

Design Evolution Report 2024

Appendix A: HAGI and Block Valve Site Options - Green Belt Assessment Revision 2

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Revision 1

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Glossary

Term	Description
Block Valve	Block Valve Installations (BVI) are valves installed at strategic points along a pipeline to control the flow of fluid or gas.
CNP	Critical National Priority
DCO	Development Consent Order. A mechanism to secure planning consent for large-scale projects (typically specified as Nationally Significant Infrastructure Projects [NSIPs])
Design Evolution Report	A report which presents the outputs of the routeing and siting study (referred to as the Preferred Route Optioneering process, the third stage of design work), undertaken to identify the project boundary in which the pipeline and connection spurs would be located, referred to as the Preliminary Route Alignment. This report also sets out the work carried out on Strategic Options (initial stage of design work) and identifies the Preferred Route Corridor (the second stage of design work).
Green Belt	A national policy designation which seeks to protect the openness of land over the long term, preventing urban sprawl, encroachment of development into open countryside and maintaining the physical separation settlements. <i>“The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence”</i> (National Planning Policy Framework (para.142).
Green Belt Openness	A Green Belt quality comprising both physical and visual dimensions i.e. the presence of built development and its visibility.
Green Belt Permanence	A Green Belt quality which ensures that the policy is enduring, both in principle and in practice through the identification, and if required, definition of recognisable and robust physical boundaries.
GRP unit	Glass Reinforced Plastic (GRP) covered electrical cabinet.
HAGI	Hydrogen Above Ground Installation (HAGI). Equipment which controls the flow and pressure of hydrogen at key points along the pipeline and act as the connection points for industrial customers, the Hydrogen Production Plant, Storage Facility and blending points into the existing natural gas network. They also allow access to the pipeline network to carry out a routine maintenance programme.
NPPF	National Planning Policy Framework (December 2023) which sets out Green Belt policy to be applied through Local Plan preparation and in the determination of planning applications.
NPS EN-1	National Policy Statement for Energy, which sets out national energy policy and provide the foundations for decision making for Nationally Significant infrastructure Projects (NSIPs) subject to an application for Development Consent
PDL	Previously Developed Land

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1. Introduction

1.1 Background

- 1.1.1 Cadent Gas Limited (Cadent) is proposing the HyNet North West Hydrogen Pipeline Project (the Project) which will consist of a network of pipelines intended for the transportation of hydrogen. A series of Hydrogen Above Ground Installations (HAGIs) and Block Valves Installations (BVIs) are required to be located at points along the network.
- 1.1.2 The Project will, in part, need to take a route through land designated as Green Belt. The underground pipelines will comprise an engineering operation and would not be inappropriate development¹. Whilst comprising an engineering operation which is required to support the operation of the pipeline, the HAGIs and BVIs are likely to be classified as ‘inappropriate development’. They will consequently be required to be tested against national and local Green Belt policy and whether Very Special Circumstances justify the development². The whole Project (pipeline, HAGI’s, BVIs etc) is subject to the Development Consent Order (DCO) process.
- 1.1.3 The analysis contained in this report relates to the Green Belt policy only. It forms part of the site evaluation process completed following the non-statutory consultation, which includes consideration of matters relating to other environmental and technical matters such as ecology, archaeology, flood risk and highways access which are presented in the Design Evolution Report.
- 1.1.4 The Design Evolution Report 2024 documents the process of route, HAGI and BVIs site selection, noting that (para 2.4.11): *“the construction of a pipeline development generally favours the use of rural land to avoid the constraints posed by built up areas, such as existing utilities, residential properties and community facilities. Green Belt designations cover substantial extents of the potential development area and due to the location of the supply, storage and customer connection points, the Green Belt is a designation and constraint which cannot be avoided either by the pipeline route or some of the HAGI requirements.”*

¹ Paragraph 5.11.22 of EN-1

² National Planning Policy Framework (NPPF), December 2023, paras 152 & 153).
*“152. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
 153. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.”*

- 1.1.5 Furthermore (para 2.4.13) states: *“Due to the nature of the Project, it will not be possible for all HAGIs to be located outside of the Green Belt. Therefore where a HAGI is required in the Green Belt, an assessment will be undertaken on the specific need for the HAGI and on different location options for its placement. The significance of impact will depend on the scale and nature of each HAGI and the particular characteristics of the landscape in the locations being considered for HAGI siting. In this way, the number of HAGIs proposed in the Green Belt will be kept to the absolute minimum required and the proposed locations will be selected to minimise the impact on the Green Belt purposes.”*

1.2 The Project and HAGI / Block Valve Locations

- 1.2.1 The five locations within the Green Belt required to host a HAGI and block valves are as follows (illustrated on **Figure 1.1**), with the extent of Green Belt shown on **Figure 1.2**.

- Clock Face HAGI, St Helens (originally included Burtonwood)
- Warburton HAGI, Carr Green, Lymm
- Rocksavage HAGI, Runcorn
- Central Hub HAGI, Barnton, Northwich
- Higher Walton HAGI, Warrington
- Sworton BVI e, High Legh, Knutsford
- Hartford BVI, Hartford Northwich

- 1.2.2 For each required HAGI and BVI location, an area of search was identified within which site options were identified, based on the following criteria:

- Proximity to the main, potential, pipeline route;
- Distance to dwellings;
- Close to public highway / permanent access and electrical / telecom services;
- Low flood risk;
- Environmental constraints; and
- A site area of 2ha (20,000m²) for HAGIs and 0.5ha (5,000m²) for BVIs(including boundary planting).
- For BVIs, the distance of the location from the HAGI.

- 1.2.3 The Development Description in section 1.3 below provides further detail on the Project dimensions including associated structures such as boundary fencing and lighting columns.

Figure 1.1 The Project and Proposed HAGI / Block Valve Locations Covered by Green Belt Designation

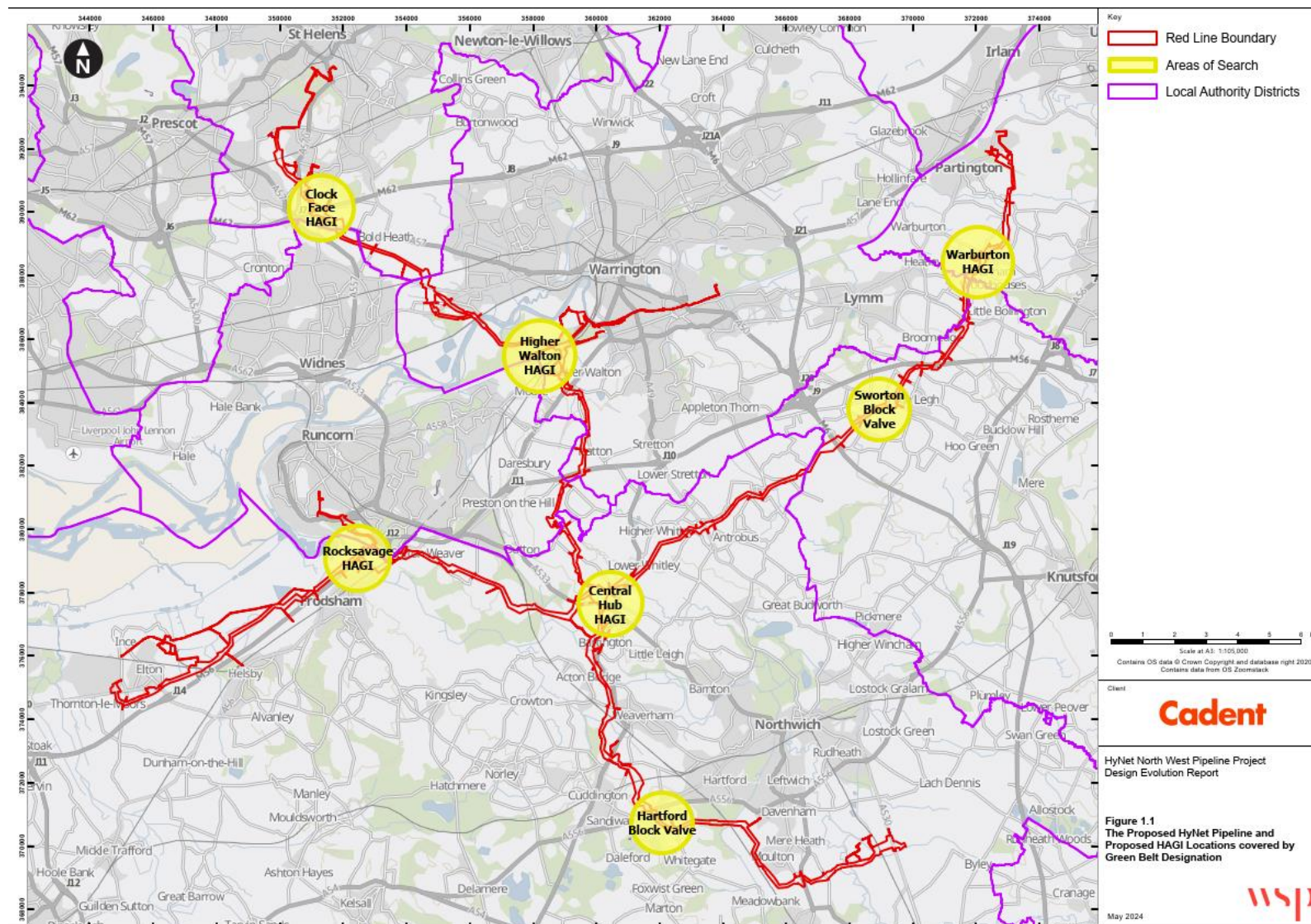
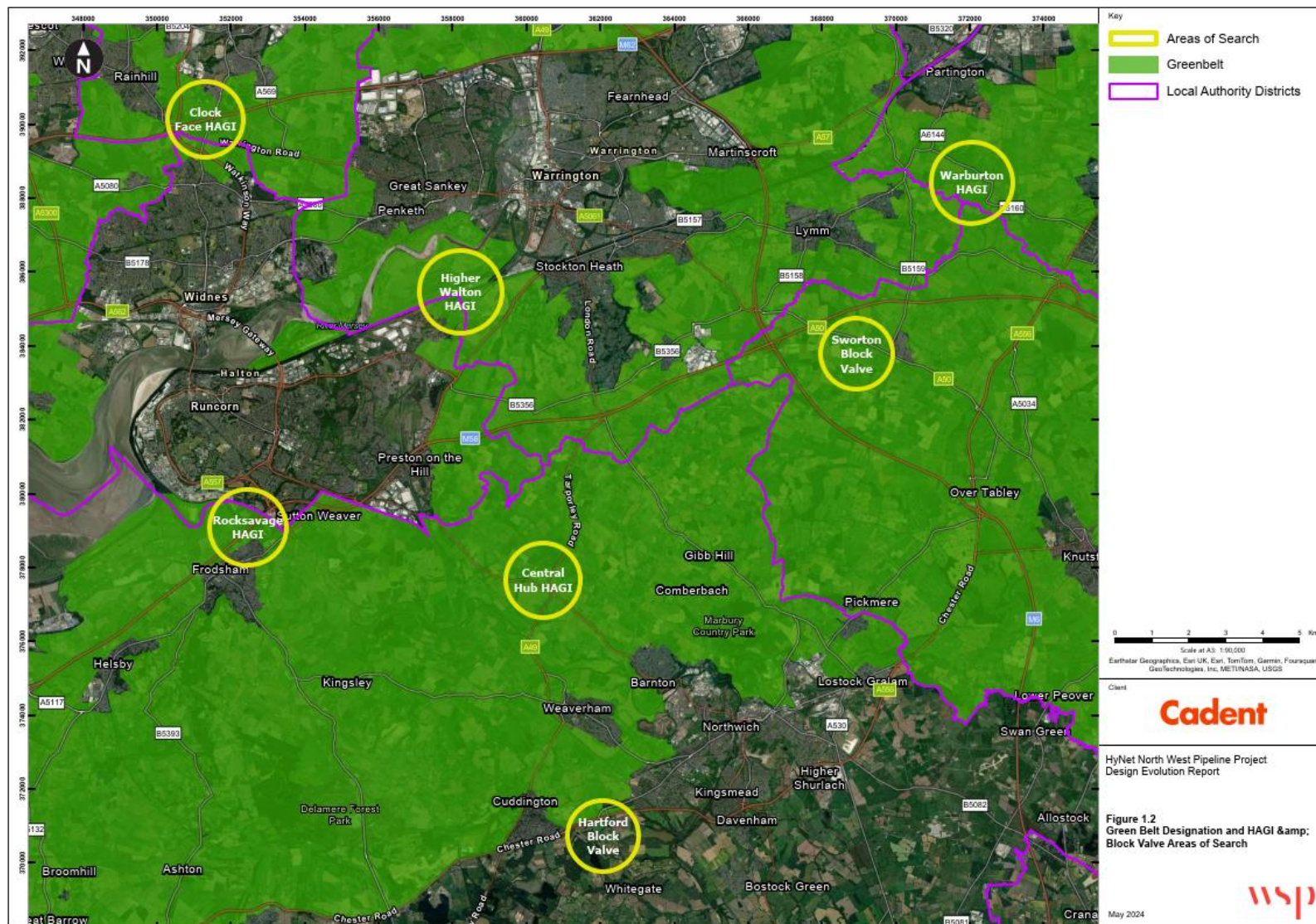


