new residents, and will become increasingly more constrained over the plan period with further development.</p>
<p><b>Accessibility of Employment</b> - Travel to work by public transport / walking / cycling figures for Warrington are lower than regional or national average. Use of car is higher and the problem is exacerbated by the New Town Development pattern.</p>
<p><b>Increasing car use and dependency</b> - National trend exacerbated by New Town car dependency.</p>
<p><b>Rising traffic volumes and traffic congestion.</b></p>
<p><b>High levels of commuting into and out of the Borough.</b></p>
<p><b>Housing delivery</b> - There is a pattern of solid housing completions over the last 5 years, with the majority taking place on brownfield land.</p>
<p><b>Housing needs</b> - The 2016 Strategic Housing Market Assessment (SHMA) established that the full objectively assessed need (OAN) for housing in Warrington was 839 new homes per annum up until 2037, increasing to 984 homes per annum to ensure the number of new homes balanced with the Council's economic growth ambitions. The SHMA Update 2017 has subsequently confirmed a higher figure for the OAN of 955 homes per annum rising to 1,113 to ensure balance with the Council's growth ambitions. Further changes to the evidence have since occurred, such as the Governments new Standard Methodology. This gives the most recent need figure of 909 dwellings per year.</p>
<p><b>There remains a shortage of Affordable Housing</b> - As Identified in the Strategic Housing Market Assessment 2016. Affordable housing needs to reflect local need and increase choice in terms of tenure, in-keeping with the local Housing Strategy.</p> <p>To address the impact of an ageing population here is a need to ensure there are sufficient homes that are accessible, adaptable and support care in the community and independent living despite changing requirements caused by age, disability or illness. These issues are still relevant, as reflected in the SHMA update in 2017.</p>



**Table 2.1: Key sustainability issues identified through scoping**

<p><b>There remains a shortage of Gypsy and Traveller and Travelling Show people accommodation</b> - As identified in the Cheshire Gypsy and Traveller Accommodation Assessment 2014 This remains the case in updated studies undertaken in 2018.</p>
<p><b>Pollution, air quality and climate change</b> - Two Air Quality Monitoring Areas (AQMAs) are designated within the Borough. One is related to the motorway network; the other is focussed on the inner ring road network around the town centre and the strategic road network (A49, A5056 and A5061).</p>
<p><b>Quality of land and waterways in the Borough</b> - A legacy of the towns industrial past, there are a large number of potentially contaminated sites within the Borough and a significant length of Warrington's rivers are graded as having poor chemical and biological quality.</p>
<p><b>Soil quality</b> - Warrington contains considerable areas of Agricultural Land classified as Grade 2 and 3a (i.e. Best and Most Versatile). The release of Green Belt land could potentially affect such areas.</p>
<p><b>Mineral resources</b> - There is a need to protect mineral resources and supporting infrastructure from sterilisation.</p>
<p><b>Protection and enhancement of the historic Environment</b> – There is a significant number of historic assets in the Borough &amp; a number of buildings / monuments have been identified as being in vulnerable or deteriorating condition.</p>
<p><b>Landscape character</b> – There is a need to preserve and enhance the character of Warrington's countryside, whilst recognising the need to release Green Belt land.</p>
<p><b>Protection &amp; Enhancement of Biodiversity and geodiversity Assets</b> – There are significant nature conservation and wider green infrastructure assets in the borough that need to be protected, enhanced and made more resilient.</p>
<p><b>Flood protection in the borough</b> – Areas within the Borough are identified on the Environment Agency's Indicative Floodplain maps.</p>
<p><b>Renewable energy and energy efficiency</b> – There is a need for a more pro-active approach to energy production and usage.</p>
<p><b>Amount of waste entering land fill</b> – There are European and National targets for waste reduction and an increase in reuse, recycling and composting.</p>

## 2.3 SA Framework

2.3.1 Table 2.2 sets out the eighteen SA objectives that have been established as a result of the scoping process. The SA objectives have been grouped into eight SA Themes to present the findings more succinctly simply and avoid duplication in the discussion of the SA findings (where objectives are very similar or complimentary).

**Table 2.2: Summary of the SA Framework**

SA Theme	SA objectives
<b>Economy and regeneration</b>	<ul style="list-style-type: none"> <li>1. Strengthen the local economy and ensure sustainable economic growth</li> <li>2. Improve the education and skills of the population overall</li> <li>3. Reduce poverty, deprivation and social exclusion and secure economic inclusion</li> </ul>
<b>Health and Wellbeing</b>	<ul style="list-style-type: none"> <li>5. Improve physical and mental health and reduce health inequalities</li> <li>7. Reduce crime, disorder and the fear of crime</li> <li>8. Enable groups to contribute to decision making and encourage a sense of community identity and welfare.</li> <li>10. Provide, protect or enhance leisure opportunities, recreation facilities, green infrastructure and access to the countryside</li> </ul>
<b>Accessibility</b>	<ul style="list-style-type: none"> <li>4. Reduce the need to travel, especially by car, improve choice and the use of more sustainable modes</li> <li>9. Protect and enhance accessibility for all the essential services and facilities.</li> </ul>
<b>Housing</b>	<ul style="list-style-type: none"> <li>6. Ensure access to good quality, sustainable, affordable housing</li> </ul>
<b>Natural Resources</b>	<ul style="list-style-type: none"> <li>14. Protect, manage and improve local environmental quality including land, air and controlled waters and reduce the risk of flooding.</li> <li>16. Ensure the sustainable and prudent use and management of natural resources including the promotion of natural resources including the promotion of sustainable drainage and water conservation.</li> </ul>
<b>Built and natural heritage</b>	<ul style="list-style-type: none"> <li>11. Protect and where possible enhance the significance of historic assets and their setting.</li> <li>12. Protect and improve the quality and character of places, landscapes, townscapes and wider countryside whilst maintaining and strengthening local distinctiveness and sense of place.</li> <li>19. Ensure high quality and sustainable design for buildings, spaces and the public realm that is appropriate to the locality.</li> </ul>
<b>Biodiversity and Geodiversity</b>	<ul style="list-style-type: none"> <li>13. Protect, maintain and enhance biodiversity and geodiversity.</li> </ul>
<b>Climate Change and resource use</b>	<ul style="list-style-type: none"> <li>15. Limit, mitigate and adapt to the impacts of climate change.</li> <li>17. Increase energy efficiency and production of renewable energy.</li> <li>18. Minimise waste and maximise reuse, recovery and recycling</li> </ul>

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# **Consideration of alternatives**

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## **3 CONSIDERATION OF ALTERNATIVES**

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### **3.1 Introduction**

3.1.1 A critical stage of the SA process is the consideration of alternative approaches and options for delivering the objectives of the Plan.

3.1.2 Appraisal of reasonable alternatives allows for a consistent comparison of different policy approaches and site options to be undertaken. The findings of appraisal can then help to inform decisions about the preferred Plan approaches.

3.1.3 An important part of an effective SA is to help stakeholders (i.e. businesses, communities, developers, statutory bodies) understand the benefits, constraints and opportunities associated with different policy approaches / site options.

3.1.4 Alternatives have been explored for the following Plan elements:

- Alternative high-level options for housing growth and distribution.
- Alternative options for the main development locations for housing and employment in the Warrington urban area
- Appraisal of employment growth options
- Appraisal of broad employment areas
- Site options for housing and employment development
- Options for meeting the needs of Gypsies and Travellers, and Travelling Showpeople.
- Appraisal of concept options for the Warrington Garden Suburb extension

3.1.5 The following chapters in this section deal with the alternative approaches that have been identified and assessed for each of the Plan elements listed above.

3.1.6 Importantly, for each Plan issue a discussion is provided to clarify which approaches the Council considers to be reasonable for inclusion in the SA (and those that are considered to be unreasonable).

3.1.7 Outline reasons are also provided to explain why the Council has decided to pursue or reject particular approaches to the growth and distribution of housing and employment land.



Alternatives appraisal:  
**Spatial strategy**

**04-05**

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## **4 ALTERNATIVES APPRAISAL: SPATIAL STRATEGY**

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### **4.1 Introduction**

- 4.1.1 Setting the strategy for the amount and distribution of development is a crucial element of the plan-making process.
- 4.1.2 A robust approach to plan-making should involve testing different approaches as to how these plan objectives can be achieved. Therefore, there is a need to examine the evidence behind housing and employment needs and understand the implications of meeting such needs in a range of different (but reasonable) ways.
- 4.1.3 This chapter summarises the SA processes and findings in relation to the strategy for housing development.

### **4.2 Establishing alternatives for housing**

- 4.2.1 A range of reasonable alternatives were established and appraised at the Preferred Development Options stage of plan making.
- 4.2.2 This was a two stage process, firstly looking at a high level approach to growth and distribution, and then secondly looking at more detailed locations for growth once a preferred high level approach had been established.
- 4.2.3 The high level alternatives were a combination of growth scenarios and distribution options. The preferred high level approach sought sufficient housing to meet the economic growth aspirations under the devolution bid through focusing the majority of new development adjacent to the main urban area with incremental growth in the outlying settlements. This was supported by the SA findings within the interim SA Report.
- 4.2.4 Once the high level approach had been confirmed (a focus on the urban areas with incremental growth in outlying settlements), 5 different options for distributing growth around the urban area were tested in the SA. The options included different areas of focus such as a Garden Suburb to deliver the majority of growth versus a more dispersed approach and / or smaller urban extensions to the urban fringes.
- 4.2.5 The preferred approach at this stage involved a Garden Suburb and a South West extension to the main urban area.

### **4.3 Re-consideration of the spatial strategy (in light of reasonable alternatives)**

- 4.3.1 Following consultation on the Preferred Development Option, the Council undertook a fundamental review of the technical evidence underpinning the Plan and options for the level and location of new development. Three growth scenarios and three distribution options were subsequently developed and tested as set out in table 4.1 below. At the preferred development option stage, three growth scenarios were tested and labelled, A, B and C. The additional scenarios tested at this stage are therefore labelled D, E and F.
- 4.3.2 The reasonable alternatives in table 4.1 below are a combination of the three distribution options tested at three different levels of growth.

**Table 4.1: High level alternatives for growth and distribution of housing**

Scenario D: Government Standard Methodology (2016 base)  Green Belt Requirement of 2,444	Scenario E: Government Standard Methodology (2014 base)  Green Belt Requirement of 6,272	Scenario F: Proposed Plan target (SEP Uplift, 2017-2037)  Green Belt Requirement of 7,064
D1. Focus entirely on the Warrington urban area <i>2,444 dwellings to the urban fringes of Warrington</i>	E1. Focus entirely on the Warrington urban area <i>6,272 dwellings to the urban fringes of Warrington</i>	F1. Focus entirely on the Warrington urban area <i>7,064 dwellings to the urban fringes of Warrington</i>
D2. Incremental growth in settlements <i>1,100 dwellings in the outer settlements, 1344 dwellings to the urban fringes</i>	E2. Incremental growth in settlements <i>1,100 dwellings in the outer settlements</i> <i>5172 homes to the urban fringes</i>	F2. Incremental growth in settlements <i>1,100 dwellings in the outer settlements</i> <i>5'964 homes to the urban fringes</i>
D3. Increased dispersal of development to settlements <i>2,444 dwellings at the outer settlements</i>	E3. Increased dispersal of development to settlements <i>3500 dwellings at the outer settlements</i> <i>2772 dwellings to the urban fringes</i>	F3. Increased dispersal of development to settlements <i>4200 dwellings at the outer settlements</i> <i>2864 dwellings to the urban fringes</i>

4.3.3 An incremental growth approach with growth in line with the proposed plan target was considered as the preferred approach (I.E. Alternative F2).

The Councils justification for the spatial strategy

4.3.4 The Council sets out a detailed justification for the selection of the preferred approach in the Development Options and Site Assessment Technical Report. Its selection of the preferred approach has been informed by the SA/SEA process. The justification is summarised below, including outline reasons why the alternatives were discarded.

4.3.5 All there options under growth scenario E are considered to be inappropriate as they do not meet the full housing needs of the borough. Furthermore, the Council does not consider that there are exceptional circumstances to justify not meeting housing needs in full. In particular, the evidence demonstrates that the effects of a higher amount of green belt release are not significant enough to outweigh the benefits that would be achieved.

4.3.6 The Council considers that Growth Scenario F provides the best strategy for the Local Plan. It will better align with Warrington’s growth aspirations, address identified affordability issues relating to younger households and provide an increase in the delivery of affordable housing. It only represents a relatively small increase in development over Scenario E and any additional environmental impacts will be able to be appropriately mitigated.

4.3.7 With regards to the broad distribution of development, the Council considers that the majority of development should be located at the edges of the main urban area, but alongside incremental growth in the outer settlements.

- 4.3.8 This will achieve the sustainability of Warrington's growth as a whole, whilst supporting the long term vitality of the outlying settlements
- 4.3.9 Focusing entirely on the Warrington inner area would not provide the same benefits for the outlying settlements, and the additional growth in the urban area would not be likely to generate significantly different impacts in terms of socio economic development.
- 4.3.10 Conversely, greater dispersal to the outlying settlements would result in greater character impacts in the settlements, would promote a less sustainable form of growth and provides a weaker contribution to supporting the growth of the main urban area (which is a key objective of the Local Plan).
- 4.3.11 The preferred strategy for the Borough is therefore in broad alignment with Alternative F2.
- 4.3.12 The SA findings are broadly supportive of this approach. The findings demonstrate that the lower growth scenario could have negative effects on housing and economic growth, and this translates into lower overall benefits in terms of regeneration, health and wellbeing and the potential for infrastructure improvements.
- 4.3.13 Though the higher growth options would generate more negative effects, the majority of these would not be significant and could be mitigated.
- 4.3.14 With regards to distribution, the SA finds that the preferred approach would generate a more balanced range of positive effects across the borough. In terms of environmental impacts, the effects are not vastly different between the three distribution approaches.

#### **4.4 Consideration of main development locations for the spatial strategy**

##### Reconsidering the alternatives

- 4.4.1 As discussed in section 4.3, three new growth scenarios were identified as reasonable alternatives following a review of the evidence base. These options re-evaluated the implications of different levels of growth in the urban area compared to the outlying settlements.
- 4.4.2 The Council concluded that the focus of development should still be within the urban area / fringes of Warrington and that there will be a requirement for approximately 6000 dwellings to be released from the Greenbelt in addition to incremental Green Belt release in the outlying settlements.
- 4.4.3 6 options for development adjacent to the main urban area were assessed at this stage. In defining the options the Council considered representations made at the PDO stage. This resulted in a reduction of the maximum extent of the Garden Suburb, an additional option for an urban extension to the north of the main urban area and an option with a smaller Garden Suburb.

**Option 1** - Garden Suburb to the south east of the Warrington of around 4,200 homes & urban extension to the south west of around 1,600 homes;

**Option 2** - Garden Suburb of around 4,200 homes & an urban extension to the west of Warrington of around 1,600 homes;

**Option 3** - Garden Suburb of around 4,200 homes & an urban extension to the north of around 1,600 homes;



**Option 4** – Garden Suburb of around 4,200 homes & dispersed Green Belt release adjacent to main urban area;

**Option 5** – Garden Suburb of around 2,400 homes, urban extension to the south west of around 1,600 homes and dispersed Green Belt release adjacent to main urban area; and

**Option 6** - A more dispersed pattern of Green Belt release adjacent to the main urban area.

- 4.4.4 The Councils preferred approach, taking into account the SA/SEA is broadly in-line with Option 1 (Garden Suburb to the south east of the Warrington of around 4,200 homes & urban extension to the south west of around 1,600 homes).
- 4.4.5 The Council have concluded that this option performs strongly across the majority of Local Plan Objectives. It is capable of meeting development needs and deliver infrastructure needed to support the development itself and contribute to the wider sustainable development of Warrington as a whole. The one area where Option 1 does not perform as well as the others is in respect of providing early housing delivery. However, incremental growth in the outlying settlements, and continued development within the urban area itself will help to ensure that housing supply is maintained in the short term.
- 4.4.6 The SA is broadly supportive of the preferred approach, which concludes that an approach involving a Garden Suburb is more likely to achieve significant positive effects upon socio-economic factors when compared to the more dispersed approaches (whilst having similar environmental effects but in different locations).
- 4.4.7 For further detail, the appraisal findings for the options assessment are presented in full at **Appendix F of the SA Report**.

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## 5 ALTERNATIVES APPRAISAL: EMPLOYMENT

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### 5.1 Introduction

5.1.1 This section discusses how the Council has considered the evidence, and explored potential alternatives relating to Warrington's spatial strategy for employment.

### 5.2 Consideration of alternatives

#### Employment land needs

5.2.1 In determining the amount of employment land needed for the Plan period, the Economic Development Needs Assessment (2019) concluded that the preferred forecasting method for establishing need, is a projection forward of past take-up rates that considers both strategic and local needs, resulting in a need of 362 hectares of employment land up to 2037. This represents the Council's economic aspirations and ensures that Warrington captures the opportunities for growth offered by strategic development sites.

5.2.2 A lower growth option has been tested that looks only at local employment needs. The Council considers that this approach would not support the economic aspirations of the Borough. Table 5.1 below sets out how employment land needs would be met under these two levels of growth.

*Table 5.1 – Meeting Employment Land Requirements*

	<b>Option 1 - Meeting Strategic and Local Needs</b>	<b>Option 2 - Meeting Local Needs only</b>
Total Requirement	361.71 ha	223.71 ha
Existing supply	83.91 ha	83.91 ha
Masterplan additional	31.46 ha	31.46 ha
St Helens Omega Extension	31.20 ha	31.20 ha
Green Belt Requirement	215.14 ha	74.52 ha

5.2.3 There are common elements to each option, namely; the existing supply, town centre masterplan land, and a proposed extension to Omega in St Helens which will contribute to meeting Warrington's employment needs. The residual sites suitable for employment land release would need to be released from the Greenbelt.

5.2.4 There are a range of broad employment locations that form the 'building blocks' of the strategy for employment growth. These broad locations have been identified by determining the availability of suitable sites.

5.2.5 Taking into account the site size and locational requirements for future needs (and in the context of the spatial options for housing development). Three broad employment locations were found to be good candidates for employment growth adjacent to the main urban area.

5.2.6 The broad locations and total amount of land available are set out in table 5.2 below.

*Table 5.2 – Suitable broad locations for strategic employment land*

Potential employment locations	Total in Ha
<b>Land at M56 Junction 9</b> (Total provided is based on consolidation of a number of individual sites into a strategic employment location, as shown in the South East Urban Area Development Concept).	116
<b>Land at Warrington Waterfront</b> • Port Warrington • Wider land within waterfront	75 25
<b>Land adjacent to Omega</b> • Call for sites • Westward extension (within St Helens)	14 30
	<b>Total 260</b>

5.2.7 The Council considers that each of these locations are (in principle) appropriate for the delivery of identified employment needs and meet the locational requirements for the employment land that is needed. As such, these broad locations have been identified as key components in the development of the spatial strategy.

5.2.8 Building upon the assessment of available and suitable employment land, the preferred employment option is to meet strategic and local needs in the following way:

**Option 1a – Meet local and strategic needs (215.14 ha):**

- Existing supply - 83.91 ha
- Town Centre and masterplanning areas – 31.46 ha
- St Helens Omega Extension - 31.2ha
- Garden village - 116ha
- Waterfront business hub - 25.47ha
- Port Warrington - 74.36ha

5.2.9 This option would achieve the level of growth identified to meet local and strategic needs. However, it would include areas with sensitivities including Port Warrington (Local Wildlife Site) and the proposed Garden Village (Loss of Grade 3a land / landscape impacts).

5.2.10 Therefore, to determine if any further locations were more suitable for development, the Council considered further broad locations for growth, which included:

- Smaller scale strategic development at Burtonwood
- Smaller scale development at Winwick
- Development focused on sites clustered around Rixton to the east of the urban area
- Development focused on sites clustered to the South of Lymm adjacent to the M6.

5.2.11 Alternative strategies for distribution were also explored to determine if there were other reasonable approaches to the delivery of local and strategic needs (215.14ha). These are outlined below.

1. *Reduce the scale of growth at the Garden village in favour of dispersed growth to Burtonwood, Winwick, Rixton in particular*
2. *Remove Port Warrington in favour of dispersed growth*
3. *Deliver a dispersed approach to employment land provision across the borough (resulting in smaller developments at Port Warrington and the Garden Suburb).*
4. *Reduce growth at the Garden Village and / or Port Warrington and include strategic growth to the east of the M6 (South of Lymm) instead.*
5. *Reduce growth at the Garden Village and / or Port Warrington and include substantial strategic growth at Rixton instead.*

5.2.12 All these approaches were determined to be unreasonable by the Council as they involve sites that are less suitable to meet the needs identified in the Council's Economic Development Needs Assessment – in particular for strategic distribution and logistics – and do not perform as well against the Local Plan Objectives.

#### Lower levels of growth

5.2.13 With regards to the amount of employment land to be planned for, the Council believes that planning for 'local needs' only would not meet a key objective of the Plan (i.e. sustainable economic growth). However, for completeness, the Council considered it helpful to outline the effects that would be generated should only local needs be met; and so several options have been explored as follows.

#### **Option 2a – Meet local needs only through the Waterfront (220.93 ha)**

- Existing supply - 83.91 ha+ 31.46 ha
- St Helens Omega Extension - 31.2ha
- Port Warrington - 74.36ha

#### **Option 2b – Meet local needs only at a Garden Village (223.57 ha)**

- Existing supply - 83.91 ha + 31.46 ha
- St Helens Omega Extension - 31.2ha
- Smaller scale Garden Village – 77 ha

#### **Option 2c - Meet local needs only through dispersal (223.61 ha)**

- Existing supply - 83.91 ha + 31.46 ha
- St Helens Omega Extension - 31.2ha
- Dispersal to Waterfront Business Hub (25.47ha), Burtonwood (11.5ha), Winwick (8.77ha) Rixton (9.3ha) and Barleycastle (22ha)

5.2.14 Each of these approaches is considered to be a reasonable form of distribution at this lower scale of growth. Therefore, each have been tested through the SA. The appraisal findings are presented at **Appendix H of the SA Report**.

### The preferred approach

- 5.2.15 The Council is proposing Land at Warrington Waterfront and the Land at M56 Junction 9 for inclusion in the Proposed Submission Version Local Plan. These sites will meet the majority of Warrington's employment land requirement.
- 5.2.16 The Council has also accepted the principle of a western extension to Omega proposed in the emerging St Helens Local Plan, as being able to contribute to meeting Warrington's employment land needs. This is however dependent on demonstrating that the development can be accommodated by the improvements to Junction 8 of the M62 which are being undertaken to facilitate the development of the Omega site based on its current extent.
- 5.2.17 Further work was undertaken looking at individual site options to help inform the decision making process with regards to the specific distribution of employment land (see section 6 below).
- 5.2.18 Other than the site specific options, there are not considered to be any further strategic alternatives to the distribution of employment land at the preferred level of growth (As discussed above).



# **Appraisal findings: Site Options**

**06**

## 6 APPRAISAL FINDINGS: SITE OPTIONS

### 6.1 Introduction

6.1.1 The Council considers that there is a need to allocate strategic sites for employment and housing land development in the Plan. This is necessary to ensure that housing and employment needs will be met in the Plan period.

6.1.2 A key element of the spatial strategy is to maximise brownfield redevelopment, but this does not satisfy the overall demand for land identified in the evidence. Therefore, there was a need to consider Green Belt sites and whether they can make a contribution to these needs without having unacceptable effects on Green Belt.

#### The site options

6.1.3 In order to inform the plan making process a range of site options have been appraised throughout the SA process. These are outlined in table 6.1 below, which also summarises how the site assessments have influenced the decision making process.

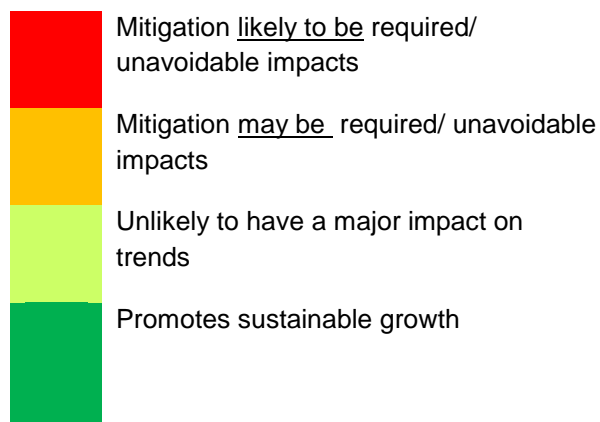
*Table 6.1: Summary of the site assessment process*

Site options	Details	Input to decision making
All of the 'call for sites' and SHLAA Green Belt sites adjacent to the main urban area.	Undertaken by AECOM in support of the LPPO consultation (additional sites received during/following the LPPO consultation were appraised using the same methodology.	Helped to understand the implications of each of the strategic spatial options from the 'bottom up'.  To guide the allocation of specific sites with regards to the focus on the main urban area of Warrington.
Strategic sites in the urban area (i.e. Peel Hall).	Undertaken by AECOM following the LPPO consultation.	To demonstrate the high level constraints and opportunities of the site to allow for a consistent comparison with other site options throughout the borough.
All of the 'call for sites' and SHLAA Green Belt sites at the outer settlements.	Undertaken by ARUP in addition to their Green Belt assessment. The SA site appraisal framework was applied consistently as part of the wider review process.	To guide the allocation of specific sites at each of the outer settlements.
Employment site options	Undertaken by AECOM and the Council.	Helped to understand the implications of the growth options at a site specific level.  Guided the allocation of specific sites / parcels of land at key employment locations.

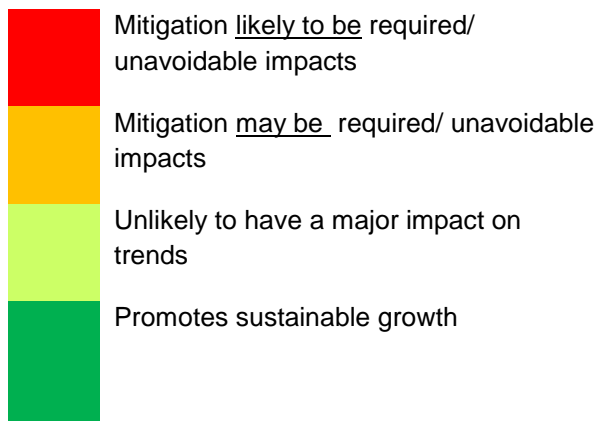
- 6.1.4 It is important to note that whilst these are individual site options (and have been appraised as such), understanding their characteristics, constraints and opportunities is considered to be helpful in understanding the potential effects of the strategic options. However, it is also important to acknowledge that the issues identified at a site specific level do not necessarily reflect the effects that would occur with strategic growth in a particular location. For example, site specific issues (such as poor access to a school) could possibly be dealt with through the infrastructure improvements that would likely accompany strategic growth (i.e. development at multiple sites).
- 6.1.5 Each site option has been appraised against the site appraisal framework as set out in **Appendix A of the SA Report**.
- 6.1.6 The findings of the appraisals are summarised below in a series of matrices. Detailed proformas for each site option, including a map of the site location and boundaries are contained within separate reports.
- 6.1.7 **Summary of site appraisal findings**
- 6.1.8 Tables 6.2, 6.3 and 6.4 below illustrate the scores for each site option against the site appraisal criteria.
- 6.1.9 Figures 6.1 and 6.2 which follow the summary tables present maps of all the housing and employment sites that have been considered throughout the SA process, differentiating between those that have been proposed for allocation and those that have not.



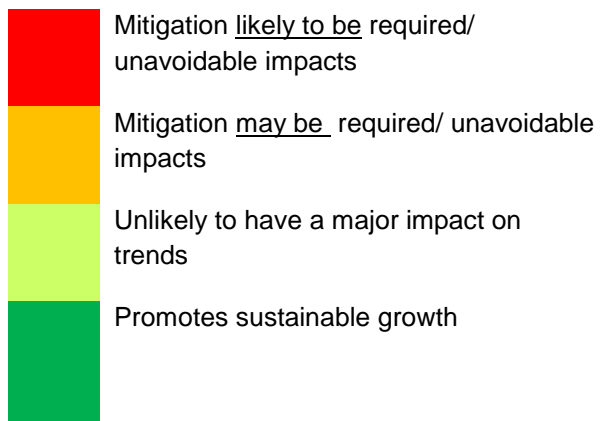
**Table 6.2: Housing site options (Main urban area of Warrington)**



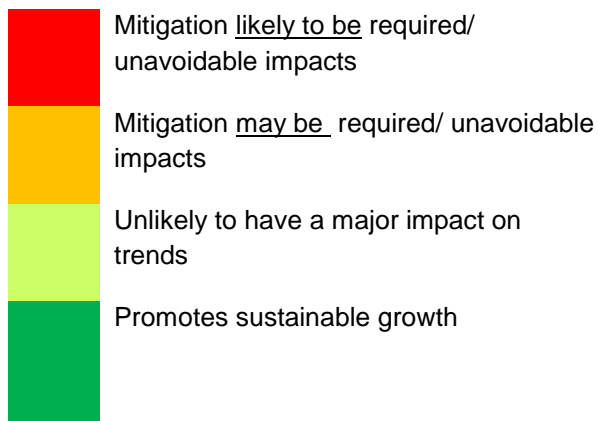
AECOM ID	Site ID	Site Name	Urban location	EC1. Loss of employment land	EC2. Distance to Principal Road Network	EC3. How close to key employment sites	HW1. Supported by community facilities	HW2. Access to local natural greenspace	HW3. Access to formal play space	ACC1. Access to nearest primary school	ACC2. Access to nearest secondary school	ACC3. How well served is the site by a bus	ACC4. How accessible is site to train Station	ACC5. Distance to GP service/ health centre	HO1. Will development meet housing need	NR1. Potential impacts on air quality	NR2. Remediation of contaminated land	NR3. Loss of High Quality Agricultural Land	NR4. Groundwater Source Protection Zone	NR5. Site within identified flood zone	RU3. Potential to safeguard/ sterilise minerals	BNH1. Proximity to designated heritage assets	BNH2. Effect upon heritage assets	BNH3.Capacity for landscape to accommodate	BG1. Impact on European Site/ SPA/ SAC	BG2.Potential impact on a SSSI	BG3. Potential impact on Local Wildlife Site	BG4. Potential impact on TPOs	RU1. Use of previously developed land	RU2. Access to HWRC	
19	R18/001	Stocks Lane/ Laburnum Lane	West	Green	Green	Green	Green	Orange	Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
31	R18/013	Stocks Lane/ Friends Lane	West	Light Green	Light Green	Light Green	Light Green	Orange	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
62	R18/044	Land at Penketh Hall Farm	West	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
73	R18/057	Long Meadow, Chapel Road	West	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
83	R18/067	Land at Penketh Hall Farm	West	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
85	R18/069	Land at Gullivers World	West	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
154	R18/138	Stocks Lane, Penketh	West	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
195	1630	Penketh Hall Farm Site C	West	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
219	2415	Laburnum Farm	West	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
23	R18/005	Land off Walton Street, Moore	Central	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
75	R18/059	Stonecroft, Chester Road, Walton	Central	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green