Figure 1.2 Green Belt Designation and HAGI / Block Valve Areas of Search Covered



1.3 Development Description

HAGI's

- 1.3.1 HAGIs are required to control the flow and pressure of hydrogen, provide connections to the network producers, customers and storage and to be able to monitor, operate/maintain and inspect the network during operation.
- 1.3.2 HAGI sites will include a range of permanent above ground components, which will be kept at a low level due to the nature of the equipment and to reduce visual impact. A small building is required to house the electrical, control instrumentation and communication equipment. The HAGIs will require connection to the local Distribution Network Operator's (DNO) electrical distribution network and telecommunication systems. The DNO supply will support electrical car charging (for maintenance vehicles only). In addition to the DNO supply, alternative sources of power including use of renewables are currently under consideration for use on the HAGI site, such as possible hydrogen powered energy units.
- 1.3.3 The HAGI sites footprint can vary, typically ranging between 0.5 ha to 1.5ha in area. The sites would require security fencing, typically 2.4-3.6m high with double-leaf access gates for vehicles. Access would be required from the adjacent road network, access tracks or similar. There would also need to be space for maintenance operatives to park their vehicle (s) off the highway and to open the gates.
- 1.3.4 The HAGI would include pressure reduction units, metering facilities (approximately 15m in length, 4m wide and up to 2.5m high), inspection facilities and Instrumentation and Control (I&C) Local Equipment Rooms (LERs), typically pre-fabricated Glass Reinforced Plastic (GRP) units of approximately 2.4m in height placed on a concrete base that is cast in situ. Permanent lighting columns up to 5m in height (dependent on site context) would only operate during maintenance or potential breakdown / emergency visits. This development description includes for land surrounding the HAGI to allow for further design development, including requirements for access, security and associated landscaping such as planting to provide screening such as that an area of 2ha (20,000m²) is identified.
- 1.3.5 The HAGI will not be permanently manned and only visited infrequently for maintenance visits.
- 1.3.6 The boundary planting referenced above will be planted at Year 1 (i.e. commencement of operation) with maturity reached in 10 to 15 years.
- 1.3.7 An illustrative layout for a HAGI is provided in **Figure 1.3**. A photo of a methane Above Ground Installation included in part of the existing gas network is shown in **Figure 1.4**. A HAGI will look similar in appearance to this Above Ground Installation.

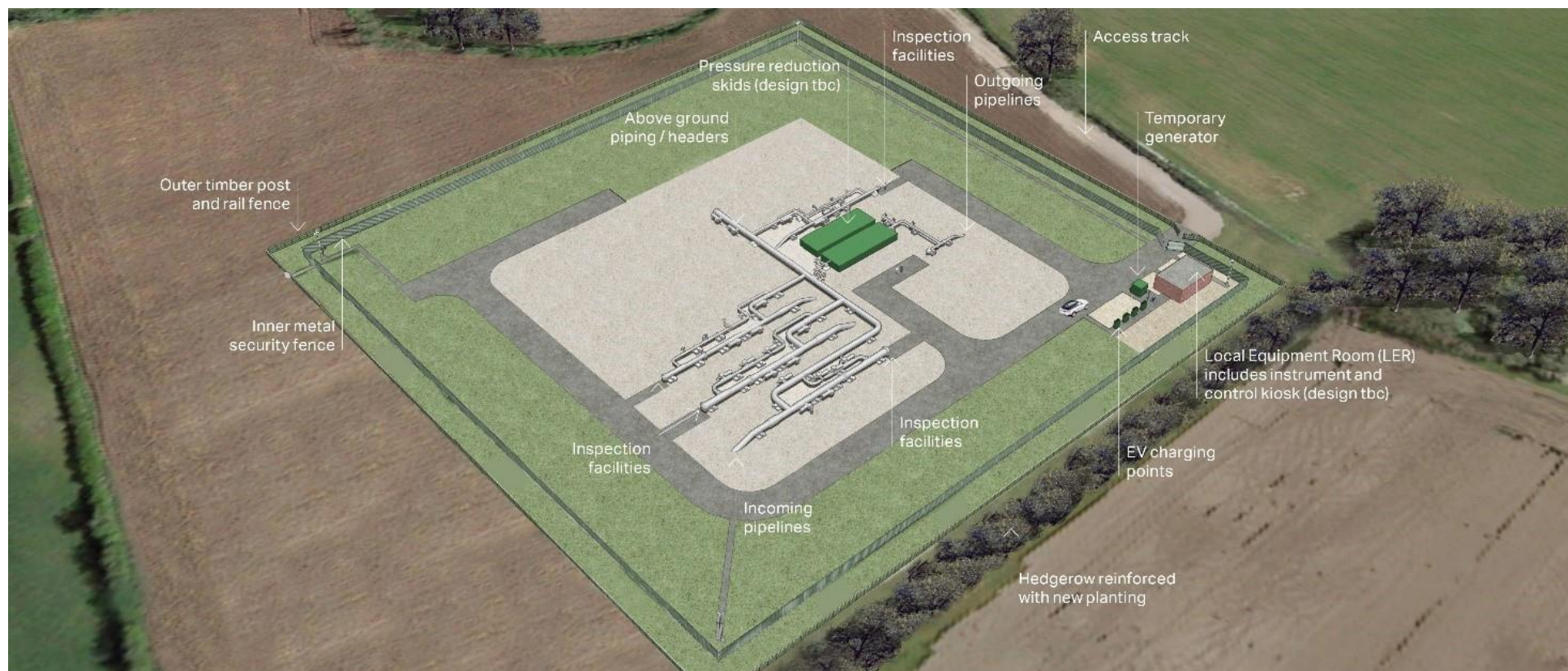
Figure 1.3 Illustrative HAGI layout

Figure 1.4 Photo of a methane Above Ground Installation



BVIs

- 1.3.8 Where the distance between two HAGIs is greater than 16km, a BVI is typically required. These are smaller sites than the HAGIs described above.
- 1.3.9 These sites are separate facilities to the HAGIs and will be housed in compounds less than 0.5ha in size, with fencing approximately 2.4m high, an access track, facilities for turning vehicles, typically Light Goods Vehicles (LGV). The main valve will be in-line with the buried pipeline and a pipe with a valve will be above ground. The valve actuator would extend a short height (approximately 1.5m) above ground. The valves will be operated locally for which the necessary equipment on site will be housed in an I&C LER (similar to those described above).

2. Green Belt Policy

2.1 Overarching National Policy Statement for Energy (EN-1), January 2024

- 2.1.1 National Policy Statements form the policy context against which the DCO application will be considered. Whilst the Project does not fall to be considered under section 104 of the Planning Act 2008 (decisions in cases where National Policy Statement has effect), NPS remain a material consideration under section 105 (decisions in cases where no National Policy Statement has effect).
- 2.1.2 The potential impacts arising from nationally significant infrastructure projects upon the Green Belt is recognised in the appropriate national policy.
- 2.1.3 NPS EN-1 Paragraph 5.11.20 states: *“the general policies controlling development in the countryside apply with equal force in Green Belts but there is, in addition, a general presumption against inappropriate development within them. Such development should not be approved except in very special circumstances. Applications should therefore determine whether their proposal, or any part of it, is within an established Green Belt and if it is, whether their proposal may be inappropriate development within the meaning of Green Belt policy”*.
- 2.1.4 Paragraph 5.11.21 of EN-1 states: *“However, infilling or redevelopment of major developed sites in the Green Belt, if identified as such by the local planning authority, may be suitable for energy infrastructure. It may help to secure jobs and prosperity further without prejudicing the Green Belt or offer the opportunity for environmental improvement. Applicants should refer to relevant criteria on such developments in Green Belts.”*
- 2.1.5 Paragraph 5.11.22 of EN-1 states: *“Moreover an applicant may be able to demonstrate that particular energy infrastructure, such as an underground pipeline, may be considered an “engineering operation” and regarded as not inappropriate in Green Belt. This is provided it preserves the openness of the Green Belt and does not conflict with the purposes of Green Belt designation. It may also be possible for an applicant to show that the physical characteristics of a proposed overhead line in a particular location would not have so harmful an impact as to conflict with the purposes of Green Belt designation, or with other protections of rural landscape.”*
- 2.1.6 With regard to the Secretary of State’s decision making: Paragraph 5.11.36 of EN-1 states *“When located in the Green Belt, energy infrastructure projects may comprise ‘inappropriate development’³. Inappropriate development is by definition harmful to the Green Belt. The NPPF makes clear that most new building is inappropriate in Green Belt and should be refused permission unless in very special circumstances.”*
- 2.1.7 Paragraph 5.11.37 of EN-1 states that: *“Very special circumstances are not defined in national planning policy as it is for the individual decision maker to*

³ Referred to in paragraphs 147-151 of Section 13 of the NPPF

assess each case on its merits and give relevant circumstances their due weight. However, when considering any planning application affecting Green Belt land, the Secretary of State should ensure that substantial weight is given to any harm to the Green Belt when considering any application for such development, while taking account, in relation to renewable and linear infrastructure, of the extent to which its physical characteristics are such that it has limited or no impact on the fundamental purposes of Green Belt designation. Very special circumstances may include the wider environmental benefits associated with increased production of energy from renewables and other low carbon sources.”

- 2.1.8 Also considered to be relevant is the policy set out in Section 4.2 of EN-1 which applies a presumption that, subject to any legal requirements, the urgent need for Critical National Priority (CNP) infrastructure will, in general, outweigh any other residual impacts not capable of being addressed by application of the mitigation hierarchy, during the decision making process. CNP infrastructure is defined as nationally significant low carbon infrastructure and this will include low carbon hydrogen distribution and extends to energy infrastructure which is directed into the Planning Act 2008 and fits within the normal definition of low carbon. Paragraph 4.2.17 of EN-1 states that *“the Secretary of State will take as a starting point that CNP Infrastructure will meet the following, non-exhaustive, list of tests:*

- *Where development within a Green Belt requires very special circumstances to justify development....”*

- 2.1.9 Based on the definition set out within EN-1, the HAGIs and Block Valves are considered to be CNP Infrastructure.

2.2 National Planning Policy

- 2.2.1 Paragraph 142 of the National Planning Policy Framework (NPPF) (December 2023) states the following in respect of Green Belt:

“The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.”

- 2.2.2 Paragraph 143 of the NPPF sets out the five purposes of the Green Belt:

- a) *“To check the unrestricted sprawl of large built-up areas;*
- b) *To prevent neighbouring towns merging into one another;*
- c) *To assist in safeguarding the countryside from encroachment;*
- d) *To preserve the setting and special character of historic towns; and*
- e) *To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.”*

- 2.2.3 The NPPF states that, in respect of proposals affecting the Green Belt:

“152. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

153. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special

circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

156. When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources."

- 2.2.4 Planning Practice Guidance (PPG) provides Green Belt guidance on assessments on openness of the Green Belt, stating that the circumstances which should be considered include, but are not limited to, spatial and visual aspects, duration of the development and its remediability, and the degree of activity likely to be generated, such as traffic generation (Reference ID: 64-001-20190722).
- 2.2.5 Amendments to the NPPF with particular relevance to the consideration of development within the Green Belt were published by the Ministry of Housing, Communities and Local Government in August 2024. The consultation document introduces the concept of 'grey belt' land prioritising its release above other Green Belt land where local planning authorities are unable to meet housing, commercial and other needs on brownfield land and other, wider opportunities. Grey belt land is defined as land making a limited contribution to the five Green Belt purposes amongst other criteria. The Green Belt assessment reported within this report will be reviewed following the adoption of further editions of NPPF.

2.3 Local Planning Policy

- 2.3.1 A list of relevant local planning policies can be found at **Annex H**.