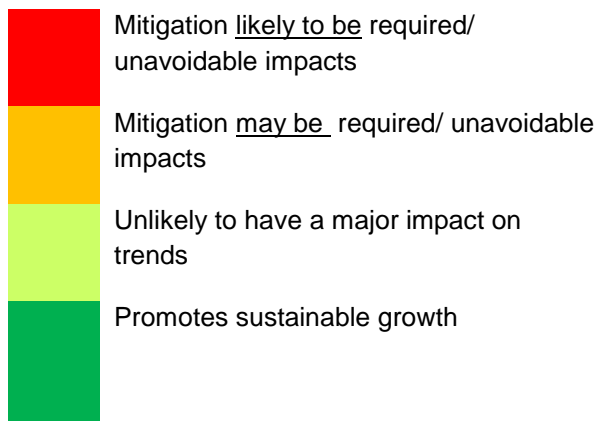
				EC1. Loss of employment land	EC2. Distance to Principal Road Network	EC3. How close to key employment sites	HW1. Supported by community facilities	HW2. Access to local natural greenspace	HW3. Access to formal play space	ACC1. Access to nearest primary school	ACC2. Access to nearest secondary school	ACC3. How well served is the site by a bus	ACC4. How accessible is site to train Station	ACC5. Distance to GP service/ health centre	HO1. Will development meet housing need	NR1. Potential impacts on air quality	NR2. Remediation of contaminated land	NR3. Loss of High Quality Agricultural Land	NR4. Groundwater Source Protection Zone	NR5. Site within identified flood zone	RU3. Potential to safeguard/ sterilise minerals	BNH1. Proximity to designated heritage assets	BNH2. Effect upon heritage assets	BNH3. Capacity for landscape to accommodate	BG1. Impact on European Site/ SPA/ SAC	BG2. Potential impact on a SSSI	BG3. Potential impact on Local Wildlife Site	BG4. Potential impact on TPOs	RU1. Use of previously developed land	RU2. Access to HWRC	
89	R18/073	Land rear of Alcan factory	Central	Orange	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
103	R18/087	Land off Stanley Street	Central	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
119	R18/103	Spectra Park	Central	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
120	R18/104	Disused Railway Line, Latchford	Central	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
124	R18/108	Land at Walton Lea Road	Central	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
137	R18/121	Arpley Meadows	Central	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
138	R18/122	Black Bear Bridge	Central	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
140	R18/124	Common Lane, Latchford	Central	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
141	R18/125	Land at High Walton	Central	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
152	R18/136	Land at Thelwall Lane East	Central	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
153	R18/137	Land at Thelwall Lane West	Central	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
181	1563	Arpley Meadows (southern former landing stage)	Central	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
33	R18/015	Ramswood Nursery	East	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green



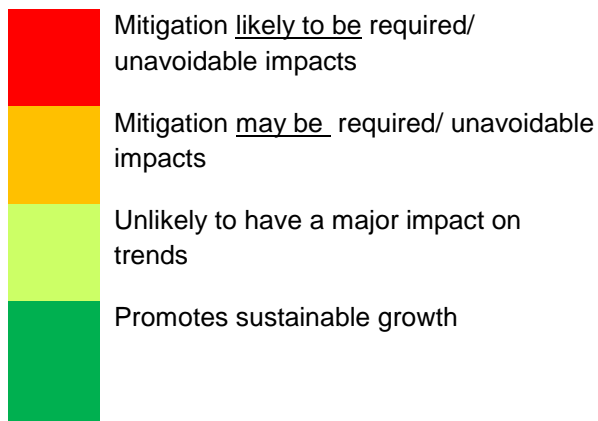
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37	R18/019	Sites east of Jctn 21 M6 (Site 4690)	East																												
38	R18/020	Sites east of Jctn 21 M6 (Site 4449)	East																												
39	R18/021A	Sites east of Jctn 21 M6 (Site 6919)	East																												
40	R18/021B	Sites east of Jctn 21 M6 (Site 8160)	East																												
41	R18/022	Sites east of Jctn 21 M6 (Site 8979)	East																												
42	R18/023	Sites east of Jctn 21 M6 (Site 8939)	East																												
43	R18/024	Sites east of Jctn 21 M6 (Site 9624)	East																												
44	R18/025	Sites east of Jctn 21 M6 (Site 1833)	East																												
45	R18/026	Sites east of Jctn 21 M6 (Site 5636)	East																												
46	R18/027	Sites east of Jctn 21 M6 (Site 6318)	East																												
47	R18/028	Sites east of Jctn 21 M6 (Site 5371)	East																												
48	R18/030	Sites east of Jctn 21 M6 (Site 3174)	East																												
93	R18/077	Land south of Birchwood train station	East																												



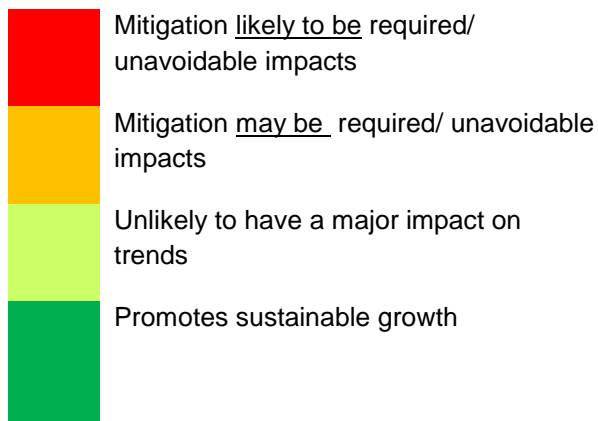
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150	R18/134	Rixton New Hall	East																												
151	R18/135	Statham Meadows	East																												
254	2863	Sandycroft	East																												
63	R18/045	Land N of Townsfield Lane, Winwick	North																												
64	R18/046	Land S of Townsfield Lane, Winwick	North																												
156	R18/140	Land north of Arbury Court, Winwick	North																												
157	R18/141	Land west of Delph Farm, Winwick	North																												
202	1810	Greenlea House	North																												
231	2590	Land west of Delph Fm/ Hollins Park	North																												
20	R18/002	Land at Fir Tree Close/M56	South																												
21	R18/003	Birch Tree Farm	South																												
27	R18/009	Land off Hatton Lane, Stretton (Site1)	South																												
28	R18/010	Land off Hatton Lane, Stretton (Site2)	South																												



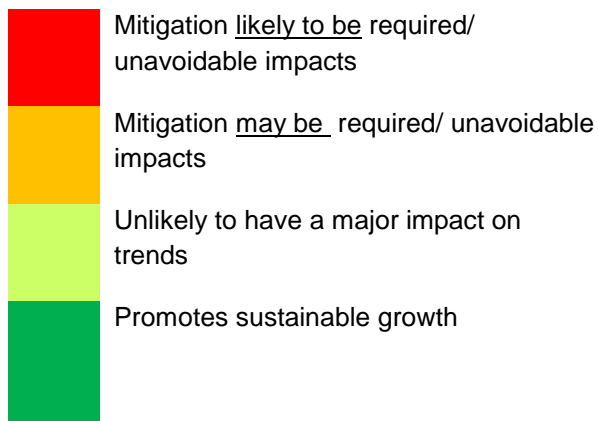
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30	R18/012	Land at Warrington Sports Club	South																													
35	R18/017	Thelwall Heys	South																													
52	R18/034	Land south of Stockport Road	South																													
53	R18/035	Dingle Farm, Dingle Lane, Appleton	South																													
61	R18/043	Land at Barleycastle Lane, Appleton	South																													
163	R18/047	Land at Carr House Farm	South																													
65	R18/048	Land at Arley Road, Stretton	South																													
158	R18/050	Land at Pewterspear Green	South																													
77	R18/061	Land N of Barleycastle Lane	South																													
78	R18/062	57 Camsley Lane, Lymm	South																													
91	R18/075	Land north of Hall Lane	South																													
94	R18/078	Land south of Hatton Lane	South																													
104	R18/088	Land adjacent to M56, Stretton	South																													



				EC1. Loss of employment land	EC2. Distance to Principal Road Network	EC3. How close to key employment sites	HW1. Supported by community facilities	HW2. Access to local natural greenspace	HW3. Access to formal play space	ACC1. Access to nearest primary school	ACC2. Access to nearest secondary school	ACC3. How well served is the site by a bus	ACC4. How accessible is site to train Station	ACC5. Distance to GP service/ health centre	HO1. Will development meet housing need	NR1. Potential impacts on air quality	NR2. Remediation of contaminated land	NR3. Loss of High Quality Agricultural Land	NR4. Groundwater Source Protection Zone	NR5. Site within identified flood zone	RU3. Potential to safeguard/ sterilise minerals	BNH1. Proximity to designated heritage assets	BNH2. Effect upon heritage assets	BNH3. Capacity for landscape to accommodate	BG1. Impact on European Site/ SPA/ SAC	BG2. Potential impact on a SSSI	BG3. Potential impact on Local Wildlife Site	BG4. Potential impact on TPOs	RU1. Use of previously developed land	RU2. Access to HWRC	
107	R18/091	Land at Stretton Road	South																												
116	R18/100	ADS Recycling, Camsley Lane	South																												
118	R18/102	Land east of Houghs Lane	South																												
121	R18/105	Land south of Westbourne road	South																												
122	R18/106	Land at Bradley Hall Farm, Cliff Road	South																												
126	R18/110	Land north of Grappenhall Lane	South																												
128	R18/112	Land north of Knutsford Road	South																												
130	R18/114	Land SW of Arley Road	South																												
132	R18/116	Land south of Lymm Road, Thelwall	South																												
139	R18/123	Cliff Lane Aqueduct	South																												
147	R18/131	Land off London Road, Stockton Heath	South																												
268	R18/139	R18/139A	South																												
269	R18/139	R18/139B	South																												

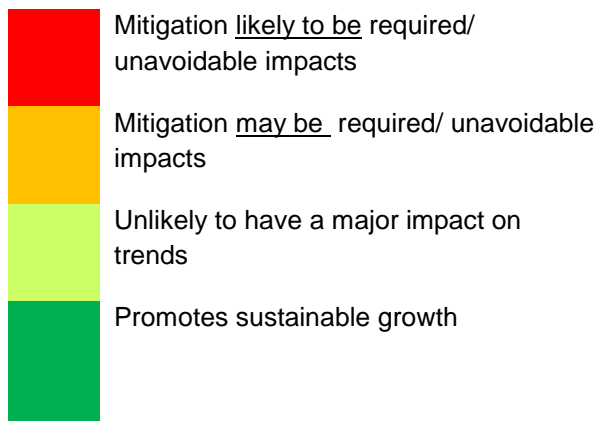


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276	R18/139	R18/139C	South																											
275	R18/139	R18/139D	South																											
279	R18/139	R18/139E	South																											
277	R18/139	R18/139F	South																											
270	R18/139	R18/139G	South																											
274	R18/139	R18/139H	South																											
273	R18/139	R18/139I	South																											
282	R18/139	R18/139J	South																											
278	R18/139	R18/139K	South																											
283	R18/139	R18/139L	South																											
284	R18/139	R18/139M	South																											
281	R18/139	R18/139N	South																											
280	R18/139	R18/139O	South																											

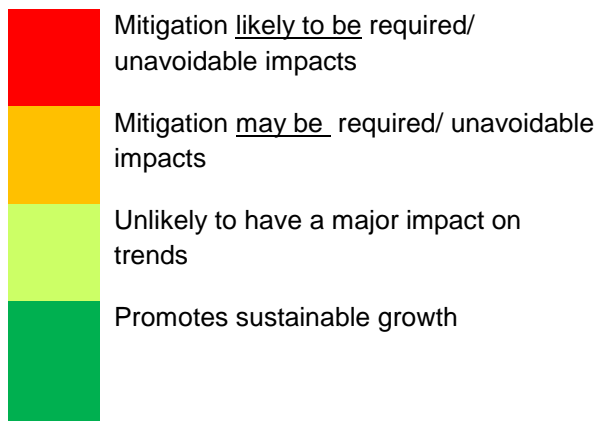


				EC1. Loss of employment land	EC2. Distance to Principal Road Network	EC3. How close to key employment sites	HW1. Supported by community facilities	HW2. Access to local natural greenspace	HW3. Access to formal play space	ACC1. Access to nearest primary school	ACC2. Access to nearest secondary school	ACC3. How well served is the site by a bus	ACC4. How accessible is site to train Station	ACC5. Distance to GP service/ health centre	HO1. Will development meet housing need	NR1. Potential impacts on air quality	NR2. Remediation of contaminated land	NR3. Loss of High Quality Agricultural Land	NR4. Groundwater Source Protection Zone	NR5. Site within identified flood zone	RU3. Potential to safeguard/ sterilise minerals	BNH1. Proximity to designated heritage assets	BNH2. Effect upon heritage assets	BNH3. Capacity for landscape to accommodate	BG1. Impact on European Site/ SPA/ SAC	BG2. Potential impact on a SSSI	BG3. Potential impact on Local Wildlife Site	BG4. Potential impact on TPOs	RU1. Use of previously developed land	RU2. Access to HWRC	
271	R18/139	R18/139P	South																												
272	R18/139	R18/139Q	South																												
159	R18/142	Land at Reddish Hall Farm, Grappenhall	South																												
164	R18/146	Land south of Grappenhall Heys	South																												
165	R18/147	Land south of Barleycastle Lane	South																												
166	R18/148	Land at Barleycastle Farm	South																												
170	1511	Land West of Orchard House	South																												
178	1536	Curtilage of Persian Cottage	South																												
185	1613	Barondale Grange	South																												
186	1618	Land south east of Dean's Lane, Thelwall	South																												
189	1623	Land West of Highfield Stables	South																												
190	1624	Land South of Highfield Stables	South																												
191	1625	Land North of Highfield Stables	South																												