3. Assessment Methodology Summary

- 3.1.1 The method employed in the study completed following non statutory consultation, is set out in **Annex A**. In summary, the approach comprises:
- An assessment of the contribution of each wider Green Belt parcel within which each option site is located to the Green Belt, considering the local planning authority's most recent Green Belt review.
 - An assessment of the contribution of each option site to the Green Belt, as measured against Green Belt purposes set out in national policy.
 - Determination of the likely harm to the Green Belt caused by the development of each option site in respect of openness and permanence, the two principal qualities of the Green Belt identified in national policy.
 - Opportunities for mitigating any harm to the Green Belt arising from the development of each option site.
- 3.1.2 At the centre of the assessment of harm are questions posed in the Calverton Judgement⁴, which provide a focus for determining the likely degree of harm, which is likely to arise from a proposal, taking into account mitigation which could ameliorate its effects. The questions posed are:
- What is the nature and extent of the harm to the Green Belt arising from the proposed development?
 - To what extent could the impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?
 - Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent?
 - If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?
- 3.1.3 For this study, the degree of harm arising from development in the Green Belt is gauged according to the following scale:
- Significant - Clear adverse effects of development on physical and/or visual openness and permanence which are unlikely to be able to be successfully mitigated.
 - Moderate to Significant - Adverse effects of development on physical and/or visual openness and permanence with potential opportunities for mitigation.
 - Moderate - Mixed effects of development on physical and/or visual openness and permanence with opportunities for mitigation.

⁴ Calverton Parish Council v Greater Nottingham Council and others, [2015] EWHC 1078 (Admin) (21 April 2015))

- Moderate to Limited - Lesser effects of development on physical and/or visual openness or permanence, with clear opportunities for mitigation.
- Limited - No discernible effect of development on physical and/or visual openness and permanence.

3.1.4 The findings presented in this report in relation to Green Belt are considered as part of the Design Evolution Report which presents the design options considered and choices made informed by a qualitative assessment of performance against environmental (including Green Belt) and technical considerations.

4. Summary Assessment of Green Belt Form and Function

4.1 Introduction

- 4.1.1 Section 1 identifies that proposed pipeline route and the required HAGI and BVI installations (**Figure 1.1**) and their location within the Greater Manchester Green Belt (**Figure 1.2**), as relevant. These locations are determined by engineering requirements (as such forming areas of search), within which site-specific options for the location of HAGIs and BVIs are presented. The following sections summarise the assessment of the performance of the options within each area of search:

HAGI Options

- Clock Face: section 4.2 and **Annex B**
- Higher Walton: section 4.3 and **Annex C**
- Rocksavage: section 4.4 and **Annex D**
- Central Hub: section 4.5 and **Annex E**
- Warburton: section 4.6 and **Annex F**

BVI Options

- Hartford: section 4.7 and **Annex G**
 - Sworton: section 4.8 and **Annex G**
- 4.1.2 The full assessment of the options is set out in **Annex B** to **Annex G** of this assessment.

4.2 Clock Face HAGI Options Assessment of Contribution to Green Belt Purposes

Figure 4.1 Clock Face Option Sites



- 4.2.1 The four option sites (see DER paragraph 5.3.15) lie within the Green Belt between Warrington, Widnes, St Helens and Rainhill, part of the land between the conurbations of Manchester and Liverpool. Notwithstanding the extensive and complex settlement pattern, there are extensive areas of open countryside. Green Belt designation washes over land which is not of a continuous built-up character.
- 4.2.2 Using the assessment methodology set out in **Annex A**, **Table 4.1** summarises the Green Belt characteristics of each option site in respect of openness [physical and visual] and permanence, the role of each option site against Green Belt purposes and judgement on the likely degree of harm arising from site development, with opportunities for mitigation of the harm arising. **Annex B** sets out the assessment in full.

Table 4.1 Clock Face – Summary of Green Belt Character and Site Performance

Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ⁵	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
Option 1 (CF1): land to the east of the A570 St Helens Linkway, south of Chapel Lane	0.022% of St Helens Green Belt 3.51% of host parcel (57ha)	High - part of open countryside at grade, comprising, arable land.	High – visible from surrounding roads.	Weak - site boundaries would need to be defined.	Contribution to maintaining the openness of the countryside.	The host parcel is identified as strongly meeting Green Belt purposes in the St Helens Green Belt Review. Likely harm is judged to be Moderate to Significant reflecting the visual exposure of site and intrusion into open countryside. Boundary planting to the south and east would help to mitigate visual impacts over time.
Option 2 (CF2): land to the east of	0.022% of St Helens Green Belt	High - part of open countryside	Moderate – some visibility from A57	Weak - site boundaries	Contribution to maintaining the openness	The host parcel is identified as strongly meeting Green Belt purposes in the St Helens Green

⁵ Total Green Belt areas for relevant Boroughs are as follows: St Helens 8,844ha; Halton 2,443ha; Trafford 3,975ha, Warrington 11,600ha; Cheshire West & Chester 39,230ha, Cheshire East 40,630ha

Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ⁵	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
M62 Junction 7, Rainhill, north of the A57 Warrington Road	0.95% of host parcel (210ha)	at grade, comprising, arable land.	Warrington Road.	would need to be defined.	of the countryside.	Belt Review. Likely harm is judged to be Moderate reflecting the visual exposure of the site and intrusion into open countryside. Boundary planting to the south east and south west would help to mitigate visual impacts over time.
Option 3 (CF3): land south of the M62, west of the B5419 Jubits Lane, Rainhill	0.022% of St Helens Green Belt 0.95% of host parcel (210ha)	High - part of open countryside at grade, comprising, arable land.	Moderate – some visibility from B5419 Jubits Lane	Weak - site boundaries would need to be defined.	Contribution to maintaining the openness of the countryside.	The host parcel is identified as strongly meeting Green Belt purposes in the St Helens Green Belt Review. Likely harm is judged to be Moderate reflecting the visual exposure of the site and intrusion into open countryside. Boundary planting to the south west would help to mitigate visual impacts over time.

Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ⁵	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
Option 4 (CF4): land to the south of the A57 Warrington Road nr. Old Brook Hall Farm	0.082% of Halton Green Belt 14.29% of host parcel (14ha)	High - part of open countryside at grade, comprising, arable land.	High – visibility from A57 Warrington Road.	Weak- site boundaries would need to be defined.	Contribution to maintaining the openness of the countryside.	The host parcel is identified as making a significant contribution to Green Belt purposes in the Halton Green Belt Review. Likely harm is judged to be Moderate to Significant reflecting the visual exposure of the site and intrusion into open countryside. Boundary planting to the east, west and would help to mitigate visual impacts over time.

4.3 Higher Walton

Figure 4.2 Higher Walton Site Options



- 4.3.1 **Table 4.2** summarises the contribution to Green Belt purposes associated with each HAGI site option (see DER paragraph 5.3.13) that is within the Green Belt, and the likely degree of harm arising from site development, based on the openness of the site and presence of boundaries. It is worthy to note that Option 9 (HWH9) is not within the Green Belt and as such an assessment of this site has not been carried out. The discarded option shown on Figure 4.2 has also not been assessed as it did not fall along one of the route options and therefore has not been taken forward. Please see **Annex C** for the full assessment.

Table 4.2 Higher Walton – Summary of Green Belt Character and Site Performance

Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ⁶	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
Option 1 (HWH1): land between Birchwood Lane and the Manchester Ship Canal, adj. Moore Lane	0.017% of Warrington Green Belt 0.29% of host parcel (696ha)	High – no built development	Moderate – scrub but possible visibility from Moore Lane	Moderate – bounded to north and south	Contribution to maintaining the openness of the countryside.	Harm arising likely to be Moderate to Limited , reflecting size and enclosure of site. Boundary planting would help to mitigate visual impacts over time.
Option 2 (HWH2): land between Birchwood Lane and the Manchester Ship Canal	0.017% of Warrington Green Belt 0.29% of host parcel (696ha)	High – bare ground	Low – enclosed on all sides	High – bounded on all sides	Limited Contribution reflecting degree of enclosure.	Harm arising likely to be Limited , reflecting the size, enclosure of the site.

⁶ Total Green Belt areas for relevant Boroughs are as follows: St Helens 8,844ha; Halton 2,443ha; Trafford 3,975ha, Warrington 11,600ha; Cheshire West & Chester 39,230ha, Cheshire East 40,630ha

Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ⁶	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
Option 3 (HWH3): land adj. Birchwood Lane	0.017% of Warrington Green Belt 0.29% of host parcel (696ha)	High – no built development.	Moderate – scrub but possible visibility from Moore Lane	Moderate – bounded to north and south	Contribution to maintaining the openness of the countryside.	Harm arising likely to be Moderate to Limited , reflecting size and enclosure of site. Boundary planting would help to mitigate visual impacts over time.
Option 4 (HWH4): land to the north of Birchwood Lane	0.017% of Warrington Green Belt 0.29% of host parcel (696ha)	High – scrub woodland	High – open land (ex-landfill)	Weak – boundaries would need to be defined	Contribution to maintaining the openness of the countryside.	Harm arising likely to be Moderate to Limited , reflecting size and enclosure of site. Boundary planting would help to mitigate visual impacts over time.
Option 5 (HWH5): land to the north of Mill Lane	0.017% of Warrington Green Belt 0.91% of host parcel (220ha)	High – arable land	Low – enclosed by substantial boundary woodland	Moderate – some boundaries would need to be created	Limited contribution reflecting degree of enclosure.	Harm arising likely to be Moderate to Limited reflecting the size and exposure of the site. Boundary planting would help to mitigate visual impacts over time.

Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ⁶	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
Option 6 (HWH6): land off Bellhouse Lane	0.017% of Warrington Green Belt 0.91% of host parcel (220ha)	High – arable land	Low – enclosed by substantial boundary woodland	Moderate – some boundaries would need to be created	Limited Contribution reflecting degree of enclosure.	Harm arising likely to be Moderate to Limited reflecting size and exposure of the site. Boundary planting would help to mitigate visual impacts over time.
Option 7 (HWH7): land to the west of Mill Lane	0.017% of Warrington Green Belt 0.91% of host parcel (220ha)	High – arable land	Low – enclosed by substantial boundary woodland	Low – boundaries would need to be created	Contribution to maintaining the openness of the countryside.	Harm arising likely to be Moderate reflecting size and exposure of the site. Boundary planting would help to mitigate visual impacts over time.
Option 8 (HWH8): land to the north of Mill Lane	0.017% of Warrington Green Belt 0.91% of host parcel (220ha)	High – arable land	High – open land with limited boundary vegetation	Moderate – bounded to the north and south	Contribution to maintaining the openness of the countryside.	Harm arising likely to be Moderate , reflecting size and partial enclosure of the site. Boundary planting would help to mitigate visual impacts over time.

Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ⁶	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
Option 9 (HWH9): land to the west of Baronet Works, north of Manchester Ship Canal	Not within the Green Belt					
Option 10 (HWH10): land between Mill Lane and Manchester Ship Canal	0.017% of Warrington Green Belt 0.91% of host parcel (220ha)	High – arable land. Linear infrastructure (power line) crosses part of the site.	High – open land with limited boundary vegetation	Moderate – bounded to north and south	Contribution to maintaining the openness of the countryside.	Harm arising likely to be Moderate , reflecting size and partial enclosure of the site. Boundary planting would help to mitigate visual impacts over time.

4.4 Rocksavage

Figure 4.3 Rocksavage Site Options



- 4.4.1 **Table 4.3** summarises the contribution to Green Belt purposes associated with each HAGI site option (see DER paragraph 5.2.8 onwards for further explanation on the options selected for consideration) and the likely degree of harm arising from site development, based on the openness of the site and presence of boundaries. Please see **Annex D** for the full assessment.

Table 4.3 Rocksavage – Summary of Green Belt Character and Site Performance

Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ⁷	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
Option 1 (RSH1): land between the River Weaver and Weaver Lane, northwest of the M56, Frodsham	0.0051% of Cheshire West & Chester Green Belt	High - part of open land, at grade, comprising agricultural land, rough grassland and scrub woodland.	High – extensive views across from a footpath 100m to the north adjacent to the River Weaver	Weak - site boundaries would need to be defined.	Contribution to maintaining separation between Runcorn and Frodsham.	Moderate harm – open land with extensive views across. Boundary planting would help to mitigate visual impacts over time.
Option 2 (RSH2): land between the Weaver Navigation and the River Weaver, east of the M56,	0.0051% of Cheshire West & Chester Green Belt	Mixed - part of open land, at grade, comprising, rough grassland and scrub woodland. No built development.	Mixed – semi enclosed by vegetation. Not visible from the public highway or footpaths	Weak - site boundaries would need to be defined.	Contribution to maintaining separation between Runcorn and Frodsham	Moderate to Limited harm – open land, partially visually enclosed by extensive scrub woodland.

⁷ Total Green Belt areas for relevant Boroughs are as follows: St Helens 8,844ha; Halton 2,443ha; Trafford 3,975ha, Warrington 11,600ha; Cheshire West & Chester 39,230ha, Cheshire East 40,630ha

Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ⁷	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
Runcorn (historic landfill site)						Boundary planting would help to mitigate visual impacts over time.
Option 2A (RSH2A): land between the Weaver Navigation and the River Weaver, adjacent to the M56	0.0051% of Cheshire West & Chester Green Belt	Mixed - part of woodland. No built development	Low – enclosed by woodland. Not likely to be visible from the public highway or footpaths.	High - Definable boundary features on all sides	Contribution to maintaining separation between Runcorn and Frodsham.	Limited harm – part of enclosed woodland adjacent to the M56
Option 3 (RSH3): land between the Weaver Navigation and the River Weaver, west	0.0051% of Cheshire West & Chester Green Belt	Mixed - land comprising, rough grassland and scrub woodland	Mixed – semi enclosed by vegetation. Not visible from the public highway or footpaths.	Weak – site boundaries would need to be defined	Contribution to maintaining separation between Runcorn and Frodsham	Moderate to Limited harm – open land, visually enclosed by extensive scrub woodland. Boundary planting

Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ⁷	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
of the M56, Runcorn						would help to mitigate visual impacts over time.
Option 3A (RSH3A): land between the Weaver Navigation and the River Weaver, adjacent to the railway line	0.0051% of Cheshire West & Chester Green Belt	Mixed – part of open land comprising rough grassland and scrub woodland. No built development	Mixed –semi-enclosed by vegetation. Not visible from any public highways. Likely to be visible from the public right of way and sailing / ski club on the western boundary.	Medium – some site boundaries would need to be defined	Contribution to maintaining separation between Runcorn and Frodsham.	Moderate to Limited harm – rough grassland and woodland that is visually enclosed by extensive woodland.
Option 4 (RSH4): land between the Weaver	0.0051% of Cheshire West	Mixed – part of open land, at grade, comprising, rough grassland	Mixed – semi enclosed by vegetation. Not visible from the	Medium – site boundaries would need to be	Contribution to maintaining separation	Limited harm – open land but directly adjacent to

Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ⁷	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
Navigation and the River Weaver, west of the M56, Runcorn	& Chester Green Belt	and scrub woodland	public highway or footpaths	defined to the east	between Runcorn and Frodsham	an electricity substation Boundary planting would help to mitigate visual impacts over time.
Option 5 (RSH5) : land south of the River Weaver, west of the M56, Frodsham (permitted waste site)	0.0051% of Cheshire West & Chester Green Belt	Mixed - part of open land, at grade, comprising, rough grassland and scrub woodland. No built development.	Mixed – semi enclosed by vegetation. Not visible from the public highway or footpaths	Weak - site boundaries would need to be defined.	Contribution to maintaining separation between Runcorn and Frodsham	Moderate to Limited harm – open land, partially visually enclosed by extensive scrub woodland. Boundary planting would help to mitigate visual impacts over time.

Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ⁷	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
Option 6 (RSH6): land between the railway line and A56	0.0051% of Cheshire West & Chester Green Belt	Mixed - part of open land, at grade, comprising rough grassland and scrub woodland. Adjacent to area of PDL.	High - extensive views across the site from public right of way on north eastern boundary. Views of site partially screened from public highway by hedgerow. There are some gaps.	Mixed – some site boundaries would need to be defined. A56 bounds site to the south.	Contribution to maintaining separation between Runcorn and Frodsham.	Moderate harm – part of open land with extensive views across in a south-westerly direction, albeit development would be seen in the context of the nearby industrial estate and railway line Boundary planting would help to mitigate visual impacts over time.

4.5 Central Hub

Figure 4.4 Central Hub Site Options



- 4.5.1 **Table 4.4.** summarises the contribution to Green Belt purposes associated with each HAGI site option (see DER paragraph 5.6.1 for further explanation on the options selected for consideration) and the likely degree of harm arising from site development, based on the openness of the site and presence of boundaries. Please see **Annex E** for the full assessment.

Table 4.4 Central Hub – Summary of Green Belt Character and Site Performance

Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ⁸	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
Option 1 (CHH1): land at Woodside Farm, Dones Green, north of the A553 Northwich Road	0.0051% of Cheshire West & Chester Green Belt	Mixed – storage/ lorry park with some built form.	Mixed – Not visible from the public highway (existing bunding & development) or footpaths.	Moderate – some site boundaries would need to be defined.	Contribution to maintaining the openness of the countryside.	Moderate to Limited degree of harm to the Green Belt reflecting the location and degree of openness. Boundary planting would help to mitigate visual impacts over time.
Option 2 (CHH2): land at Newholme Farm, Dones Green, between the A553	0.0051% of Cheshire West & Chester Green Belt	Mixed – lorry park / temporary storage with no built development. Open countryside.	Mixed – semi-enclosed by vegetation and existing bunding. Not visible from the public	Weak - site boundaries would need to be defined.	Contribution to maintaining the openness of the countryside.	Moderate degree of harm to the Green Belt reflecting the location and degree of openness. Boundary planting would help to

⁸ Total Green Belt areas for relevant Boroughs are as follows: St Helens 8,844ha; Halton 2,443ha; Trafford 3,975ha, Warrington 11,600ha; Cheshire West & Chester 39,230ha, Cheshire East 40,630ha

Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ⁸	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
Northwich Road and Marsh Lane			highway or footpaths.			mitigate visual impacts over time.
Option 3 (CHH3): land west of Marsh Lane	0.0051% of Cheshire West & Chester Green Belt	High – no built development. Open countryside.	High – open field, visible from Marsh Lane and A49 Tarporley Road.	Weak - site boundaries would need to be defined.	Contribution to maintaining the openness of the countryside.	Moderate to Significant degree of harm to the Green Belt reflecting the location and degree of openness. Boundary planting would help to mitigate visual impacts over time.
Option 4 (CHH4): land south east of A49 Tarporley Road, Dones Green	0.0051% of Cheshire West & Chester Green Belt	High – no built development. Open countryside.	High – open field, visible from A49 Tarporley Road.	Weak - site boundaries would need to be defined.	Contribution to maintaining the openness of the countryside.	Moderate to Significant degree of harm to the Green Belt reflecting the location and degree of openness.

Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ⁸	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
						Boundary planting would help to mitigate visual impacts over time.
Option 5 (CHH5): land at Hill Farm, Bartington, west of A49 Warrington Road	0.0051% of Cheshire West & Chester Green Belt	High – no built development. Open countryside.	High – possibly visible from the A49 Warrington Road.	Weak - site boundaries would need to be defined.	Contribution to maintaining the openness of the countryside.	Moderate to Significant degree of harm to the Green Belt reflecting the location and degree of openness. Boundary planting would help to mitigate visual impacts over time.

4.6 Warburton

Figure 4.5 Warburton Site Options



- 4.6.1 **Table 4.5** summarises the contribution to Green Belt purposes associated with each HAGI site option (see the DER paragraph 5.4.8 for further explanation on the options selected for consideration) and the likely degree of harm arising from site development, based on the openness of the site and presence of boundaries. Please see **Annex F** for the full assessment.

Table 4.5 Warburton – Summary of Green Belt Character and Site Performance

Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ⁹	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
Option 1 (W1): land to the south of Carrgreen Lane, Dunham Massey	0.05% of Trafford Green Belt 0.1% of host parcel (2,000ha)	High – part of a large area of open countryside between Partington and Altrincham/ Sale.	Moderate – site is adjacent to existing development of similar character.	Moderate – contained to the east and south.	Contribution to maintaining the openness of the countryside.	Limited degree of harm to the Green Belt, reflecting existing adjacent AGI and screening from Carrgreen Lane. Boundary planting would help to mitigate visual impacts over time.
Option 2 (W2): land to the north of Carrgreen Lane, Dunham Massey	0.05% of Trafford Green Belt 0.1% of host parcel (2,000ha)	High - part of a large area of open countryside between Partington and Altrincham/Sale.	High – medium-distance view across from Carrgreen Lane.	Weak – would require new boundaries.	Contribution to maintaining the openness of the countryside.	Moderate to Significant degree of harm to the Green Belt, reflecting the sensitivity of the Green Belt and openness of the site albeit site is in proximity to an existing AGI. Boundary planting would help to mitigate visual impacts over time.

⁹ Total Green Belt areas for relevant Boroughs are as follows: St Helens 8,844ha; Halton 2,443ha; Trafford 3,975ha, Warrington 11,600ha; Cheshire West & Chester 39,230ha, Cheshire East 40,630ha

Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ⁹	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
Option 3 (W3): land to the east of Carrgreen Lane, Dunham Massey	0.05% of Trafford Green Belt 0.1% of host parcel (2,000ha)	High - part of a large area of open countryside between Partington and Altrincham/ Sale.	High – medium-distance view across from Carrgreen Lane.	Weak – would require new boundaries.	Contribution to maintaining the openness of the countryside.	Moderate to Significant degree of harm to the Green Belt, reflecting the sensitivity of the Green Belt and openness of the site, albeit the site is in proximity to an existing AGI. Boundary planting would help to mitigate visual impacts over time.

4.7 Hartford BVI

Figure 4.6 Hartford Site Options



- 4.7.1 **Table 4.6** summarises the contribution to Green Belt purposes associated with Option 1 (the only option within the Green Belt) and the likely degree of harm arising from site development, based on the openness of the site and presence of boundaries. Please see **Annex G** for the full assessment whilst the DER paragraph 5.5.14 explains the other options considered.

Table 4.6 Hartford – Summary of Green Belt Character and Site Performance

Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ¹⁰	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
Option 1 (SBV1): land north of the A556 Chester Road	0.0051% of Cheshire West & Chester Green Belt	High – no built development	Mixed – possibly visible during winter months from the A556 Chester Road to the south, although screened by an existing tree belt.	Moderate – contained to the east and south	Contribution to maintaining the openness of the countryside.	Moderate to Limited degree of harm to the Green Belt, reflecting existing use, size, location and opportunities for visual mitigation through boundary planting.

¹⁰ Total Green Belt areas for relevant Boroughs are as follows: St Helens 8,844ha; Halton 2,443ha; Trafford 3,975ha, Warrington 11,600ha; Cheshire West & Chester 39,230ha, Cheshire East 40,630ha

4.8 Sworton BVI

Figure 4.7 Sworton Site Options



- 4.8.1 **Table 4.7** summarises the contribution to Green Belt purposes associated with each BVI site option and the likely degree of harm arising from site development, based on the openness of the site and presence of boundaries. Please see **Annex G** for the full assessment whilst the DER paragraph 5.4.10 provides further explanation as to the context for selection.

Table 4.7 Sworton – Summary of Green Belt Character and Site Performance

Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ¹¹	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
Option 1 (EBV1): land adjacent to Moss Lane	0.005% of Cheshire East Green Belt	High – part of a large area of open countryside with no built development.	High – site can be seen from Moss Lane and a footpath to the east,	Weak – would require new boundaries.	Contribution to maintaining the openness of the countryside.	Moderate to Significant degree of harm to the Green Belt, reflecting the sensitivity of the Green Belt and openness of the site. Boundary planting would help to mitigate visual impacts over time.
Option 2 (EBV2): land to the south of the A50	0.005% of Cheshire East Green Belt	High – part of a large area of open countryside with no built development	High – site can be seen from the A50 Warrington Road	Weak – would require new boundaries	Contribution to maintaining the openness of countryside.	Moderate to Significant degree of harm to the Green Belt, reflecting the sensitivity of the Green Belt and openness of the site. Boundary planting would help to mitigate visual impacts over time.

¹¹ Total Green Belt areas for relevant Boroughs are as follows: St Helens 8,844ha; Halton 2,443ha; Trafford 3,975ha, Warrington 11,600ha; Cheshire West & Chester 39,230ha, Cheshire East 40,630ha

Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ¹¹	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
Option 3 (EBV3): land to the north of the A50	0.005% of Cheshire East Green Belt	High – part of a large area of open countryside with no built development.	High – site can be seen from the A50 Warrington Road	Moderate – partly contained to the east by vegetation and the public highway to the south.	Contribution to maintaining the openness of countryside.	Moderate degree of harm to the Green Belt, reflecting the sensitivity of the Green Belt and openness of the site. Boundary planting would help to mitigate visual impacts over time.