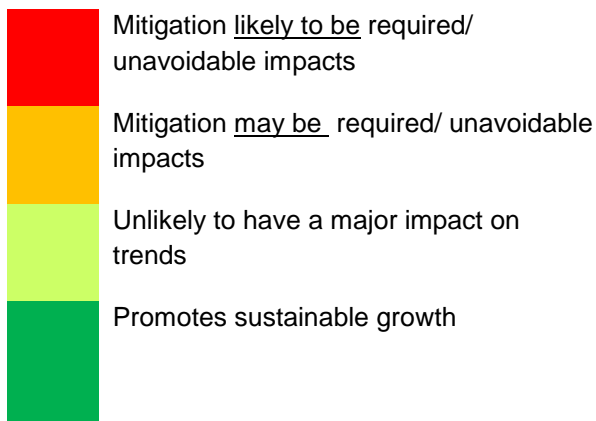




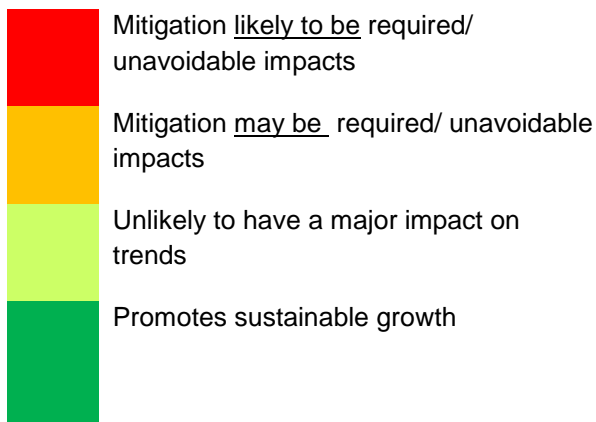
				EC1. Loss of employment land	EC2. Distance to Principal Road Network	EC3. How close to key employment sites	HW1. Supported by community facilities	HW2. Access to local natural greenspace	HW3. Access to formal play space	ACC1. Access to nearest primary school	ACC2. Access to nearest secondary school	ACC3. How well served is the site by a bus	ACC4. How accessible is site to train Station	ACC5. Distance to GP service/ health centre	HO1. Will development meet housing need	NR1. Potential impacts on air quality	NR2. Remediation of contaminated land	NR3. Loss of High Quality Agricultural Land	NR4. Groundwater Source Protection Zone	NR5. Site within identified flood zone	RU3. Potential to safeguard/ sterilise minerals	BNH1. Proximity to designated heritage assets	BNH2. Effect upon heritage assets	BNH3. Capacity for landscape to accommodate	BG1. Impact on European Site/ SPA/ SAC	BG2. Potential impact on a SSSI	BG3. Potential impact on Local Wildlife Site	BG4. Potential impact on TPOs	RU1. Use of previously developed land	RU2. Access to HWRC	
192	1626	Land south of 128, Weaste Lane	South																												
193	1627	Land north of Weaste Lane	South																												
194	1628	Land to rear of 27-47 Weaste Lane	South																												
199	1738	Fosters Croft	South																												
260	1866	Greater Shepcroft Farm	South																												
211	2177	Grappenhall Hall Residential School	South																												
212	2208	New House Farm Cottages, Hatton	South																												
214	2262	Lock up garages off Bower Crescent	South																												
220	2470	The Old Rectory Nursing Home	South																												
223	2514	Red Barn Farm	South																												
227	2550	Factory Cottage	South																												
257	2564	Dennow Farm	South																												
240	2620	Dorothy Cottages, Stretton Road	South																												



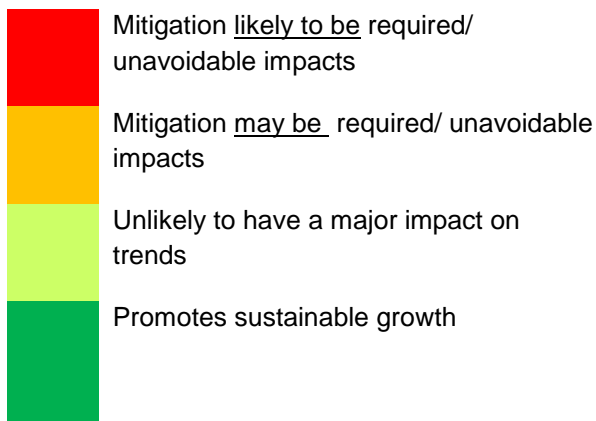
				EC1. Loss of employment land	EC2. Distance to Principal Road Network	EC3. How close to key employment sites	HW1. Supported by community facilities	HW2. Access to local natural greenspace	HW3. Access to formal play space	ACC1. Access to nearest primary school	ACC2. Access to nearest secondary school	ACC3. How well served is the site by a bus	ACC4. How accessible is site to train Station	ACC5. Distance to GP service/ health centre	HO1. Will development meet housing need	NR1. Potential impacts on air quality	NR2. Remediation of contaminated land	NR3. Loss of High Quality Agricultural Land	NR4. Groundwater Source Protection Zone	NR5. Site within identified flood zone	RU3. Potential to safeguard/ sterilise minerals	BNH1. Proximity to designated heritage assets	BNH2. Effect upon heritage assets	BNH3. Capacity for landscape to accommodate	BG1. Impact on European Site/ SPA/ SAC	BG2. Potential impact on a SSSI	BG3. Potential impact on Local Wildlife Site	BG4. Potential impact on TPOs	RU1. Use of previously developed land	RU2. Access to HWRC	
241	2629	Dennow Cottages, Firs Lane	South																												
242	2639	Hatton Hall, Warrington Road	South																												
244	2668	Land adjacent to South View	South																												
248	2722	Land at Hillside Farm	South																												
251	2844	The Vicarage	South																												
256	2878	Ceurdon Cottage	South																												



AECOM ID	Site ID	Site Name	Urban location	EC1. Loss of employment land	EC2. Distance to Principal Road Network	EC3. How close to key employment sites	HW1. Supported by community facilities	HW2. Access to local natural greenspace	HW3. Access to formal play space	ACC1. Access to nearest primary school	ACC2. Access to nearest secondary school	ACC3. How well served is the site by a bus	ACC4. How accessible is site to train Station	ACC5. Distance to GP service/ health centre	HO1. Will development meet housing need	NR1. Potential impacts on air quality	NR2. Remediation of contaminated land	NR3. Loss of High Quality Agricultural Land	NR4. Groundwater Source Protection Zone	NR5. Site within identified flood zone	RU3. Potential to safeguard/ sterilise minerals	BNH1. Proximity to designated heritage assets	BNH2. Effect upon heritage assets	BNH3. Capacity for landscape to accommodate	BG1. Impact on European Site/ SPA/ SAC	BG2. Potential impact on a SSSI	BG3. Potential impact on Local Wildlife Site	BG4. Potential impact on TPOs	RU1. Use of previously developed land	RU2. Access to HWRC		
	R18/P2/125A	Land west of Broad Lane	South Warrington																													
	R18/P2/125B	Land East of Broad Lane	South Warrington																													
	R18/P2/125C	Land north of Cliff Lane	South Warrington																													
	R18/P2/147	The Clough, Halfacre Lane	South Warrington																													
	R18/P2/013	Land off J10, M56, Stretton	South Warrington																													
	R18/P2/036	Land at White House Farm, Broad Lane, Grappenhall.	South Warrington																													
	R18/P2/086	Land at Dingle Farm, Grappenhall	South Warrington																													
	R18/P2/100	Land off at Barleycastle Farm, Appleton	South Warrington																													



				EC1. Loss of employment land	EC2. Distance to Principal Road Network	EC3. How close to key employment sites	HW1. Supported by community facilities	HW2. Access to local natural greenspace	HW3. Access to formal play space	ACC1. Access to nearest primary school	ACC2. Access to nearest secondary school	ACC3. How well served is the site by a bus	ACC4. How accessible is site to train Station	ACC5. Distance to GP service/ health centre	HO1. Will development meet housing need	NR1. Potential impacts on air quality	NR2. Remediation of contaminated land	NR3. Loss of High Quality Agricultural Land	NR4. Groundwater Source Protection Zone	NR5. Site within identified flood zone	RU3. Potential to safeguard/ sterilise minerals	BNH1. Proximity to designated heritage assets	BNH2. Effect upon heritage assets	BNH3. Capacity for landscape to accommodate	BG1. Impact on European Site/ SPA/ SAC	BG2. Potential impact on a SSSI	BG3. Potential impact on Local Wildlife Site	BG4. Potential impact on TPOs	RU1. Use of previously developed land	RU2. Access to HWRC		
R18/P2/110	Land east of Witherwin Avenue, Grappenhall	South Warrington																														
R18/P2/113	Land North and South of Broad Lane, Grappenhall	South Warrington																														
R18/P2/127A	Land at Delph Lane, Winwick	North Warrington																														
R18/P2/145	Land north of M56 Jct 9 and west of M6 Jct 20 (north of Barleycastle Farm)	South Warrington																														
R18/P2/G&T	Grappenhall Lodge, Land off Cartridge Lane	South Warrington																														
WWDA Parcel K5	Waterfront	Central/West Warrington																														
WWDA Parcel K7	Waterfront	Central/West Warrington																														
R18/P2/009	Land at Massey Brook Farm, Lymm	South Warrington																														
R18/P2/012	Land adj Haresfield, Stockton Lane	South Warrington																														



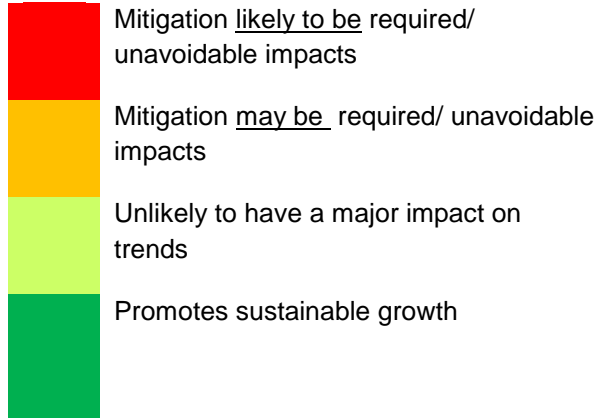
				EC1. Loss of employment land	EC2. Distance to Principal Road Network	EC3. How close to key employment sites	HW1. Supported by community facilities	HW2. Access to local natural greenspace	HW3. Access to formal play space	ACC1. Access to nearest primary school	ACC2. Access to nearest secondary school	ACC3. How well served is the site by a bus	ACC4. How accessible is site to train Station	ACC5. Distance to GP service/ health centre	HO1. Will development meet housing need	NR1. Potential impacts on air quality	NR2. Remediation of contaminated land	NR3. Loss of High Quality Agricultural Land	NR4. Groundwater Source Protection Zone	NR5. Site within identified flood zone	RU3. Potential to safeguard/ sterilise minerals	BNH1. Proximity to designated heritage assets	BNH2. Effect upon heritage assets	BNH3. Capacity for landscape to accommodate	BG1. Impact on European Site/ SPA/ SAC	BG2. Potential impact on a SSSI	BG3. Potential impact on Local Wildlife Site	BG4. Potential impact on TPOs	RU1. Use of previously developed land	RU2. Access to HWRC	
R18/P2/015	Land south of Hatton Lane, Stretton	South Warrington																													
R18/P2/017	Land north of Hatton Lane, Stretton	South Warrington																													
R18/P2/039	Field behind Hunters Moon, Barleycastle Lane	South Warrington																													
R18/P2/051	Land at Nook Farm, Arley Road	South Warrington																													
R18/P2/052	Land at Barondale Grange, Stockport Road	South Warrington																													
R18/P2/077	Land NE of Knutsford Road	South Warrington																													
R18/P2/083	Peel Hall, south of the M62	North Warrington																													
R18/P2/094	Land north and south of Weaste Lane	South Warrington																													
R18/P2/102	Land at Deans Wharf, Thelwall	South Warrington																													
R18/P2/105	Old Rectory, Church Lane, Grappenhall	South Warrington																													
R18/P2/116	Land adj Yew Tree Farm, Grappenhall	South Warrington																													

	Mitigation <u>likely to be</u> required/ unavoidable impacts
	Mitigation <u>may be</u> required/ unavoidable impacts
	Unlikely to have a major impact on trends
	Promotes sustainable growth

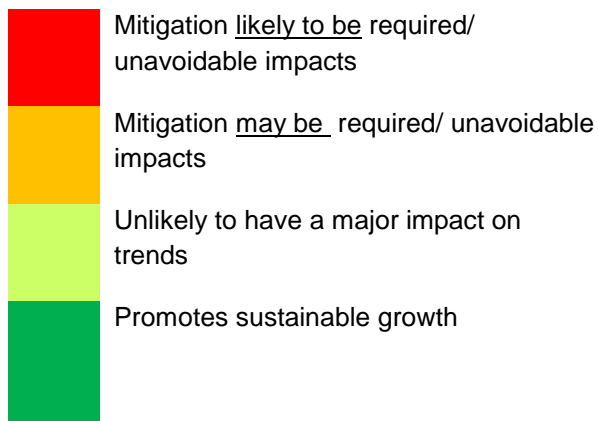
	R18/P2/119	Land at Broad Lane, Grappenhall	South Warrington		EC1. Loss of employment land
					EC2. Distance to Principal Road Network
					EC3. How close to key employment sites
					HW1. Supported by community facilities
					HW2. Access to local natural greenspace
					HW3. Access to formal play space
					ACC1. Access to nearest primary school
					ACC2. Access to nearest secondary school
					ACC3. How well served is the site by a bus
					ACC4. How accessible is site to train Station
					ACC5. Distance to GP service/ health centre
					HO1. Will development meet housing need
					NR1. Potential impacts on air quality
					NR2. Remediation of contaminated land
					NR3. Loss of High Quality Agricultural Land
					NR4. Groundwater Source Protection Zone
					NR5. Site within identified flood zone
					RU3. Potential to safeguard/ sterilise minerals
					BNH1. Proximity to designated heritage assets
					BNH2. Effect upon heritage assets
					BNH3. Capacity for landscape to accommodate
					BG1. Impact on European Site/ SPA/ SAC
					BG2. Potential impact on a SSSI
					BG3. Potential impact on Local Wildlife Site
					BG4. Potential impact on TPOs
					RU1. Use of previously developed land
					RU2. Access to HWRC

**Outlying settlements**

**Table 6.3: Housing site options (Outlying settlements)**

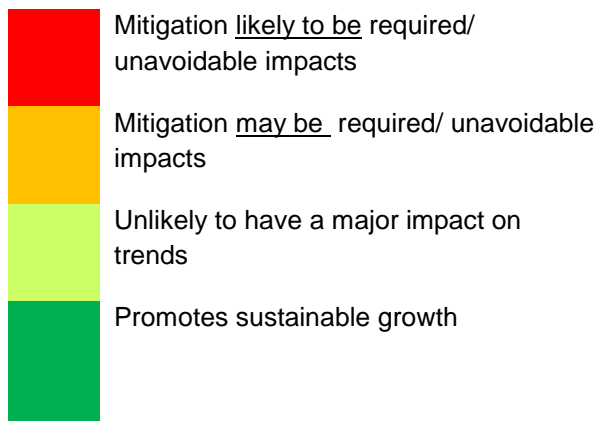


AECOM ID	Site ID	Site Name	Urban location	EC1. Loss of employment land	EC2. Distance to Principal Road Network	EC3. How close to key employment sites	HW1. Supported by community facilities	HW2. Access to local natural greenspace	HW3. Access to formal play space	ACC1. Access to nearest primary school	ACC2. Access to nearest secondary school	ACC3. How well served is the site by a bus	ACC4. How accessible is site to train Station	ACC5. Distance to GP service/ health centre	HO1. Will development meet housing need	NR1. Potential impacts on air quality	NR2. Remediation of contaminated land	NR3. Loss of High Quality Agricultural Land	NR4. Groundwater Source Protection Zone	NR5. Site within identified flood zone	RU3. Potential to safeguard/ sterilise minerals	BNH1. Proximity to designated heritage assets	BNH2. Effect upon heritage assets	BNH3. Capacity for landscape to accommodate	BG1. Impact on European Site/ SPA/ SAC	BG2. Potential impact on a SSSI	BG3. Potential impact on Local Wildlife Site	BG4. Potential impact on TPOs	RU1. Use of previously developed land	RU2. Access to HWRC		
	1534	Land to the south of Lumber Lane	Burtonwood																													
	1654	Land bounded by Green Lane / Lumber Lane / Phipps Lane / Winsford Drive	Burtonwood																													
	R18/054 R18/P2/028	Land south of Lumber Lane, Burtonwood	Burtonwood																													
	2146	Land off Lumber Lane, Burtonwood	Burtonwood																													
	1656	Lumbers Lane / Forshaw's Lane / Phipps Lane	Burtonwood																													
	1800	Land Adjacent to Rose Villa	Burtonwood																													
	R18/080	Burtonwood Brewery and White House Farm	Burtonwood																													
	R18/149	Land adjacent to 131 & 133 Broad Lane	Burtonwood																													
	15231	Land off Lady Lane, Croft, Warrington	Croft																													

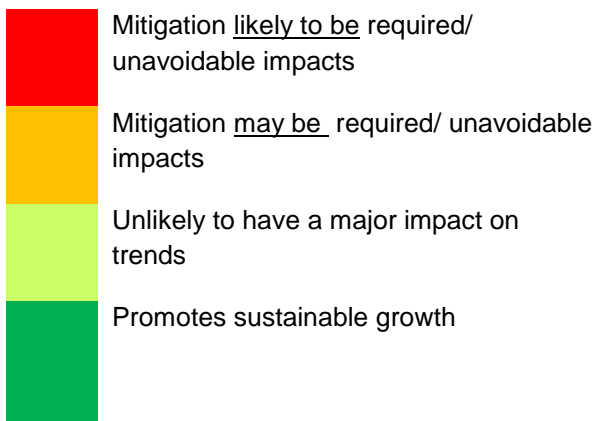


				EC1. Loss of employment land	EC2. Distance to Principal Road Network	EC3. How close to key employment sites	HW1. Supported by community facilities	HW2. Access to local natural greenspace	HW3. Access to formal play space	ACC1. Access to nearest primary school	ACC2. Access to nearest secondary school	ACC3. How well served is the site by a bus	ACC4. How accessible is site to train Station	ACC5. Distance to GP service/ health centre	HO1. Will development meet housing need	NR1. Potential impacts on air quality	NR2. Remediation of contaminated land	NR3. Loss of High Quality Agricultural Land	NR4. Groundwater Source Protection Zone	NR5. Site within identified flood zone	RU3. Potential to safeguard/ sterilise minerals	BNH1. Proximity to designated heritage assets	BNH2. Effect upon heritage assets	BNH3. Capacity for landscape to accommodate	BG1. Impact on European Site/ SPA/ SAC	BG2. Potential impact on a SSSI	BG3. Potential impact on Local Wildlife Site	BG4. Potential impact on TPOs	RU1. Use of previously developed land	RU2. Access to HWRC	
1588	Heath House	Croft																													
1635	East of Spring Lane (south west of Croft Riding School)	Croft																													
3132	Land at rear of Smithy Brow	Croft																													
2155	Land to the North and East of Croft Primary School	Croft																													
3155	Land at Heathcroft Stud, Croft	Croft																													
3159	Land off Smithy Brow	Croft																													
R18/115, R18/P2/091	Land North of Eaves Brow Road	Croft																													
R18/P2/06 R18/P2/121	Land at Heath Lane	Croft																													
1519	Howards Transport Limited, Robins Lane	Culcheth																													
1522	Land at Kirknall Farm, Culcheth	Culcheth																													
1567	Land at Warrington Road/ Hawthorne Avenue	Culcheth																													
2157	Land between Glaziers Lane and Warrington Road	Culcheth																													
2588	Taylor Business Park	Culcheth																													

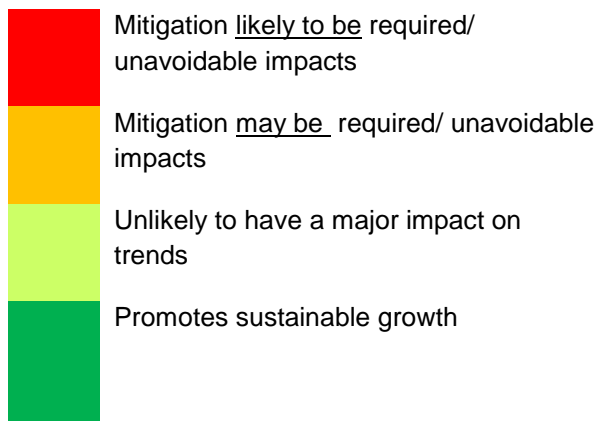




				EC1. Loss of employment land	EC2. Distance to Principal Road Network	EC3. How close to key employment sites	HW1. Supported by community facilities	HW2. Access to local natural greenspace	HW3. Access to formal play space	ACC1. Access to nearest primary school	ACC2. Access to nearest secondary school	ACC3. How well served is the site by a bus	ACC4. How accessible is site to train Station	ACC5. Distance to GP service/ health centre	HO1. Will development meet housing need	NR1. Potential impacts on air quality	NR2. Remediation of contaminated land	NR3. Loss of High Quality Agricultural Land	NR4. Groundwater Source Protection Zone	NR5. Site within identified flood zone	RU3. Potential to safeguard/ sterilise minerals	BNH1. Proximity to designated heritage assets	BNH2. Effect upon heritage assets	BNH3. Capacity for landscape to accommodate	BG1. Impact on European Site/ SPA/ SAC	BG2. Potential impact on a SSSI	BG3. Potential impact on Local Wildlife Site	BG4. Potential impact on TPOs	RU1. Use of previously developed land	RU2. Access to HWRC			
	2593	Land south of Newhall Lane (Plot 1)	Culcheth												/																		
	2595	Land at Junction Warrington Road/ Glaziers Lane (Plot 3)	Culcheth												/																		
	2596	Land east of Warrington Road (Plot 4)	Culcheth												/																		
	2597	Land south of disused railway line (Plot 5)	Culcheth												/																		
	2598	Land at NW corner of Taylor Business Park (Plot 6)	Culcheth,												/																		
	2656	Land adj Petersfield Gardens	Culcheth												/																		
	3151	Glazebury Depot	Glazebury												/																		
	3157	Land at Warrington Road	Culcheth												/																		
	3337	Land at Lion's Den	Culcheth												/																		
	R18/P2/033	Kenyon Railway Junction	Culcheth												/																		
	R18/P2/071	Land at Warrington Road, Culcheth (Parcel 2)	Culcheth												/																		
	1505	Land at the junction of Warrington Road/ Jennet's Lane	Glazebury												/																		
	R18/P2/150	Three Acres Farm	Glazebury												/																		
	1514	Land off A57 Manchester Rd, Hollins Green	Hollins												/																		
	2171	Land south of Hollins Green	Hollins												/																		



				EC1. Loss of employment land	EC2. Distance to Principal Road Network	EC3. How close to key employment sites	HW1. Supported by community facilities	HW2. Access to local natural greenspace	HW3. Access to formal play space	ACC1. Access to nearest primary school	ACC2. Access to nearest secondary school	ACC3. How well served is the site by a bus	ACC4. How accessible is site to train Station	ACC5. Distance to GP service/ health centre	HO1. Will development meet housing need	NR1. Potential impacts on air quality	NR2. Remediation of contaminated land	NR3. Loss of High Quality Agricultural Land	NR4. Groundwater Source Protection Zone	NR5. Site within identified flood zone	RU3. Potential to safeguard/ sterilise minerals	BNH1. Proximity to designated heritage assets	BNH2. Effect upon heritage assets	BNH3. Capacity for landscape to accommodate	BG1. Impact on European Site/ SPA/ SAC	BG2. Potential impact on a SSSI	BG3. Potential impact on Local Wildlife Site	BG4. Potential impact on TPOs	RU1. Use of previously developed land	RU2. Access to HWRC	
R18/056 R18/P2/146C	Land off Marsh Brook Close, Rixton	Rixton		Orange	Green	Green	Green	Orange	Green	Green	Green	Green	Orange	Orange	Green	Green	Orange	Green	Green	Green	Green	Green	Green	Green	Orange	Orange	Green	Green	Green	Green	Green
R18/P2/151	Land north of A57, Hollins Green	Hollins		Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
1545	Rushgreen Rd, Lymm	Lymm		Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
R18/132 R18/P2/096D	Land at Rushgreen Road, Lymm	Lymm		Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
R18/117 R18/P2/053	Land south of Rushgreen Road (East Site)	Lymm		Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
R18/118 R18/P2/054 / R18/P2/133	Land south of Rushgreen Road (West Site)	Lymm		Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
R18/P2/085	Land at Tanyard Farm, Lymm	Lymm		Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
1504	Land off Thirlmere Drive	Lymm		Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
1528	Land adjacent to and west of Statham Community Primary School	Lymm		Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
1622	Land between Oldfield Road and Warrington Road, Statham	Lymm		Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
1531	Statham Lodge Hotel	Lymm North		Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
R18/P2/001	Land at Statham, Lymm	Lymm North		Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green

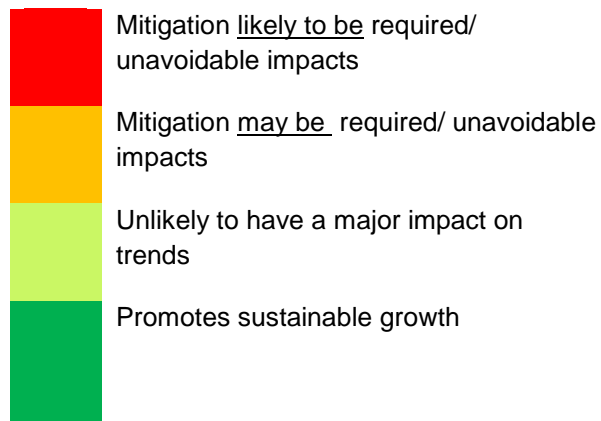


				EC1. Loss of employment land	EC2. Distance to Principal Road Network	EC3. How close to key employment sites	HW1. Supported by community facilities	HW2. Access to local natural greenspace	HW3. Access to formal play space	ACC1. Access to nearest primary school	ACC2. Access to nearest secondary school	ACC3. How well served is the site by a bus	ACC4. How accessible is site to train Station	ACC5. Distance to GP service/ health centre	HO1. Will development meet housing need	NR1. Potential impacts on air quality	NR2. Remediation of contaminated land	NR3. Loss of High Quality Agricultural Land	NR4. Groundwater Source Protection Zone	NR5. Site within identified flood zone	RU3. Potential to safeguard/ sterilise minerals	BNH1. Proximity to designated heritage assets	BNH2. Effect upon heritage assets	BNH3. Capacity for landscape to accommodate	BG1. Impact on European Site/ SPA/ SAC	BG2. Potential impact on a SSSI	BG3. Potential impact on Local Wildlife Site	BG4. Potential impact on TPOs	RU1. Use of previously developed land	RU2. Access to HWRC	
	1891	Land fronting Pool Lane	Lymm North																												
	1621	Land immediately surrounding Pool Farm	Lymm North																												
	1565	Land west of Reddish Crescent, Lymm	Lymm																												
	3109	Holly House	Lymm																												
	1560	Greenscene	Lymm South																												
	2408	Oak Lawn	Lymm South																												
	2704	Land at Boarded Barn Farm	Lymm																												
	3124	Land off Massey Brook Lane, Lymm	Lymm																												
	3316	Land off Massey Brook Lane, Lymm	Lymm																												
	3139	Land adjacent to Lymm Rugby Club	Lymm South																												
	3170	Land off 35 High Legh Road, Broomedge	Lymm South																												
	3171	Cotebrook Nursing Home	Lymm South																												
	3105	Field off Stage Lane	Lymm North																												
	3162	Land at Mill Lane/Stage Lane	Lymm North																												
	R18/P2/050	Land off Birchbrook Road (No.19), Lymm	Lymm																												
	R18/P2/048	Top Farm, Broomedge	Lymm South																												
	2670	Highfield Farm, Waterworks Lane	Winwick																												



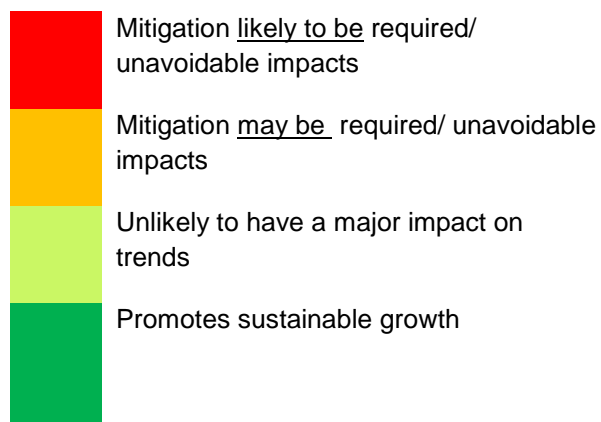
## Employment site options

Table 6.4: Employment site options

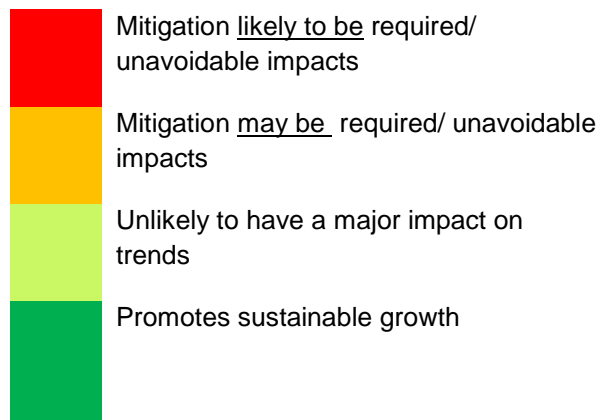


EC1. Loss of employment land
EC2. Distance to Principal Road Network
EC3. How close to key employment sites
ACC3. How well served is the site by a bus
ACC4. How accessible is site to train Station
NR1. Potential impacts on air quality
NR2. Remediation of contaminated land
NR3. Loss of High Quality Agricultural Land
NR4. Groundwater Source Protection Zone
NR5. Site within identified flood zone
RU3. Potential to safeguard/ sterilise minerals
BNH1. Proximity to designated heritage assets
BNH2. Effect upon heritage assets
BNH3. Capacity for landscape to accommodate
BG1. Impact on European Site/ SPA/ SAC
BG2. Potential impact on a SSSI
BG3. Potential impact on Local Wildlife Site
BG4. Potential impact on TPOs
RU1. Use of previously developed land

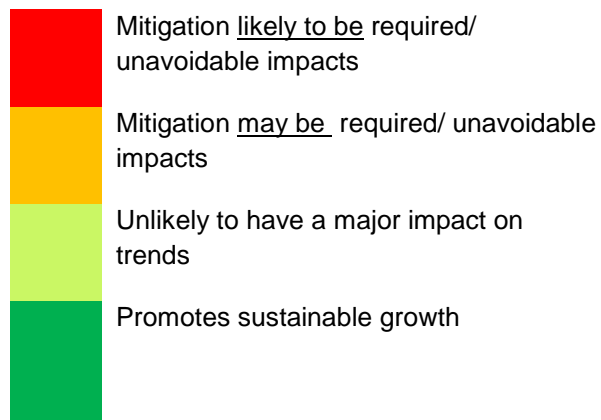
AECOM ID	Site ID	Site Name	Urban location	EC1	EC2	EC3	ACC3	ACC4	NR1	NR2	NR3	NR4	NR5	RU3	BNH1	BNH2	BNH3	BG1	BG2	BG3	BG4	RU1	
	R18/133	Port Warrington	South West	Green	Green	Green	Red	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
	R18/121	Arpley Meadows	Central warrington	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
	R18/P2/104A (Contains smaller R18/104)	Disused Railway Line, North of station Road	Central warrington	Green	Red	Green	Red	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
	R18/061, R18/P2/100	Land N of Barleycastle Lane, Appleton	South Warrington	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
	18/043	Land at Barleycastle Lane, Appleton	South Warrington	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
	R18/106, R18/P2/145	Land at Bradley Hall Farm, Cliff Road	South Warrington	Green	Green	Green	Red	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
	R18/147, (Part R18/143)	Land south of Barleycastle Lane	South Warrington	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
	R18/148), (Part R18/P2/099)	Land south of Barleycastle Lane	South Warrington	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
	(R18/150), (Part R18/P2/098)	Land off Barleycastle Lane	South Warrington	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
	R18/151, (Part R18/P2/097)	Land off Barleycastle Lane(Schofield/Stafford Site 2)	South Warrington	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
	R18/152	North side of Cartridge Lane	Lymm	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green