4.9 Summary of Green Belt Contribution and Likely Degree of Harm Associated with Site Options

- 4.9.1 Using the results presented in **Tables 4.2 to 4.7**, **Table 4.8** presents a summary of the assessment of options considered illustrating their comparative performance. The options are scored according to the degree of harm which takes into account the assumed mitigation which in all cases involves boundary planting to reduce the visual impact of the developments.
- 4.9.2 The likely degree of harm to the Green Belt arising from its development is summarised by a five-point scale and assessment criteria (see below) reflecting the application of professional judgement in the light of the likely effects of development on Green Belt purposes, its openness (visual and physical) and permanence (i.e. the quality of boundaries which currently contain development or might do so).

Degree of Harm to the Green Belt	Assessment Criteria	Rating
Significant	Clear adverse effects of development on physical and/or visual openness and permanence which is unlikely to be able to be successfully mitigated.	
Moderate to Significant	Clear adverse effects of development on physical and/or visual openness and permanence with some opportunities for mitigation.	
Moderate	Adverse effects of development on physical and/or visual openness and permanence with opportunities for mitigation.	
Moderate to Limited	Discernible effects of development on physical and/or visual openness or permanence, with clear opportunities for mitigation.	
Limited	Marginal effect of development on physical and/or visual openness and permanence not requiring significant mitigation.	

4.9.3 By definition, all options cause harm to the Green Belt and will require the demonstration of Very Special Circumstances to justify the development in the locations identified.

Table 4.8 Summary of Green Belt Contribution, Site Character and Likely Harm to the Green Belt

Option	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Overall Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt
CLOCKFACE					
Option 1 (CF1): land to the east of the A570 St Helens Linkway, south of Chapel Lane	High	High	Weak	Contribution	Moderate to Significant
Option 2 (CF2): land to the east of M62 Junction 7, Rainhill, north of the A57 Warrington Road	High	Moderate	Weak	Contribution	Moderate
Option 3 (CF3): land south of the M62, west of the B5419 Jubits Lane, Rainhill	High	Moderate	Weak	Contribution	Moderate
Option 4 (CF4): land to the south of the A57 Warrington Road nr. Old Brook Hall Farm	High	High	Weak	Contribution	Moderate to Significant
HIGHER WALTON					
Option 1 (HWH1): land between Birchwood Lane and the Manchester Ship Canal, adj. Moore Lane	High	Moderate	Moderate	Contribution	Moderate to Limited

Option	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Overall Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt
Option 2 (HWH2): land between Birchwood Lane and the Manchester Ship Canal	High	Low	Strong	Limited Contribution	Limited
Option 3 (HWH3): land adj. Birchwood Lane	High	Moderate	Moderate	Contribution	Moderate to Limited
Option 4 (HWH4): land to the north of Birchwood Lane	High	High	Weak	Contribution	Moderate to Limited
Option 5 (HWH5): land to the south of the Manchester Ship Canal	High	Low	Moderate	Limited Contribution	Limited
Option 6 (HWH6): land off Bellhouse Lane	High	Low	Moderate	Limited Contribution	Limited
Option 7 (HWH7): land to the west of Mill Lane	High	Low	Weak	Contribution	Moderate
Option 8 (HWH8): land to the north of Mill Lane	High	High	Moderate	Contribution	Moderate
Option 9 (HWH9): land to the west of Baronet Works, north of Manchester Ship Canal		Not within the Green Belt			

Option	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Overall Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt
Option 10 (HWH10) : land between Mill Lane and Manchester Ship Canal	High	High	Moderate	Contribution	Moderate
ROCKSAVAGE					
Option 1 (RSH1): land between the River Weaver and Weaver Lane, northwest of the M56, Frodsham	High	High	Weak	Contribution	Moderate
Option 2 (RSH2): land between the Weaver Navigation and the River Weaver, east of the M56, Runcorn (historic landfill site)	Mixed	Mixed	Weak	Contribution	Moderate to Limited
Option 2A (RSH2A): land between the Weaver Navigation and the River Weaver, adjacent to the M56	Mixed	Low	Strong	Contribution	Limited
Option 3 (RSH3): land between the Weaver Navigation and the River Weaver, west of the M56, Runcorn	Mixed	Mixed	Weak	Contribution	Moderate to Limited
Option 3A (RSH3A): land between the Weaver Navigation and the River Weaver, adjacent to the railway line	Mixed	Mixed	Moderate	Contribution	Moderate to Limited

Option	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Overall Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt
Option 4 (RSH4): land between the Weaver Navigation and the River Weaver, west of the M56, Runcorn	Mixed	Mixed	Moderate	Contribution	Limited
Option 5 (RSH5): land south of the River Weaver, west of the M56, Frodsham (permitted waste site)	Mixed	Mixed	Weak	Contribution	Moderate to Limited
Option 6 (RSH6): land between the railway line and A56	Mixed	High	Moderate	Contribution	Moderate
CENTRAL HUB					
Option 1 (CHH1): land at Woodside Farm, Dones Green, north of the A553 Northwich Road	Mixed	Mixed	Moderate	Contribution	Moderate to Limited
Option 2 (CHH2): land at Newholme Farm, Dones Green, between the A553 Northwich Road and Marsh Lane	Mixed	Mixed	Weak	Contribution	Moderate
Option 3 (CHH3): land west of Marsh Lane	High	High	Weak	Contribution	Moderate to Significant
Option 4 (CHH4): land south east of A49 Tarporley Road, Dones Green	High	High	Weak	Contribution	Moderate to Significant

Option	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Overall Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt
Option 5 (CHH5): land at Hill Farm, Bartington, west of A49 Warrington Road	High	High	Weak	Contribution	Moderate to Significant
WARBURTON					
Option 1 (W1): land to the south of Carrgreen Lane, Dunham Massey	High	Moderate	Moderate	Contribution	Limited
Option 2 (W2): land to the north of Carrgreen Lane, Dunham Massey	High	High	Weak	Contribution	Moderate to Significant
Option 3 (W3): land to the east of Carrgreen Lane, Dunham Massey	High	High	Weak	Contribution	Moderate to Significant
HARTFORD					
Option 1 (SBV1): land north of the A556 Chester Road	High	Mixed	Moderate	Contribution	Moderate to Limited
SWORTON					
Option 1 (EBV1): land adjacent to Moss Lane	High	High	Weak	Contribution	Moderate to Significant
Option 2 (EBV2): land to the south of the	High	High	Weak	Contribution	Moderate to Significant

Option	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Overall Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt
A50					
Option 3 (EBV3): land to the north of the A50	High	High	Moderate	Contribution	Moderate

4.9.4 In Green Belt terms the following options are the best performing (i.e. causing least harm, relative to other options), taking into account both intrinsic harm and the mitigation provided by landscaping.

Location	Preferred Option in Green Belt terms	Score accorded	Preferred Project Option
Clockface	Option 2 (CF2): land to the east of M62 Junction 7, Rainhill, north of the A57 Warrington Road	Moderate	No
	Option 3 (CF3): land south of the M62, west of the B5419 Jubits Lane, Rainhill	Moderate	Yes
Higher Walton	Option 2 (HWH2): land between Birchwood Lane and the Manchester Ship Canal	Limited	Yes
	Option 5 (HWH5): land to the south of the Manchester Ship Canal	Limited	No
	Option 6 (HWH6): land off Bellhouse Lane	Limited	No

Location	Preferred Option in Green Belt terms	Score accorded	Preferred Project Option
Rocksavage	Option 2A (RSH2A): land between the Weaver Navigation and the River Weaver, adjacent to the M56	Limited	Yes
	Option 4 (RSH4): land between the Weaver Navigation and the River Weaver, west of the M56, Runcorn	Limited	No
Central Hub	Option 1 (CHH1): land at Woodside Farm, Dones Green, north of the A553 Northwich Road	Moderate to Limited	No
Warburton	Option 1 (W1): land to the south of Carrgreen Lane, Dunham Massey	Limited	No
Hartford	Option 1 (SBV1): land north of the A556 Chester Road	Moderate to Limited	Yes
Sworton	Option 3 (EBV3): land to the north of the A50	Moderate	Yes

- 4.9.5 At each location (with the exception of Central Hub and Warburton) the best performing option has been taken forward. At Central Hub and Warburton the choice of location has been influenced by other environmental and technical considerations (for Central Hub see DER section 6.7 and for Warburton, paragraph 5.4.8)

4.10 Conclusion

- 4.10.1 The Project aims to construct and operate an underground hydrogen pipeline. For its safe and efficient operation it is necessary to site above ground infrastructure (HAGIs and BVIs) at various locations along the pipeline length. This infrastructure enables Cadent to access the pipe, control/monitor the flow of gas and represent 'junction boxes' where pipes of different dimensions can be routed to customers via spurs from the main pipeline..
- 4.10.2 CNP infrastructure is defined as nationally significant low carbon infrastructure. This will include low carbon hydrogen distribution and extends to energy infrastructure which is directed into the Planning Act 2008 and fits within the normal definition of low carbon.
- 4.10.3 The Project is therefore considered to be Critical National Priority infrastructure.
- 4.10.4 Flexibility as to the location of the pipeline and the above ground infrastructure is limited by a range of environmental and technical constraints and by operational requirements. Given the extensive nature of the Green Belt between many of the settlements that the Project seeks to connect it is not possible for the pipeline and consequently some of the above ground infrastructure to avoid this designation. In locations where such infrastructure is required within the Green Belt Cadent has identified a number of alternative locations for consideration. These alternative locations are assessed for their contribution to the Green Belt as part of the optioneering process. An assessment as to the likely level of harm that the Project would create to the Green Belt designation is made and presented within this report.
- 4.10.5 The final choice of location, whilst influenced by harm to the Green Belt, also considers wider environmental and technical performance. In this wider consideration, the ultimate choice of location is presented within the accompanying DER.

Annex A

Study Methodology

National Green Belt Policy

National Policy Statements - Overarching National Policy Statement for Energy (EN-1)

Paragraph 5.11.2 of EN-1 states that *“the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence.”* It refers to chapter 13 of the NPPF for further information on the purposes of the Green Belt.

National Planning Policy Framework (NPPF)

Chapter 13 of the National Planning Policy Framework (NPPF) (2023) states the following in relation to Green Belt policy (paragraphs 142-143):

“142. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence

143. Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;*
- b) to prevent neighbouring towns merging into one another;*
- c) to assist in safeguarding the countryside from encroachment;*
- d) to preserve the setting and special character of historic towns; and*
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.”*

Paragraphs 152-153 go on to state as follows:

“152. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances

153. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.”

Whilst Green Belts contain areas of landscape and nature conservation value (noted in the NPPF at paragraph 150), these are subject to specific policies of their own, and the NPPF (paragraph 142) notes the two ‘essential characteristics’ of Green Belts as being their ‘openness and their permanence’. Permanence is a planning consideration rather than a physical one. Nevertheless, it is recognised that there are benefits in using other features as Green Belt boundaries, where these are clearly defined on the ground and perform a physical and/or visual role in separating town and countryside. Although Green Belts might

contain land which is of high quality and possibly recognised as a valued landscape, and land designated as being of nature conservation value, its purpose is not to protect such features but to keep land permanently open.

Determination of the Contribution of a Site to Green Belt Purposes

The following methodology and terminology have been used to identify the contribution of a site to the purposes of the Green Belt.

Where the relevant local planning authority has undertaken a Green Belt assessment of the area within which a site sits, that assessment has been recorded as it applies to the wider area of land, as well as an assessment of the contribution of each site option to the Green Belt purposes. The contribution of the wider parcel within that relevant local planning authority's assessment has not been reassessed.

Green Belt Purpose and Site Assessment Question	Contribution by Green Belt purpose: <u>Significant Contribution</u> – clear and unambiguous Green Belt role; <u>Contribution</u> – less distinct role and/or compromised by development; <u>Limited Contribution</u> – limited or no clear Green Belt role and/or compromised by development
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land <i>What is the role of the site in promoting regeneration both on site and in the vicinity?</i>	

Green Belt Purpose and Site Assessment Question

Contribution by Green Belt purpose:
Significant Contribution – clear and unambiguous Green Belt role;
Contribution – less distinct role and/or compromised by development; Limited Contribution – limited or no clear Green Belt role and/or compromised by development

Overall Assessment of Contribution to Green Belt Purposes

In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?