				EC1. Loss of employment land	EC2. Distance to Principal Road Network	EC3. How close to key employment sites	ACC3. How well served is the site by a bus	ACC4. How accessible is site to train Station	NR1. Potential impacts on air quality	NR2. Remediation of contaminated land	NR3. Loss of High Quality Agricultural Land	NR4. Groundwater Source Protection Zone	NR5. Site within identified flood zone	RU3. Potential to safeguard/ sterilise minerals	BNH1. Proximity to designated heritage assets	BNH2. Effect upon heritage assets	BNH3. Capacity for landscape to accommodate	BG1. Impact on European Site/ SPA/ SAC	BG2. Potential impact on a SSSI	BG3. Potential impact on Local Wildlife Site	BG4. Potential impact on TPOs	RU1. Use of previously developed land	
	R18/072	Cherry Hall Farm, Cherry Lane	South Warrington	Green	Green	Green	Red	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
	R18/P2/063	Cherry Hall Farm, Cherry Lane	South Warrington	Green	Green	Green	Red	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
	R18/046	Land south of Townfield Lane, Winwick	Warrington North	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
	R18/140	Land north of Arbury Court, Winwick	Warrington North	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
	R18/127B	Land east of Newton Road	North Warrington	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
	R18/045	Land north of Townfield Lane, Winwick	North Warrington	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
	R18/141	Land west of Delph Lane/Hollins Park Hospital, Winwick	North Warrington	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
	R18/P2/127A	Land west of Delph Lane/Hollins Park Hospital, Winwick	North Warrington	Green	Green	Green	Green	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
	R18/P2/015 A and B	Land South of Hatton Lane	South Warrington	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
	R18/031, R18/P2/131H	Land West of Heath Lane	Croft	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
	R18/048	Land at Arley Road, Stretton	South Warrington	Green	Green	Green	Red	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
	R18/032, R18/P2/131F	Land North of Smithy Brow	Croft	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
	R18/093, (R18/P2/131G)	Land East of Heath Lane	Croft	Green	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
	R18/098	Land South of Smithy Brow	Croft	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green



				EC1. Loss of employment land	EC2. Distance to Principal Road Network	EC3. How close to key employment sites	ACC3. How well served is the site by a bus	ACC4. How accessible is site to train Station	NR1. Potential impacts on air quality	NR2. Remediation of contaminated land	NR3. Loss of High Quality Agricultural Land	NR4. Groundwater Source Protection Zone	NR5. Site within identified flood zone	RU3. Potential to safeguard/ sterilise minerals	BNH1. Proximity to designated heritage assets	BNH2. Effect upon heritage assets	BNH3. Capacity for landscape to accommodate	BG1. Impact on European Site/ SPA/ SAC	BG2. Potential impact on a SSSI	BG3. Potential impact on Local Wildlife Site	BG4. Potential impact on TPOs	RU1. Use of previously developed land	
	(Part R18/099, R18/P2/131E)	Land North of Stone Pit Lane	Croft	Green	Green	Green	Red	Red	Light Green	Orange	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
	R18/P2/033	Land at Former Kenyon Railway Junction, Wilton Lane.		Green	Green	Light Green	Red	Red	Light Green	Orange	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
	R18/033, R18/P2/131B	Land west of Warrington Road and South of Railway Line	Glazebury	Green	Green	Light Green	Red	Red	Light Green	Orange	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
	R18/063, R18/P2/131C	306 Warrington Road	Glazebury	Green	Green	Light Green	Red	Red	Light Green	Orange	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
	Site Ref: R18/074	Chapel House Farm, Fowley Common Lane	Glazebury	Green	Green	Light Green	Red	Red	Light Green	Orange	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
	R18/062, R18/P2/129	Land at Camseley Lane/A56, 57 Camseley Lane	Lymm	Green	Green	Light Green	Red	Red	Light Green	Orange	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
	Site Ref: R18/020 (Parcel of R18/P2/131A)	Site east of J21, M6 (site 4449)	Rixton	Green	Green	Light Green	Red	Red	Light Green	Orange	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
	R18/021A (Parcel of R18/P2/131A)	Site east of J21, M6 (Site 6919)	Rixton	Green	Green	Light Green	Red	Red	Light Green	Orange	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
	R18/021B (Parcel of R18/P2/131A)	Site east of J21, M6 (Site 8160)	Rixton	Green	Green	Light Green	Red	Red	Light Green	Orange	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
	R18/023 (Parcel of R18/P2/131A)	Site east of J21, M6 (Site 8939)	Rixton	Green	Green	Light Green	Red	Red	Light Green	Orange	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green
	R18/025 (Parcel of	Site east of J21, M6 (Site 1833)	Rixton	Green	Green	Light Green	Red	Red	Light Green	Orange	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green



				EC1. Loss of employment land	EC2. Distance to Principal Road Network	EC3. How close to key employment sites	ACC3. How well served is the site by a bus	ACC4. How accessible is site to train Station	NR1. Potential impacts on air quality	NR2. Remediation of contaminated land	NR3. Loss of High Quality Agricultural Land	NR4. Groundwater Source Protection Zone	NR5. Site within identified flood zone	RU3. Potential to safeguard/ sterilise minerals	BNH1. Proximity to designated heritage assets	BNH2. Effect upon heritage assets	BNH3. Capacity for landscape to accommodate	BG1. Impact on European Site/ SPA/ SAC	BG2. Potential impact on a SSSI	BG3. Potential impact on Local Wildlife Site	BG4. Potential impact on TPOs	RU1. Use of previously developed land	
	R18/P2/131A)																						
	R18/026 (Parcel of R18/P2/131A)	Site east of J21, M6 (Site 5636)	Rixton																				
	R18/028 (Parcel of R18/P2/131A)	Site east of J21, M6 (Site 5371)	Rixton																				
	R18/135	Stantham Meadows																					
	R18/137	Land Thelwall Lane West	Latchford																				
	R18/P2/009	Land to the East and West of M6, Massey Brook Farm, Weaste Lane																					
	R18/069	Land at Gullivers World, Off Shackleton Close																					
	R18/P2/152	Land at Cherry Lane	Lymm																				
	R18/136	Land at Thelwall Lane East	Latchford East																				
	R18/066	Land at Joy Lane, Burtonwood	Burtonwood & Winwick																				
	R18/081 (R18/P2/101)	Land at Cherry Lane and Booths Lane	Lymm																				
	R18/080	Burtonwood Brewery and White House Farm	Burtonwood																				



Figure 6.1

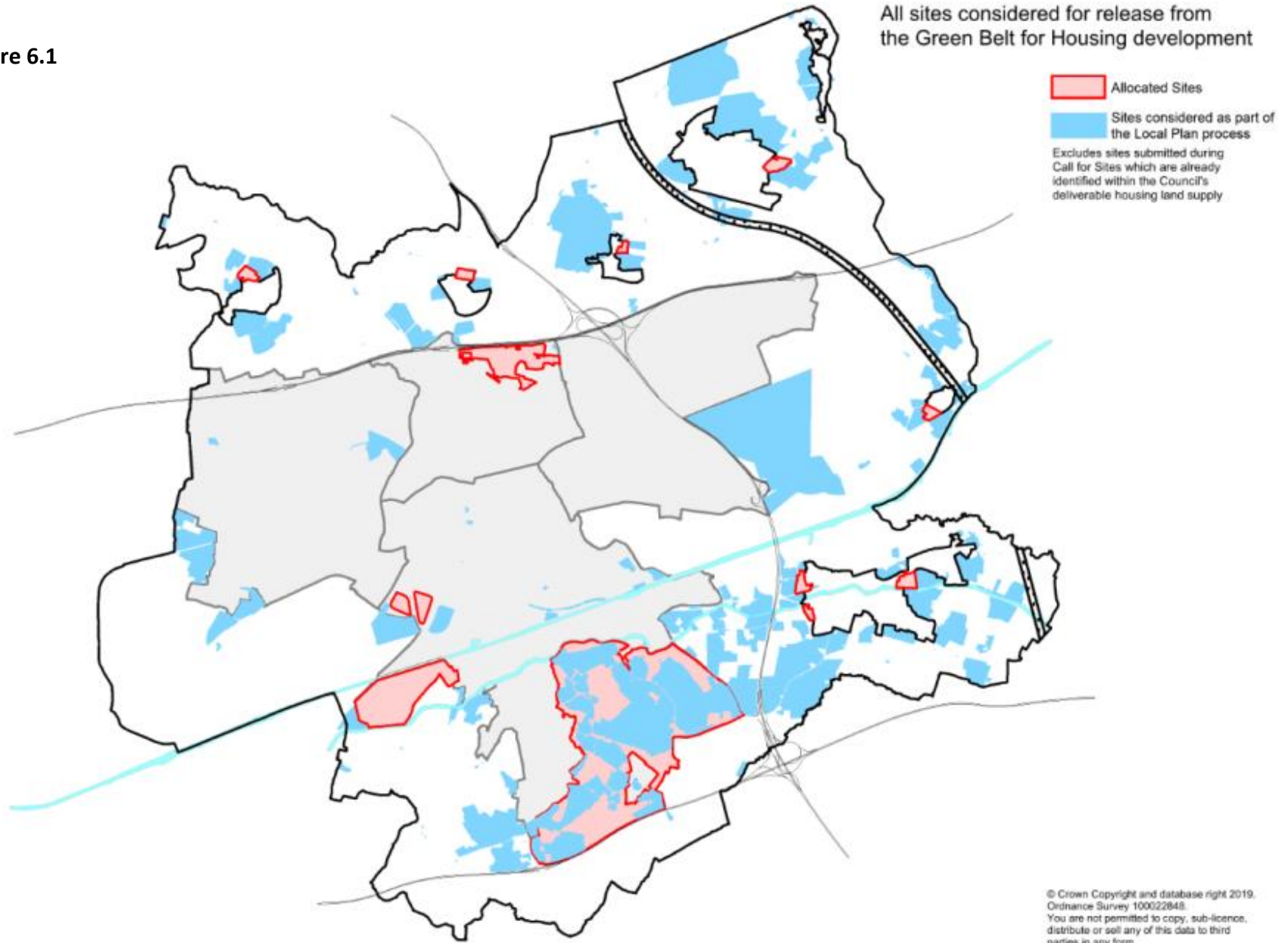
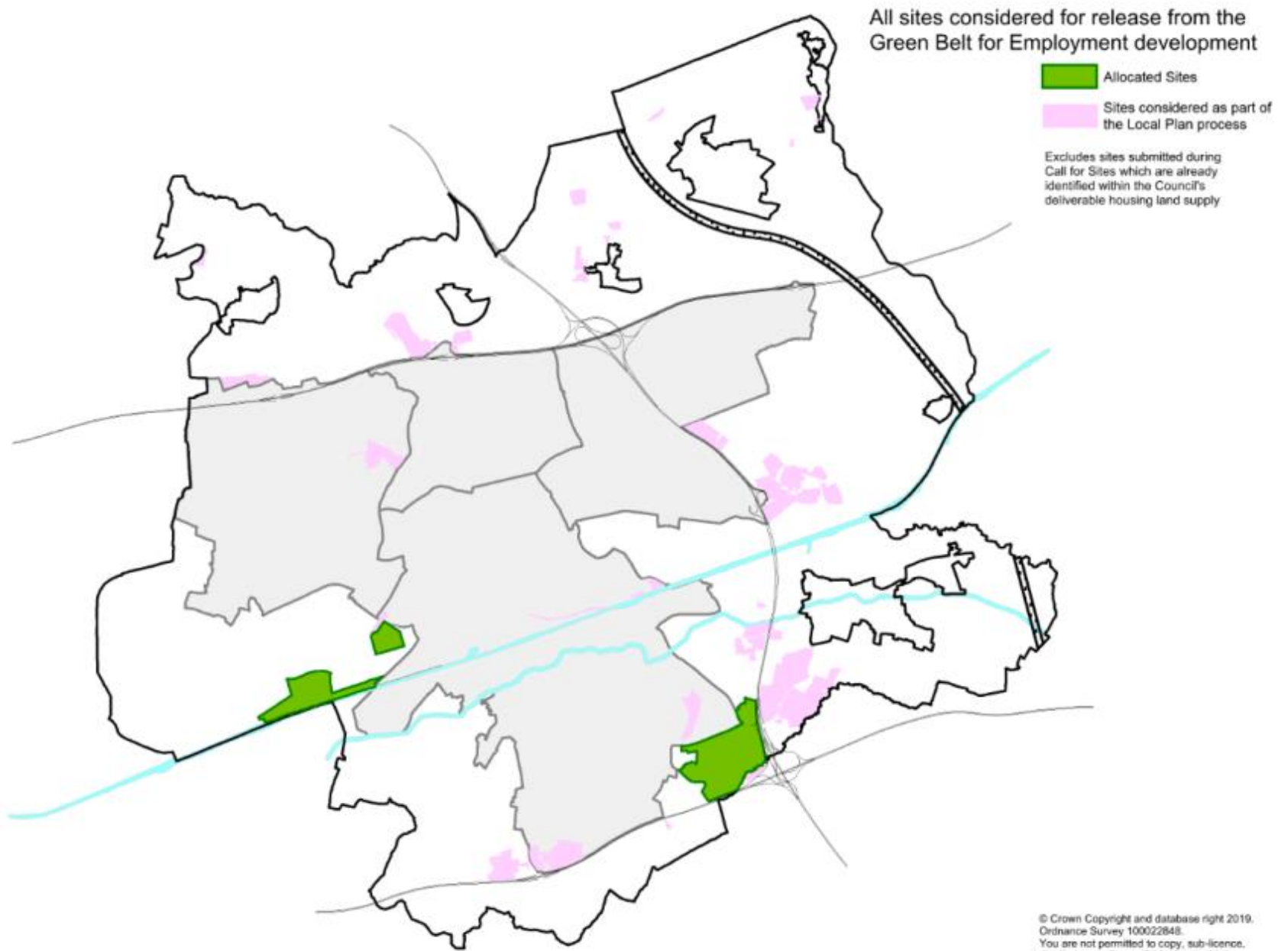


Figure 6.2



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## 6.2 Outline reasons for the selection of site allocations

### Urban capacity

- 6.2.1 The urban capacity includes around 1,200 homes at the Peel Hall site. This is a large green-field site and is the largest single site within the existing urban area. Given the scale of the site, the need for on-site infrastructure and the potential impacts on the local and strategic road network, the draft Local Plan contains a specific allocation for the site. There are no alternative sites of a comparable nature within the urban area that warrant allocation, with the exception of the residential component of the Waterfront which has also been allocated.

### Adjacent to the urban area

- 6.2.2 The broad locations for growth adjacent to the urban area have been determined through a 'top down' and 'bottom-up' assessment.
- 6.2.3 An appraisal of individual site options helped to understand the implications of strategic growth in several broad locations around the urban area (i.e. north, south, south-east, south west, east, west). To support strategic growth in these broad locations multiple sites would need to be allocated. In some locations there is no choice to be made about which particular sites should form part of the strategy and which would not. For example, there are no alternative locations that would support growth to the south-west of the urban area other than that which has been identified.
- 6.2.4 In other locations such as the Garden Suburb, there were choices to be made about which sites within this broad area would be suitable for release from the Green Belt and also what uses could be appropriate. The site assessments helped to inform this process too.