Assessing the Degree of Harm to the Green Belt

There is no prescribed methodology for the determination of the degree of harm to openness and permanence to the Green Belt which is likely to result from a specific development.

The likely effect of a development on openness depends upon the character and siting of a development. In light of recent legal challenges¹², it has been concluded that openness has both a physical and a visual dimension, and that both need to be considered together in judging the likely effect of a development on the openness of the Green Belt.

Planning Practice Guidance (2019) offers advice on the determination of the likely effects through consideration of physical and visual openness.

“What factors can be taken into account when considering the potential impact of development on the openness of the Green Belt?”

¹² Physical and Visual Openness of the Green Belt: An inspector dealing with an appeal against the refusal of permission for a single dwelling in the Green Belt in Hertfordshire has set out the relevant court cases. “The clear conceptual distinction between openness and visual impact, in *Timmins V Gedling BC* [2014] EWDC 654 (Admin), was found to be incorrect in the Court of Appeal judgement *Turner v SSCLG & East Dorset Council* [2016] EWCA Civ 466. This judgement confirmed that the openness of the Green Belt has a spatial (physical) aspect as well as a visual aspect and assessing openness was found not to be limited to measuring the volume of the existing and proposed structures on the site. Many factors were found to be relevant and could include how built-up the Green Belt was currently and how built-up it would be if the proposed development went ahead.” “Such an approach on openness of the Green Belt was further confirmed in the Court of Appeal Judgement, *Samuel Smith Old Brewery (Tadcaster) & Oxtan Farm v North Yorkshire CC & Darrington Quarries Ltd* [2018] EWCA Civ 489 which indicated that when a development was likely to have visual effects within the Green Belt, the decision-maker was required to consider how those effects bore on the question of whether the development would preserve the openness of the Green Belt.”

Assessing the impact of a proposal on the openness of the Green Belt, where it is relevant to do so, requires a judgment based on the circumstances of the case. By way of example, the courts have identified a number of matters which may need to be taken into account in making this assessment. These include, but are not limited to:

- *openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;*
- *the duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and*
- *the degree of activity likely to be generated, such as traffic generation.”*

Desk-based analysis draws on the strategic assessment of Green Belt purposes and inspection of Ordnance Survey maps and aerial photography to determine the broad character of the site and helps form initial judgements on the likely effects of development on openness and permanence.

As with the assessment of Green Belt purposes, there is no methodology defined in planning guidance. The proforma in the table below is used to summarise, in the light of the assessment of Green Belt purposes, the likely effect of the proposed development on the Green Belt and the potential for mitigation.

Questions posed in the Calverton Judgement¹³ provide a focus for determining the likely degree of harm, which is likely to arise from a proposal, taking into account mitigation which could ameliorate its effects.

Evaluation Template Relating to Site Development

Evaluation Question	Assessment
What is the nature and extent of the harm to the Green Belt arising from the proposed development?	Narrative stating the likely degree of harm to the Green Belt as: significant, moderate or limited (and combinations thereof), reflecting the meeting of Green Belt purposes of the site and the strategic parcel(s) affected, the likely impact of development on the openness and permanence of the site and surrounding Green Belt, along with the consideration of traffic generation and the duration of development.
To what extent could the impacts on the purposes of the Green Belt be ameliorated or reduced to the lowest reasonably practicable extent?	Narrative reflecting opportunities and proposals to employ measures such as landscaping to mitigate the immediate impacts of development on openness and permanence.

¹³ Calverton Parish Council v Greater Nottingham Council and others, [2015] EWHC 1078 (Admin) (21 April 2015))

Evaluation Question	Assessment
Can a Green Belt boundary around the site be defined clearly, using physical features that are readily recognisable and likely to be permanent?	Narrative based on the site-specific context, reflecting existing boundary quality and openness.
If this site were to be developed would the adjacent Green Belt continue to serve at least one of the five purposes of Green Belts, or would the Green Belt function be undermined by the site's development?	Narrative, reflecting the relationship of the site with its wider Green Belt context, including consideration of the likely effect on visual openness.
Overall Conclusions on the Likely Effects on the Green Belt of Site Development	Narrative based on the above assessment.

The Table below sets out the criteria used to help guide professional judgement on the degree of visual and physical openness of land proposed for development as well as the quality of the boundaries which define the site.

Criteria Used in the Assessment of Visual and Physical Openness and Boundary Quality

Visual Openness	High	Clear, middle and long-distance views across the land.
	Mixed	Partially enclosed (e.g. by landform, vegetation or built form) but with views in/out.
	Low	Surrounded by vegetation and/or built form with limited or no views in or out.
Physical Openness	High	No built form or very limited urbanising influences.
	Mixed	Some built form, but not a defining feature.
	Low	Existing development and urban influences a prominent, defining element.
Quality of Boundaries (permanence)	Strong	Prominent physical features (roads, railways, buildings/urban edge).
	Moderate	Less robust physical features (paths/tracks, watercourses, woodlands, hedgerows).
	Weak	No definable boundary on the ground.

The likely degree of harm to the Green Belt arising from its development is summarised by a five-point scale and assessment criteria (see below) reflecting the application of professional judgement in the light of the likely effects of development on Green Belt purposes, its openness (visual and physical) and permanence (i.e. the quality of boundaries which currently contain development or might do so).

Degree of Harm to the Green Belt arising from Development and Assessment Criteria

Degree of Harm to the Green Belt	Assessment Criteria	Rating
Significant	Clear adverse effects of development on physical and/or visual openness and permanence which is unlikely to be able to be successfully mitigated.	
Moderate to Significant	Clear adverse effects of development on physical and/or visual openness and permanence with some opportunities for mitigation.	
Moderate	Adverse effects of development on physical and/or visual openness and permanence with opportunities for mitigation.	
Moderate to Limited	Discernible effects of development on physical and/or visual openness or permanence, with clear opportunities for mitigation.	
Limited	Marginal effect of development on physical and/or visual openness and permanence not requiring significant mitigation.	

Mitigating Harm to the Openness of the Green Belt

The harm which is likely to arise as a result of development can, in principle, be mitigated to some degree through, for example, detailed site masterplanning proposals such as boundary planting/screening which would interrupt immediate views of development from various viewpoints.

The requirements of the NPPF are expanded in Planning Practice Guidance which sets out the following advice:

“How might plans set out ways in which the impact of removing land from the Green Belt can be offset by compensatory improvements?”

Where it has been demonstrated that it is necessary to release Green Belt land for development, strategic policy-making authorities should set out policies for compensatory improvements to the environmental quality and accessibility of the remaining Green Belt land. These may be informed by supporting evidence of landscape, biodiversity or recreational needs and opportunities including those set out in local strategies, and could for instance include:

- *New or enhanced green infrastructure;*
- *Woodland planting;*
- *Landscape and visual enhancements (beyond those needed to mitigate the immediate impacts of the proposal);*
- *Improvements to biodiversity, habitat connectivity and natural capital;*
- *New or enhanced walking and cycle routes; and*
- *Improved access to new, enhanced or existing recreational and playing field provision.*

(Paragraph: 002 Reference ID: 64-002-20190722, Revision date: 22 07 2019)”

In respect of Green Belt loss to site development mitigation should be centred on the enhancement of adjoining Green Belt land such that its form and function is strengthened, in turn helping to compensate for the loss of openness (physical and visual) to development (and more widely urbanisation).

Part of the judgement of the degree of harm associated with development is the likely effect on the functioning of the wider Green Belt through, for example, the breaching of a strong boundary feature such as a road or river which in turn might compromise the role of Green Belt in containing further development.

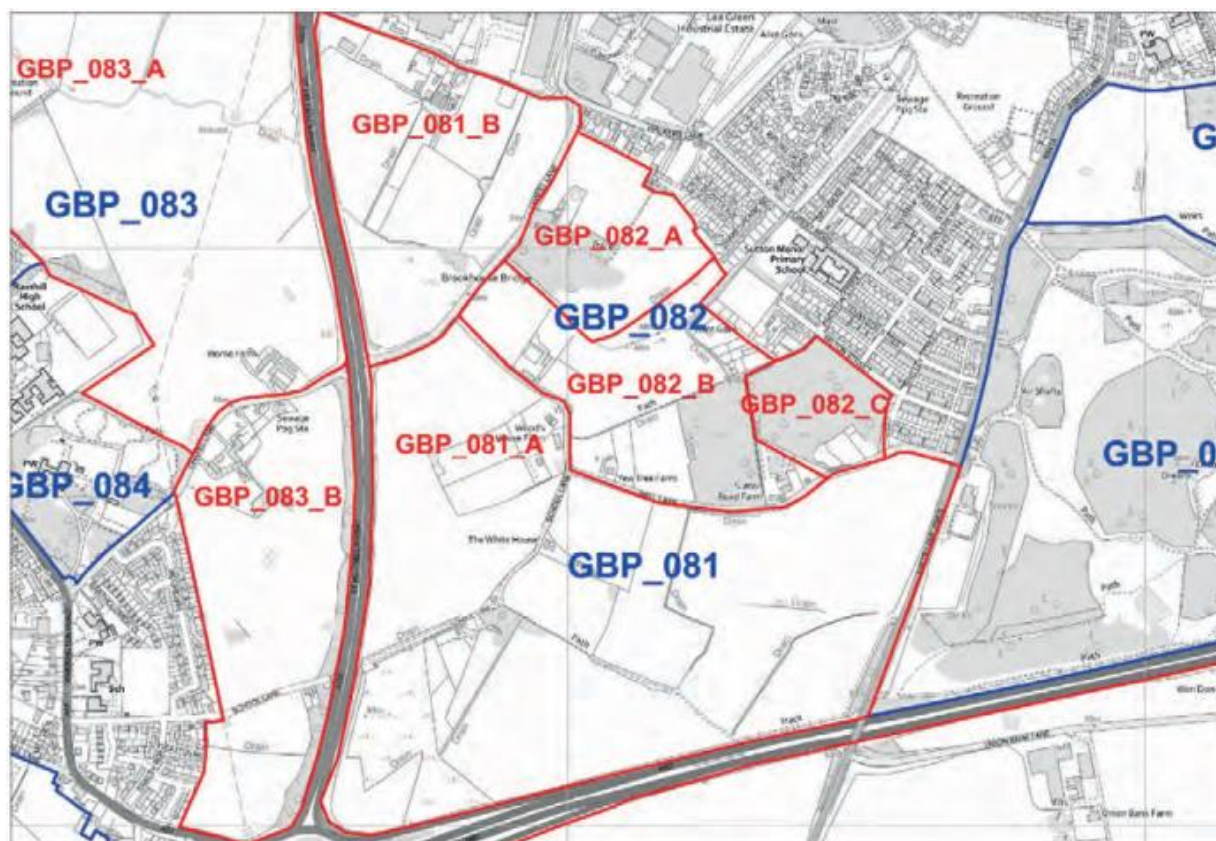
Enhancement of the beneficial use of adjacent Green Belt land can strengthen its role in preserving a sense of physical (and perhaps visual) openness, through reinforcing landscape elements such as tree and hedgerow belts, the management of open grassland and opening land to informal access of various kinds.

In defining harm to remaining Green Belt land, loss of openness is the principal consideration, such as through the breaching of a physical barrier, increased containment, or severance from adjoining Green Belt. Such direct harm can be mitigated to some degree. Examples of mitigation include:

- Strengthening of boundary features using hedgerow and tree planting.
- Creation of boundary features using hedgerows and woodland belts..
- Use of sustainable drainage features to define / enhance the separation between urban areas and countryside.

Site Option 1 is within **Green Belt Parcel GBP_081_B** as identified in the St Helens Green Belt Review, 2018¹⁴. Within the review, the Council divided the whole of St Helens Green Belt into parcels of land for assessment. Some parcels were then divided into sub-parcels to enable more detailed analysis on internal variations in the contributions that parcels make to the purposes of the Green Belt.

Green Belt Parcel GBP_081_B comprises a much wider parcel of Green Belt than the Option Site. A map extract showing the wider parcel that was assessed in the review is provided below:



¹⁴ St Helens Council (2018). St Helens Green Belt Review. Available online: [sd020-st-helens-green-belt-review-2018.pdf](https://www.sthelens.gov.uk/sd020-st-helens-green-belt-review-2018.pdf) ([sthelens.gov.uk](https://www.sthelens.gov.uk)) [Accessed: May 2024]

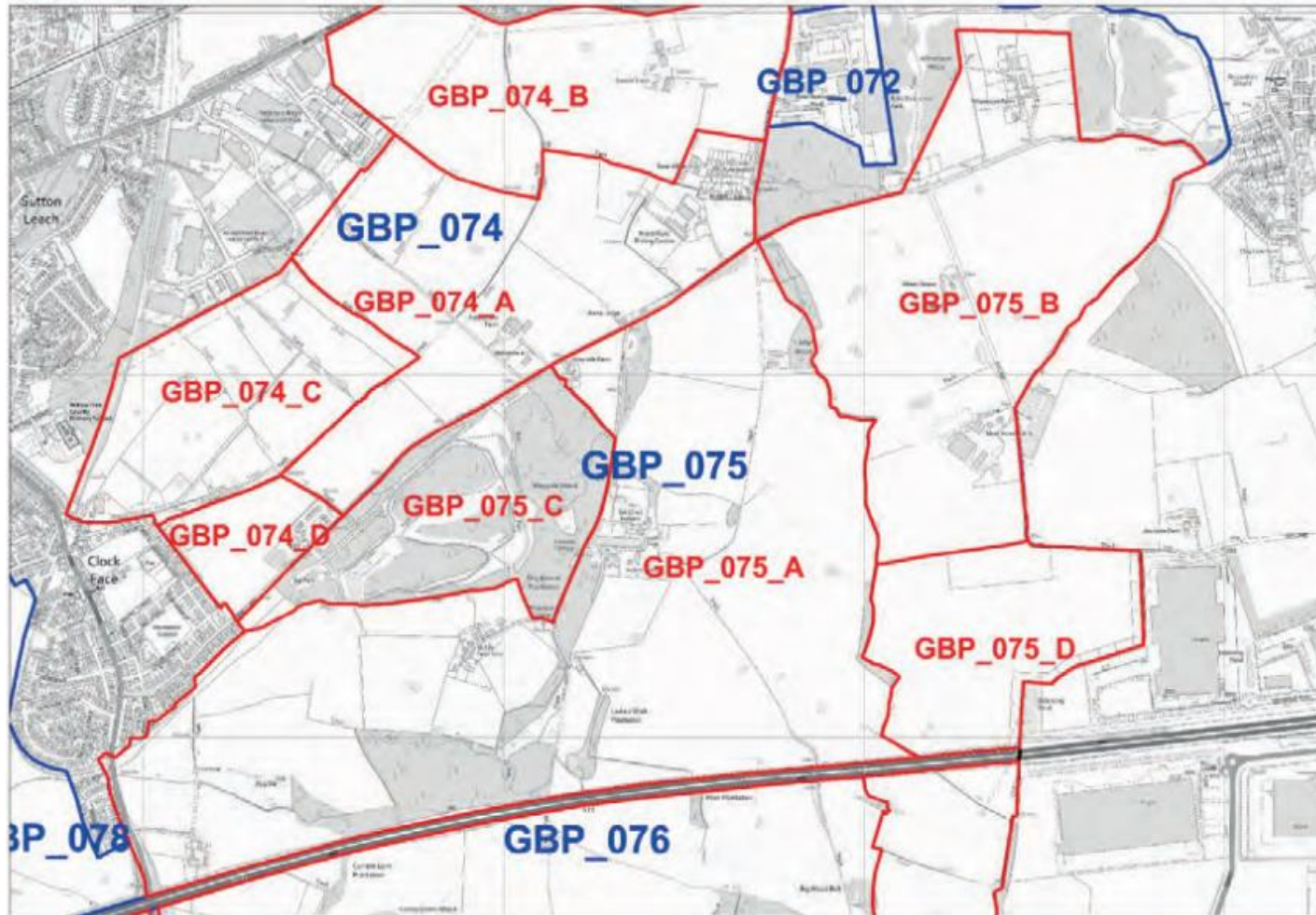
Site CF1 Land at the Junction of the A570 and Chapel Lane

Green Belt Purpose	Green Belt Review Assessment of Parcel GBP081B	WSP Site Assessment Option CF1
Purpose 1 - To check the unrestricted sprawl of large built-up areas	LOW The sub-parcel is triangular in shape with strong boundaries to the west (St. Helens Linkway), to the east (Chapel Lane) and to the north by an existing industrial estate. The sub-parcel has little built development within it, other than Micklehead Farm and a bungalow to the north, along with a builder's yard to the north-west, with open views from the north, west and east. The sub-parcel is well contained and adjoins an existing industrial site.	<i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i> Limited Contribution The option site is not adjacent to a built-up area, although the wider Green Belt functions to limit sprawl from the various built edges in the vicinity.
Purpose 2 - To prevent neighbouring towns from merging into one another	MEDIUM The sub-parcel forms part of a strategic gap between Sutton Manor (St. Helens core area) and Rainhill along with sub parcel GBP_081a, however, due to its location further north, limited development could be accommodated to the north, without compromising the strategic gap to an unacceptable level.	<i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i> Limited Contribution Reflecting the size of the option site, there would be limited contribution to reducing the gap between St Helens and Widnes.
Purpose 3 - To assist in safeguarding the countryside from encroachment	LOW The sub-parcel contains a small amount of inappropriate development and has only a semirural character due to encroachment from existing industrial development to the north and busy 'A' road to the west.	<i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i> Contribution The option site is within open land which is sensitive to incremental change arising from sporadic development which can erode both the physical and visual openness of the Green Belt.

Green Belt Purpose	Green Belt Review Assessment of Parcel GBP081B	WSP Site Assessment Option CF1
Purpose 4 - To preserve the setting and special character of historic towns	Not assessed.	<i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i> No Contribution The option is not in the vicinity of a Conservation Area or historic town.
Purpose 5 - To assist in urban regeneration, by encouraging the recycling of derelict and other urban land?	Not assessed.	<i>What is the role of the site in promoting regeneration both on site and in the vicinity?</i> No Contribution The option site is not in the vicinity of an area requiring regeneration.
Overall Assessment	MEDIUM This sub-parcel makes only a moderate contribution to the purposes assessed as part of the review. The site is well contained with strong boundaries and does not significantly contribute to the wider strategic gap.	<i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i> Contribution The option site is within open land which is sensitive to change through the encroachment of built form and the consequent erosion of openness. In addition, development will contribute to the reduction in the gap between St Helens and Widnes.

Site Options 2 (CF2) and 3 (CF3) are within **Green Belt Parcel GBP_076_A** as identified in the St Helens Green Belt Review, 2018. Green Belt Parcel GBP_076_A comprises a much wider parcel of Green Belt than the Option Site.

An extract of a map showing the wider parcel that was assessed as part of the review is provided below:



Options CF2 and CF3 Land to the south of the M62

Green Belt Purpose	Green Belt Review Assessment of Parcel GBP076A	WSP Site Assessment Options CF2 and CF3
Purpose 1 - To check the unrestricted sprawl of large built-up areas	HIGH The sub-parcel is bounded to the north by the M62, to the west by M62 Junction 7 and agricultural land, to the east by the A569 Clock Face Road and to the south by the A49. The sub parcel as a whole is therefore well contained. The nearest large built-up areas are Rainhill which lies approximately 300m from the north-western boundary, separated by M62 Junction 7 and St. Helens (Sutton Manor) that lies approximately 600m to the north of the sub-parcel. Despite the sub-parcel's strong boundaries, because the sub-parcel is so large in size and lacks strong boundaries within it partially in the centre of the sub-parcel, development of the parcel would likely lead to unrestricted sprawl.	<i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i> Limited Contribution The option sites are not adjacent to a built-up area, although the wider Green Belt functions to limit sprawl from the various built edges in the vicinity.
Purpose 2 - To prevent neighbouring towns from merging into one another	MEDIUM The sub-parcel falls within a partially strategic gap between the towns of Warrington and St. Helens, and between Halton and St. Helens. Development of the sub-parcel would lead to a reduction in the gap between these settlements, but a gap could still be maintained if this sub-parcel were to be developed.	<i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i> Limited Contribution Reflecting the size of the option sites, there would be limited contribution to reducing the gap between St Helens and Widnes.
Purpose 3 - To assist in safeguarding the	HIGH	<i>What is the role of the site in preventing the extension of an existing development into open land</i>

Green Belt Purpose	Green Belt Review Assessment of Parcel GBP076A	WSP Site Assessment Options CF2 and CF3
countryside from encroachment	The parcel contains the B5419 Jubits Lane, a number of other small lanes, agricultural land and buildings and dense protected woodland in-parts. Part of the settlement of Bold Heath which is “washed over” by the Green Belt, lies within the south of the parcel. On the whole the sub-parcel contains very little inappropriate development and has a strong sense of countryside character. The M62 to the north, A569 to the west and Bold Heath and the A49 to the south, have some impact on countryside character, but as you move away from these roads and development the sub-parcel retains a strong sense of openness.	<i>beyond established limits, in light of the presence of significant boundaries?</i> Contribution The option sites are within open land which is sensitive to incremental change arising from sporadic development which can erode both the physical and visual openness of the Green Belt.
Purpose 4 - To preserve the setting and special character of historic towns	Not assessed.	<i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i> No Contribution The options are not in the vicinity of a Conservation Area or historic town.
Purpose 5 - To assist in urban regeneration, by encouraging the recycling of derelict and other urban land?	Not assessed.	<i>What is the role of the site in promoting regeneration both on site and in the vicinity?</i> No Contribution The option sites are not in the vicinity of an area requiring regeneration.

Green Belt Purpose	Green Belt Review Assessment of Parcel GBP076A	WSP Site Assessment Options CF2 and CF3
Overall Assessment	HIGH+ Despite the sub-parcel’s strong boundaries, because the sub-parcel is so large in size and lacks strong boundaries within it partially in the centre of the sub-parcel, development of the parcel would likely lead to unrestricted sprawl.	<i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i> Contribution The option sites are within open land which is sensitive to change through the encroachment of built form and the consequent erosion of openness. In addition, development will contribute to the reduction in the gap between St Helens and Widnes.

Site Option 4 (CF4) is within Green Belt Parcel GB065 as identified in the Halton Green Belt Review, 2017¹⁵. Given the limited nature of the Green Belt in Halton, the review was not limited to particular areas, but a comprehensive assessment of the Green Belt was undertaken in its entirety. Green Belt Parcel GB065 is shown on the map extract provided below:

Site Option CF4 Land to the south of the Warrington Road

Green Belt Purpose	Green Belt Review Assessment of Parcel GB065	WSP Site Assessment Option CF4
Purpose 1 - To check the unrestricted sprawl of large built-up areas	NOT CONTAINED This parcel is detached from the urban area. The site is in agricultural use with intermittent field boundaries and character similar to the adjoining sites. Boundary Strength. There is a strong boundary to the north of the site along Warrington Road. There are more moderate boundaries to the west and southern created by a hedgerow interspersed by trees, with a farm track also forming part of the western boundary. The eastern boundary is less strong with a hedge and vegetation.	<i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i> Limited Contribution The option site is not adjacent to a built-up area, although the wider Green Belt functions to limit sprawl from the various built edges in the vicinity.
Purpose 2 - To prevent neighbouring towns from merging into one another	LIMITED This parcel would have limited impact on the resultant gap between Rainhill and Widnes to the north west or the gap between Widnes and Bold Heath to the east. Gap Distance to Widnes = 488.47m. Gap Distance to Surrounding Settlements = 1152.76m. Gap Distance to Hale or Cronton = 1807.06m. It is considered to have a limited impact on the resultant gap between settlements.	<i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i> Limited Contribution Reflecting the size of the option site, there would be limited contribution to reducing the gap between St Helens and Widnes.

¹⁵ Halton Borough Council (2017). Halton Green Belt Study and Appendices. Available online: [greenbelt-sites-GB001-GB088.pdf \(halton.gov.uk\)](https://www.halton.gov.uk/greenbelt-sites-GB001-GB088.pdf) [Accessed: May 2024].