### Outlying settlements


- 6.2.5 The spatial strategy confirms that an incremental approach to growth would be taken at the outlying settlements. Broadly speaking, this involves a higher amount of growth being directed to Lymm and Culcheth as these are the larger settlements with a broader range of services.
- 6.2.6 However, at each of the outlying settlements there are multiple sites that could be allocated to support incremental growth. The site appraisal and selection process has helped to influence the choice of sites to be allocated in the Local Plan.
- 6.2.7 The remaining sites were then assessed in detail against a consistent set of criteria relating to performance against the Plan's objectives and SA/SEA site assessment criteria to establish that the sites were 'suitable'.
- 6.2.8 Additional criteria were included to assess whether the sites were 'available' and development was 'achievable'. The assessment was based on a 'traffic light' assessment against key criteria with more detailed consideration given to potential site access arrangements.
- 6.2.9 The justification for the inclusion/allocation (or not) of each site option is set out in Section 4 of the Development Options and Site Assessment Technical Report. Outline reasons are provided below, summarising the key factors that have influenced site selection.

- Sites contributing strongly to Green Belt function were generally avoided.
- Sites adjacent to the settlement boundary forming logical extensions were favoured above those in more isolated locations with poor links to the settlements.
- Large extensions to settlements were considered unnecessary as they would lead to more than incremental growth.
- Sites with critical constraints such as flood risk were avoided.

6.2.10 No sites were identified for Glazebury given there were no sites that were not strongly performing in Green Belt terms which performed sufficiently well against the assessment criteria. Given the small number of homes that would have been allocated to Glazebury, the Council concluded it was not necessary to re-allocate any additional homes to the other settlements.

6.2.11 The sites in outlying areas allocated within the Plan are listed below. In addition, a number of sites are allocated to support the Garden Suburb, and a south western extension is also proposed.

<b>Settlement</b>	<b>Site</b>	<b>Number of Homes</b>
Burtonwood	Land to the north of Burtonwood bounded by Phipps Lane, Green Lane and Winsford Drive	160
Croft	Land to the north east of Croft adjacent to Deacons Close	75
Culcheth	Land to the east of Culcheth bounded by Warrington Road (A574) and Holcroft Lane	200
Hollins Green	Land to the southwest of Hollins Green bounded by Marsh Brook Close, Warburton View and Manchester Road	90
Lymm	Land to the west of Lymm bounded by Massey Brook Lane, Camsley House Farm and footpath no.6	60
Lymm	Land to the west of Lymm bounded by Pool Lane, Oldfield Road and Warrington Road	40
Lymm	Land to the east of Lymm bounded by Rushgreen Road, Tanyard Farm and the Bridgewater Canal	200
Lymm	Land to the west of Lymm bounded by Warrington Road, the Trans-Pennine Trail and Statham Community Primary School	130
Winwick	Land to the north of Winwick between Golborne Road (A573) and Waterworks Lane	130
<b>Total</b>		<b>1,085</b>



# **Meeting the needs of Gypsies, Travellers and Travelling Show People**

**07**

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## **7 MEETING THE NEEDS OF GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE**

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### **7.1 Introduction**

- 7.1.1 The Council has an obligation to identify and provide for the accommodation needs of Gypsy, Traveller and Travelling Showpeople.

The key evidence identified that there is a need for 15 further permanent Gypsy and Traveller pitches between 2017 and 2032 in addition to those consented at the time of the report (2018). This represents a minimum requirement of 5 pitches to be provided within the first 5 years of the plan period to 2022, based on an equal rate of provision over the 15 year period.

- 7.1.2 In terms of Travelling Showpeople the assessment identifies a need for 15 plots between 2017 and 2032. This represents a minimum requirement of 5 plots to be provided within the first 5 years of the plan period to 2022, based on an equal rate of provision over the 15 year period.

- 7.1.3 The GTAA also recommends that Warrington provides a transit site of between 5-10 pitches

### **7.2 Considering alternatives**

- 7.2.1 Taking into consideration the existing supply of authorised sites, the Council has determined that there is a need to provide a site for Gypsy and Travellers with a minimum of 8 pitches.

- 7.2.2 The proposed strategy is to provide for these 8 pitches as part of the Garden Suburb, as there is a site being promoted in this area. This approach will ensure that the requirement for the first 5 years of the Plan is delivered and that the Council has an identified deliverable 5 year supply.

- 7.2.3 Given a lack of alternative sites being promoted at this time, the Council believes that remaining needs will come forward from within the existing urban area and / or on previously developed land within the Green Belt.

- 7.2.4 The Council will confirm sites for future provision up to 2037 in a future review of the Plan.

- 7.2.5 The Council will also seek to identify a site for transit provision as part of this process, considering and in its ownership as well as asking other public sector partners to do the same.

- 7.2.6 With regards to travelling showpeople, a site has recently been granted planning permission for 5 plots (Plot 16, Winwick Road Industrial Estate, Athlone Road), and this will therefore meet the needs identified for the first 5 years of the Plan.

- 7.2.7 No other reasonable sites have been identified or promoted for travelling showpeople at this time, but likewise, the Council will explore the potential for further provision as part of a Plan review.



# **Concept options for the Garden Suburb**

**08**

## 8 CONCEPT OPTIONS FOR THE GARDEN SUBURB

### 8.1 Introduction

8.1.1 The masterplanning process for the Garden Suburb has taken into account representations made to the PDO consultation and involved consultation with a range of stakeholders, including Highways England, Natural England, the Environment Agency, infrastructure providers and developers. Taking their feedback into consideration alongside physical constraints, market interest, and other factors, three concept options were developed prior to the preferred approach being confirmed.

8.1.2 The differences between the concept options are not major, as each involves similar amounts of homes, employment land and supporting facilities. However, they represent different configurations of how such development could be located.

8.1.3 Each concept option involves the following principal elements to differing extents.

- Residential development surrounding Grappenhall Heys
- Residential development stretching from Stretton through to Appleton Thorn
- Expansive residential development to the east and west of the A50.
- Employment development adjacent to Barleycastle Trading Estate.

8.1.4 The main differences between the options relate to the following factors:

	<b>Concept Option A</b>	<b>Concept Option B</b>	<b>Concept Option C</b>
Where a country park would be located	Country Park to the south of Grappenhall extending eastwards to the A50.	Country Park to the south of Grappenhall extending towards the south of Grappenhall Heys	Country Park to the south of Grappenhall extending towards the west of Grappenhall Heys
Where a district centre would be located	Centrally, but not directly above employment growth area	Centrally, directly above employment growth area	Further east towards the A50.
The extent and location of employment land	Lower extent near to the Scheduled Monument.	Lower extent near to the Scheduled Monument.	Higher employment growth over a larger geographical area

8.1.5 Appendix I of the SA Report sets out a high level appraisal of each of these options. A summary of the effects are set out below:

- All three options are predicted to have similar positive effects on economy and regeneration, but the amount of land allocated for employment uses is slightly higher under Option C, which could thus generate more positive effects.



- All three options are predicted to have similar positive effects on health and wellbeing and housing.
- All three options are likely to perform similar with regards to accessibility, including access to public transport, active forms of travel and the permeability of the built environment.
- All three options are predicted to have a similar negative effect on natural resources.
- Option C is predicted to have a slightly greater negative effect compared to options A and B upon built and natural heritage, which could give rise to significant negative effects.
- The effects are broadly similar for each option on biodiversity and geodiversity (minor negative), but Option C is considered as potentially generating more notable negative effects.
- All three options are predicted to have similar effects in regards to climate change and resource use.

8.1.6 The preferred approach is a hybrid approach, but builds upon Concept Option B. It is considered to best meet Local Plan objectives, having regard to design, layout, use, scale, highways access and market considerations. For completeness, the concept options have also been appraised within the SA.



# **Appraisal of the Plan**

**09**

## 9 APPRAISAL OF THE PLAN

### 9.1 Introduction

- 9.1.1 This section presents a summary of the appraisal of the Plan against the SA Framework. Effects have been identified taking into account a range of characteristics including: magnitude, duration, frequency, and likelihood.
- 9.1.2 Combined, these factors have helped to identify the significance of effects, whether these are positive or negative.
- 9.1.3 For each SA topic, every policy has been considered and appraised, and this has helped to determine the effects of the Plan ‘as a whole’ on each SA Topic.
- 9.1.4 This is important as Plan policies should be read in the context of the whole Plan and not in isolation. Policies can interact with one another to create cumulative effects, synergistic effects and to help mitigate potential negative effects.
- 9.1.5 The overall summary for each SA Topic is presented in this Chapter.

### 9.2 Combined effects of the Plan on Housing

Plan Chapters / Policy groupings	Significance	
<i>Development Policies</i>	++	
<i>Green Belt Policy</i>	+	
<i>Town Centre Policy</i>	+	
<i>infrastructure Policies</i>	+	
<i>Design Policies</i>	0	
<i>Environment Policies</i>	+	-?
<i>Masterplan Policies</i>	+	-?
<i>Site policies</i>	+	
<i>Monitoring and Review Policy</i>	+	
<b>Cumulative effects</b>	<b>Significant positive effects</b>	

- 9.2.1 Overall, the Plan is predicted to have **significant positive effects** on the baseline position relating to housing. The main benefits relate to the strategy for delivering enough housing in a range of locations to meet identified needs. Supporting policies for the major site allocations also set out the specific types of homes that need to be delivered, which should ensure the a suitable mix of homes is built.

### 9.3 Combined effects of the Plan on Climate Change and Natural Resources

Plan Chapters / Policy groupings	Significance
<i>Development Policies</i>	+ -
<i>Green Belt Policy</i>	0?
<i>Town Centre Policy</i>	+
<i>infrastructure Policies</i>	++
<i>Design Policies</i>	+
<i>Environment Policies</i>	++
<i>Masterplan Policies</i>	+
<i>Site policies</i>	+
<i>Monitoring and Review Policy</i>	0
<b>Cumulative effects</b>	<p>Mixed effects</p> <p><b>Significant positive effects</b></p> <p>Minor positive effects</p> <p>Minor negative effects</p>

- 9.3.1 The Plan is predicted to have mixed effects with regards to climate change. For climate change mitigation and resource efficiency, the Plan is predicted to have **minor positive effects**. With regards to climate change resilience, the Plan is predicted to have **significant positive effects**.
- 9.3.2 Conversely, emissions from transportation would be expected to increase in the short term as a result of increased development in the countryside. In the longer term, the effects are less likely to be negative, as public transport routes will be established and more people may be using enhanced walking and cycling networks. On balance, **minor negative effects** are predicted.

#### 9.4 Combined effects of the Plan on Natural Resources: Flooding

Plan Chapters / Policy groupings	Significance
<i>Development Policies</i>	0 -
<i>Green Belt Policy</i>	0
<i>Town Centre Policy</i>	0
<i>Infrastructure Policies</i>	+
<i>Design Policies</i>	+
<i>Environment Policies</i>	++
<i>Masterplan Policies</i>	++?
<i>Site policies</i>	+
<i>Monitoring and Review Policy</i>	0
<b>Cumulative effects</b>	<b>++?</b>

9.4.1 Overall, the Plan is predicted to have a potentially **significant positive effect** in the longer term with regards to flood risk. Some development is directed on land at risk or likely to exacerbate flooding, but the plan proposes adequate flood management measures to ensure the effects are mitigated.

#### 9.5 Combined effects of the Plan on Economy and Regeneration:

Plan Chapters / Policy groupings	Significance
<i>Development Policies</i>	++
<i>Green Belt Policy</i>	+
<i>Town Centre Policy</i>	+
<i>Infrastructure Policies</i>	+
<i>Design Policies</i>	+
<i>Environment Policies</i>	+
<i>Masterplan Policies</i>	+
<i>Site policies</i>	+
<i>Monitoring and Review Policy</i>	+
<b>Cumulative effects</b>	<b>++</b>

9.5.1 Overall, the Plan is predicted to have **significant positive effects** on the economy, levels of employment and in tackling deprivation. The major contribution towards significant effects is from the release of large employment sites to support development in growth sectors such as strategic warehousing and distribution. Critically, the Plan also seeks to provide sufficient infrastructure to support such growth, and this ought to generate benefits for existing communities as well.

## 9.6 Combined effects of the Plan on Natural Resources: Soil

Plan Chapters / Policy groupings	Significance
<i>Development Policies</i>	-
<i>Green Belt Policy</i>	-
<i>Town Centre Policy</i>	+
<i>Infrastructure Policies</i>	+
<i>Design Policies</i>	+
<i>Environment Policies</i>	+
<i>Masterplan Policies</i>	0
<i>Site policies</i>	0
<i>Monitoring and Review Policy</i>	0
<b>Cumulative effects</b>	<b>Significant negative effects?</b>

- 9.6.1 The Plan will lead to the loss of a substantial amount of agricultural land, a proportion of which is classified as best and most versatile. This is considered to be a **significant negative effect**. However, the Plan is positive with regards to further development by stating that there should be no 'loss of best and most versatile land'. This would provide strong protection for remaining resources, and potentially offset the significant effects associated with Green Belt loss.

## 9.7 Combined effects of the Plan on Water Quality

Plan Chapters / Policy groupings	Significance
<i>Development Policies</i>	+
<i>Green Belt Policy</i>	-
<i>Town Centre Policy</i>	0
<i>Infrastructure Policies</i>	+
<i>Design Policies</i>	+
<i>Environment Policies</i>	+
<i>Masterplan Policies</i>	+
<i>Site policies</i>	+
<i>Monitoring and Review Policy</i>	0
<b>Cumulative effects</b>	<p style="color: orange;">Minor negative effects</p> <p style="color: green;">Minor positive effects</p>

9.7.1 There is potential for **minor negative effects** due to an increased requirement for sewerage and drainage infrastructure. However, in the longer term, there could potentially be **minor positive effects** upon water quality, as development on agricultural land could help to remove diffuse pollution associated with nitrate use on farms, and through requirements for comprehensive surface water management on strategic sites, and the need to implement SUDs.

## 9.8 Combined effects of the Plan on Air Quality

Plan Chapters / Policy groupings	Significance
<i>Development Policies</i>	-
<i>Green Belt Policy</i>	-
<i>Town Centre Policy</i>	+ <sup>?</sup>
<i>infrastructure Policies</i>	+
<i>Design Policies</i>	+
<i>Environment Policies</i>	+
<i>Masterplan Policies</i>	++
<i>Site policies</i>	+
<i>Monitoring and Review Policy</i>	0
<b>Cumulative effects</b>	<p><b>Minor negative effects</b></p> <p><b>Neutral effects<sup>?</sup></b></p>

9.8.1 The delivery of housing and employment space will increase private transport demand and associated congestion which is predicted to detrimentally effect air quality. Measures set out in the Plan should avoid significant negative effects from occurring and in the longer term, the effects may diminish further, as the Plan makes provisions to support alternatives to road freight, and to facilitate an increase in low emissions vehicles (**neutral effects** predicted).

## 9.9 Combined effects of the Plan on Health and Wellbeing

Plan Chapters / Policy groupings	Significance
<i>Development Policies</i>	++ -
<i>Green Belt Policy</i>	-
<i>Town Centre Policy</i>	+
<i>Infrastructure Policies</i>	++
<i>Design Policies</i>	+
<i>Environment Policies</i>	+
<i>Masterplan Policies</i>	++
<i>Site policies</i>	+
<i>Monitoring and Review Policy</i>	+
<b>Cumulative effects</b>	<p>Significant positive effects</p> <p>Minor negative effects</p>

9.9.1 Overall, the Plan is predicted to have mixed effects upon health and wellbeing. On one hand **significant positive effects** are predicted in the long term through the delivery of housing and employment space and sustainable growth. However, **minor negative effects** are also predicted from the perceived or actual loss of amenity, and disturbance to recreational land at the green belt.

## 9.10 Combined effects of the Plan on Built and Natural Heritage: Landscape

Plan Chapters / Policy groupings	Significance
<i>Development Policies</i>	+ --
<i>Green Belt Policy</i>	-
<i>Town Centre Policy</i>	+
<i>Infrastructure Policies</i>	+
<i>Design Policies</i>	+
<i>Environment Policies</i>	+
<i>Masterplan Policies</i>	+
<i>Site policies</i>	+
<i>Monitoring and Review Policy</i>	+
<b>Cumulative effects</b>	<p>Minor positive effects</p> <p>Significant negative effect?</p>



9.10.1 A focus on maximising opportunities for development in the urban area will help to reduce pressure on sensitive landscape. The release of Green Belt land will have unavoidable effects upon landscape character throughout the borough. Policies within the Plan seek to minimise these effects and are predicted to mitigate effects to an extent in some locations, but negative effects are likely to remain that could potentially be **significant negative effects**, if comprehensive mitigation and enhancement is not secured.

### 9.11 Combined effects of the Plan on Built and natural heritage: Historic Environment

Plan Chapters / Policy groupings	Significance
<i>Development Policies</i>	+ --
<i>Green Belt Policy</i>	-
<i>Town Centre Policy</i>	+
<i>Infrastructure Policies</i>	+
<i>Design Policies</i>	++
<i>Environment Policies</i>	0
<i>Masterplan Policies</i>	++
<i>Site policies</i>	+
<i>Monitoring and Review Policy</i>	0
<b>Cumulative effects</b>	<p><b>Significant positive effects?</b></p> <p><b>Minor negative effect</b></p>

9.11.1 Overall, the Plan is predicted to have mixed effects on the historic environment. On one hand, there is a focus on supporting the continued regeneration of Warrington's inner areas, which could generate significant positive effects in the longer term. Conversely, the release of certain Green Belt sites is predicted to have negative effects, but site specific policies seek to minimise effects where these are potentially significant.

## 9.12 Combined effects of the Plan on Biodiversity and Geodiversity

Plan Chapters / Policy groupings	Significance
<i>Development Policies</i>	--
<i>Green Belt Policy</i>	-
<i>Town Centre Policy</i>	0
<i>Infrastructure Policies</i>	+
<i>Design Policies</i>	+ <sup>?</sup>
<i>Environment Policies</i>	+
<i>Masterplan Policies</i>	+ <sup>?</sup>
<i>Site policies</i>	+
<i>Monitoring and Review Policy</i>	0
<b>Cumulative effects</b>	<p><b>Significant positive effects?</b></p> <p><b>Minor negative effects</b></p>

9.12.1 The Plan strategy involves development in locations that are sensitive to biodiversity. However, there are policies which seek to mitigate negative effects and achieve a 'net gain' in biodiversity, should these be implemented then **positive effects** would be generated. With regards to development more generally, the potential for **minor negative effects** still remains. Effects on geodiversity are predicted to be **neutral**.

### 9.13 Accessibility

Plan Chapters / Policy groupings	Significance
<i>Development Policies</i>	+ -
<i>Green Belt Policy</i>	0
<i>Town Centre Policy</i>	+
<i>Infrastructure Policies</i>	++
<i>Design Policies</i>	+
<i>Environment Policies</i>	+
<i>Masterplan Policies</i>	+
<i>Site policies</i>	+
<i>Monitoring and Review Policy</i>	0
<b>Cumulative effects</b>	<p>Minor positive effects</p> <p>Minor negative effects (short term)</p>

9.13.1 The Plan is predicted to have **minor positive effects** on the baseline position as it will broadly improve transport connectivity, minimise the need to travel, and increasing the use of sustainable modes of transport. However, some communities may not benefit from improvements as much as others (for example the outlying settlements), and there would likely be short term disruption to the road networks as a result of infrastructure improvements. These are recorded as negative effects.

## Summary of Plan effects

<i>Cumulative effects (+ve)</i>	++	++	+	++		+		++ <sup>?</sup>	++ <sup>?</sup>	+	++ <sup>?</sup>	++
<b>SA Topics</b>	<b>Economy and regeneration</b>	<b>Health and wellbeing</b>	<b>Accessibility</b>	<b>Housing</b>	<b>Natural resources: Agricultural land</b>	<b>Natural resources: Water Quality</b>	<b>Natural Resources: Air Quality</b>	<b>Natural resources: Flooding</b>	<b>Historic Environment</b>	<b>Landscape</b>	<b>Biodiversity and Geodiversity</b>	<b>Climate change and resource use</b>
<i>Cumulative effects (-ve)</i>		-	-		!	-	-		-	!	-	-

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# **Mitigation and enhancement**

**10**

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## 10 MITIGATION AND ENHANCEMENT

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### 10.1 Introduction

10.1.1 The sustainability appraisal (SA) of the emerging Warrington Local Plan has been an iterative process, in which proposals for mitigation and enhancement have been considered at different stages.

10.1.2 Table 10.1 below sets out how the recommendations made have been taken into account. The Council's response to the recommendations of the SA and the implications of the response for the findings of the SA are summarised.

*Table 8.1 Mitigation and enhancement measures*

<b>Warrington's Response to recommendations</b>	<b>Implications for the SA findings</b>
Amended clause 7 of Policy ENV8 to give greater flexibility regarding the loss of best and most versatile agricultural land.	Fewer negative effects with regards to renewable energy schemes, housing and economy.  Benefits relating to soil resources are reduced.
Amended clause 1d of Policy DC6 to ensure explicit mention of flood risk at the Waterfront.	Positive effects associated with flood risk and the delivery of sustainable development.
Incorporated recommended wording into Policy ENV6 to ensure that flood risk is specifically mentioned as a potential positive approach as part of minerals restoration schemes.	Positive effects associated with flood risk.
The SA recommended a higher percentage of affordable or social rented accommodation. However, the Council is seeking the maximum reasonable level of affordable housing as evidenced by the Local Plan Viability Report.	No changes have been made and so the effects in the SA remain the same.
Amended clause 12 of Policy OS8 to ensure that the Warrington Road site includes a buffer zone for biodiversity and landscape.	The likelihood of negative effects arising upon landscape and biodiversity is reduced.

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## Warrington's Response to recommendations

## Implications for the SA findings

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The SA recommends a comprehensive green buffer is secured along the Dingle / Berrys wood corridor. It is considered that the Garden Suburb policy could be improved by demonstrating how ecological links from east to west across the Garden Suburb area will be strengthened.

Policy MD2 is clear that a comprehensive approach will be needed in relation to Green Infrastructure and green space more generally throughout the Garden Suburb. It is expected that further detailed work will be produced as part of the Development Framework which will be prepared as a Supplementary Planning Document – this is also provided for within Policy MD2. The Development Framework will also address issues of amenity in more detail.

No changes have been made at this stage and so the effects in the SA remain the same.

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- 10.1.3 Generally, the Plan has been positively prepared, but several potential significant effects were identified through the SA. A range of mitigation and enhancement measures have been suggested, and the Council has responded positively by making policy amendments. This has improved the overall performance of the Plan in sustainability terms.



# **Monitoring and next steps**

**11**



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# 11 MONITORING AND NEXT STEPS

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## 11.1 Monitoring

- 11.1.1 There is a requirement to outline the measures envisaged to monitor the predicted effects of the Plan. In particular, there is a need to focus on the significant effects that are identified. It is important to track predicted effects to ensure that positive effects are actually realised and to identify any unforeseen negative effects that may occur.
- 11.1.2 Table 11.1 below sets out monitoring measures under each SA topic which are intended to be used to monitor any significant effects and to track the baseline position more generally. At this stage the monitoring measures have not been finalised, as there is a need to confirm the feasibility of collecting information for the proposed measures. Wherever possible, measures have been drawn from the Local Plan monitoring framework to reduce duplication.
- 11.1.3 The monitoring measures will be finalised once the Plan is adopted, and will be set out in an SA Statement in accordance with the SEA Regulations.

*Table 11.1 Monitoring the effects of the Plan*

SA Topics	Proposed Monitoring Measures
<b>Housing</b> <b>Significant positive effects</b> are predicted as the Plan is likely to support identified needs for a range of community groups.	<ul style="list-style-type: none"><li>• Housing completions analysis.</li><li>• Strategic Housing Land Assessments (on a rolling basis).</li><li>• Percentage of affordable housing delivered in accordance with Plan targets.</li><li>• Analysis of progress with strategic sites.</li><li>• Total number of pitches available for Gypsy &amp; Traveller and Travelling Show People.</li><li>• New pitches and plots approved and provided per annum.</li></ul>
<b>Climate Change and Natural Resources</b> <b>Significant positive effects</b> are predicted with regards to climate change resilience. A minor positive effect is predicted for resource efficiency and climate changes mitigation. A minor negative effect is predicted in regards to transport emissions.	<ul style="list-style-type: none"><li>• Per capita emissions of greenhouse gases (domestic, transport and industrial).</li><li>• Hectares of Green Belt land.</li><li>• Number of planning approvals with conditions requiring the use of renewable/low carbon technologies.</li></ul>

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## SA Topics

## Proposed Monitoring Measures

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### Natural Resources: Flooding

**Significant positive effects** are predicted in the long-term with regards to flood risk.

- SUDs schemes incorporated into new developments.
  - Planning permissions granted for sensitive uses in flood zones 2 and/or 3'.
  - Application monitoring - Number of applications permitted against Environment Agency advice in regards to flood risk.
- 

### Economy and Regeneration

**Significant positive effects** are predicted as the Plan is likely to result in an increase of economic output and employment whilst tackling deprivation.

- Employment land developed (Square feet).
  - Loss of employment on existing employment sites.
  - Employment land available per annum by type.
- 

### Natural Resources: Soil

**Significant negative effects** are predicted as the Plan is likely to result in the loss of a substantial amount of agricultural land.

- Amount of agricultural land lost to development (by grade).
- 

### Water Quality

The Plan is likely to have minor negative effects due to increased requirements for sewage and drainage infrastructure. However, a minor positive effect is likely in the long-term.

Although no significant effects have been predicted, the following indicators are proposed to track trends:

- Achievement of water framework directive objectives.
- Waste generation per capita (tonnes per year).

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### Air Quality

The Plan is likely to result in minor negative effects which should become neutral effects in the long-term.

Although no significant effects have been predicted, the following indicators are proposed to track trends:

- Assessment of the levels of CO<sub>2</sub>, NO<sub>2</sub> and other forms of pollution in the air.

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### Health and Wellbeing

**Significant positive effects** are predicted as the Plan is likely to support suitable and sustainable growth. Minor negative effects are also predicted due to the loss of amenity and effects on the Green Belt.

- Total Amount of Open Space (Hectares).
  - Total Amount of Equipped Play Open Space (Sites & Hectares).
  - Total Amount of Informal Play Open Space (Sites & Hectares).
  - Total Amount of Parks & Gardens Open Space (Sites & Hectares).
  - Number of playing pitches created, lost and or replaced (including AGP's) and/or S106 Contributions.
  - Review of PPS (3 yearly).
  - New major community/sports infrastructure projects
-

## SA Topics

## Proposed Monitoring Measures

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	<p>delivered and/or S106 Contributions.</p> <ul style="list-style-type: none"><li>• Percentage of new dwellings permitted within 800m of a health centre.</li><li>• Housing register of people wanting to move to affordable housing</li><li>• Hectares of Green Belt land.</li></ul>
<p><b>Built and Natural Heritage: Landscape</b></p> <p><b>Significant negative effects</b> are predicted as the Plan is likely to affect the landscape character of the Borough.</p>	<ul style="list-style-type: none"><li>• Net change in green infrastructure (area in ha)</li><li>• Number of developments allowed on appeal that had been initially refused on landscape character grounds.</li></ul>
<p><b>Built and Natural Heritage: Historic Environment</b></p> <p>Mixed effects are predicted as the Plan is likely to promote heritage-led development but equally the loss of Green Belt land in some outer areas would undermine the character of the settlement. The scale of the proposed garden suburb is also predicted to have a minor negative effect.</p>	<p>Although no significant effects have been predicted, the following indicators are proposed to track trends:</p> <ul style="list-style-type: none"><li>• Percentage of planning permissions granted in accordance with Heritage England advice.</li><li>• Number of applications refused on heritage grounds.</li><li>• Public realm improvements implemented.</li><li>• Number of updated Conservation Area Appraisals completed.</li></ul>
<p><b>Biodiversity and Geodiversity</b></p> <p>The Plan is predicted to have <b>minor negative effects</b> related to the overall loss of green field land, and disturbance to habitats and species in some locations.</p> <p>Though several developments would impinge upon important habitats, the Plan seeks to mitigate effects and achieve a net gain in biodiversity. This would lead to <b>significant positive effects</b>. However, the effects are uncertain, as success would depend upon scheme details.</p>	<ul style="list-style-type: none"><li>• Net loss / gain in designated habitats (ha).</li><li>• Net change in tree coverage (ha).</li><li>• Quantity and extent of additional land contributing to the ecological network as a result of planning permissions granted.</li><li>• Number of planning approvals with conditions to ensure works to manage/enhance the condition of SSSI / SAC / SPA / Ramsar sites / features of interest / local designations.</li><li>• The amount of new or improved PROWs (Km/Miles).</li></ul>
<p><b>Accessibility</b></p> <p>The Plan is likely to have mostly positive effects. These could potentially be significant in the longer term should major infrastructure improvements be secured.</p> <p>Temporary disruption may occur leading to minor negative effects.</p>	<ul style="list-style-type: none"><li>• Number and proportion of trips made by car, public transport, walking and cycling.</li><li>• Changes in peak congestion along key routes.</li><li>• Net change in the number of HGV trips generated within Warrington (and proportion of total freight).</li><li>• Cycle and footpaths created.</li><li>• Application monitoring.</li></ul>

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## **11.2 Next Steps**

- 11.2.1 The Council has prepared the Proposed Submission Version of the emerging Warrington Local Plan. It proposes to publish the Plan and other 'proposed submission' documents in accordance with Regulation 19 of the Town and Country Planning (Local Planning) Regulations 2012. A 9 week period will be provided for any representations to be received.
- 11.2.2 This SA report documents the SA process that has been undertaken in preparing the Local Plan and sets out a discussion of the significant effects that are likely to arise.
- 11.2.3 The final Plan will be 'submitted' for Examination in Public (EiP). The Council will also submit a summary of issues raised (if any) through representations at the publication stage so that these can be considered by the Government appointed Planning Inspector who will oversee the EiP. At the end of the EiP, the Inspector will judge whether or not the Plan is 'sound'.
- 11.2.4 Further SA work may be required to support the Plan-making process as it moves through Examination (for example the preparation of SA Addenda to deal with any proposed modifications).
- 11.2.5 Upon adoption of the Plan, an SA Statement must be prepared that sets out:
- How SA findings and the views of consultees are reflected in the adopted Plan,
  - Measures decided concerning monitoring.



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