Green Belt Purpose	Green Belt Review Assessment of Parcel GB065	WSP Site Assessment Option CF4
Purpose 3 - To assist in safeguarding the countryside from encroachment	STRONG The site is in countryside use and makes a strong contribution to preserving countryside character.	<i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i> Contribution The option site is within open land which is sensitive to incremental change arising from sporadic development which can erode both the physical and visual openness of the Green Belt.
Purpose 4 - To preserve the setting and special character of historic towns	The parcel does not affect the setting of a 'historic town or village' or listed 'historic park' as there are no such designations within the study area.	<i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i> No Contribution The option is not in the vicinity of a Conservation Area or historic town
Purpose 5 - To assist in urban regeneration, by encouraging the recycling of derelict and other urban land?	Not assessed.	<i>What is the role of the site in promoting regeneration both on site and in the vicinity?</i> No Contribution The option sites are not in the vicinity of an area requiring regeneration.
Overall Assessment	Significant: This parcel makes a significant contribution to the purposes of including land within the Green Belt. It is detached from the urban area and is not considered	<i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i> Contribution

Green Belt Purpose	Green Belt Review Assessment of Parcel GB065	WSP Site Assessment Option CF4
	contained. This parcel would have limited impact on the resultant gap between Rainhill and Widnes to the north west or the gap between Widnes and Bold Heath to the east. Gap Distance to Widnes = 488.47m. Gap Distance to Surrounding Settlements = 1152.76m. Gap Distance to Hale or Cronton = 1807.06m. It is considered to have a limited impact on the resultant gap between settlements. It is in a countryside use that is considered appropriate in the Green Belt. It has some visual encroachment with views at certain points of the site overlooked by development. Whilst best and most versatile agricultural land is identified as a restrictive constraint for the site, with at least part of the site considered to be Grade 2.	The option site is within open land which is sensitive to change through the encroachment of built form and the consequent erosion of openness. In addition, development will contribute to the reduction in the gap between St Helens and Widnes.

Likely Harm Arising and Mitigation

Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ¹⁶	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
Option 1 (CF1): land to the east of the A570 St Helens Linkway, south of Chapel Lane	0.022% of St Helens Green Belt 3.51% of host parcel (57ha)	High - part of open countryside at grade, comprising, arable land.	High – visible from surrounding roads.	Weak - site boundaries would need to be defined.	Contribution to restricting encroachment into open countryside.	The host parcel is identified as strongly meeting Green Belt purposes in the St Helens Green Belt Review. Likely harm is judged to be Moderate to Significant reflecting the visual exposure of site and intrusion into open countryside. Boundary planting to the south and east would help to mitigate visual impacts over time.
Option 2 (CF2): land to the east of M62 Junction	0.022% of St Helens Green Belt	High - part of open countryside at grade,	Moderate – some visibility from A57	Weak - site boundaries would need to be defined.	Contribution to restricting encroachment	The host parcel is identified as strongly meeting Green Belt purposes in the St Helens Green Belt Review. Likely harm is

¹⁶ Total Green Belt areas for relevant Boroughs are as follows: St Helens 8,844ha; Halton 2,443ha; Trafford 3,975ha, Warrington 11,600ha; Cheshire West & Chester 39,230ha, Cheshire East 40,630ha

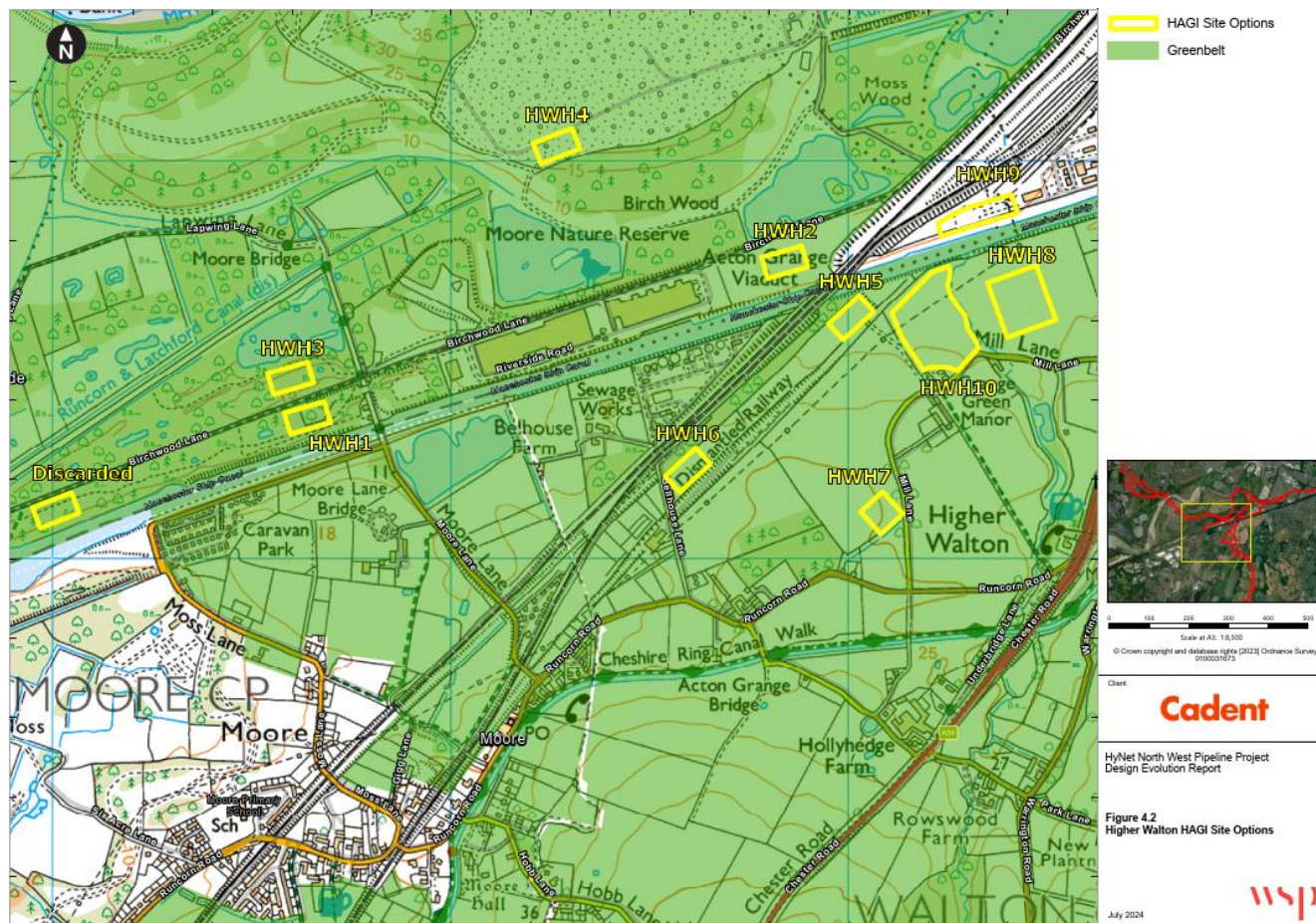
Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ¹⁶	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
7, Rainhill, north of the A57 Warrington Road	0.95% of host parcel (210ha)	comprising, arable land.	Warrington Road.		into open countryside.	judged to be Moderate reflecting the visual exposure of the site and intrusion into open countryside. Boundary planting to the south east and south west would help to mitigate visual impacts over time.
Option 3 (CF3): land south of the M62, west of the B5419 Jubits Lane, Rainhill	0.022% of St Helens Green Belt 0.95% of host parcel (210ha)	High - part of open countryside at grade, comprising, arable land.	Moderate – some visibility from B5419 Jubits Lane	Weak - site boundaries would need to be defined.	Contribution to restricting encroachment into open countryside.	The host parcel is identified as strongly meeting Green Belt purposes in the St Helens Green Belt Review. Likely harm is judged to be Moderate reflecting the visual exposure of the site and intrusion into open countryside. Boundary planting to the south west would help to mitigate visual impacts over time.

Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ¹⁶	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
Option 4 (CF4): land to the south of the A57 Warrington Road nr. Old Brook Hall Farm	0.082% of Halton Green Belt 14.29% of host parcel (14ha)	High - part of open countryside at grade, comprising, arable land.	High – visibility from A57 Warrington Road.	Weak- site boundaries would need to be defined.	Contribution to restricting encroachment into open countryside.	The host parcel is identified as making a significant contribution to Green Belt purposes in the Halton Green Belt Review. Likely harm is judged to be Moderate to Significant reflecting the visual exposure of the site and intrusion into open countryside. Boundary planting to the east, west and would help to mitigate visual impacts over time.

Annex C

Higher Walton HAGI Options Green Belt Assessment

Potential Hub Locations

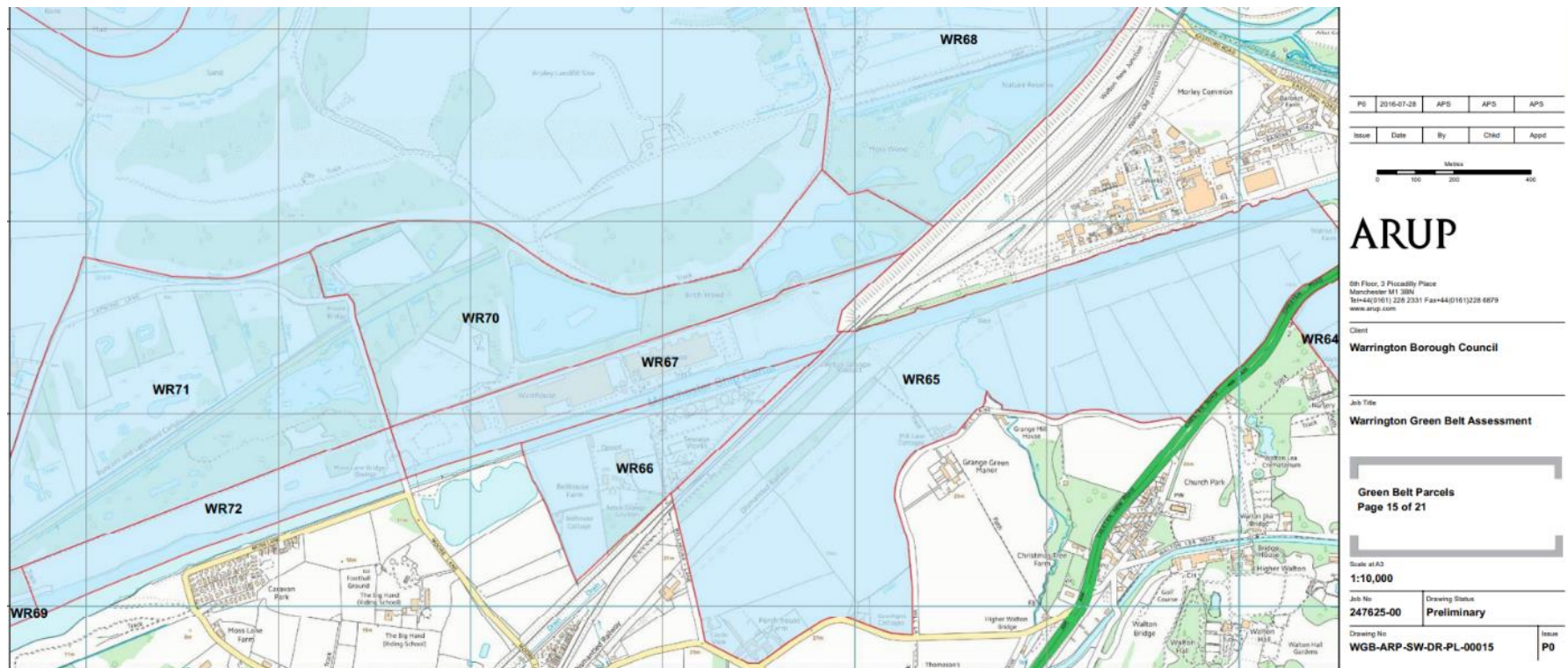
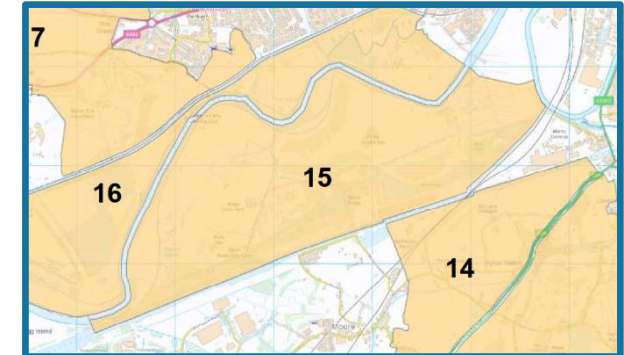


Option HWH9 falls outside the Green Belt, and consequently hasn't been included in this assessment.

Contribution to Green Belt Purposes

The Warrington Green Belt Assessment 2016¹⁷ identifies the following strategic and local parcels covering Green Belt within which the nine Higher Walton options are located. General Area (GA) 15 contains **Options HWH1, HWH2, HWH3 & HWH4**, whilst **HWH5, HWH6, HWH7, HWH8 & HWH10** lie within GA14.

Option HWH1 lies within Parcel WR72, **Option HWH2** within Parcel WR67, **Option HWH3** within Parcel WR71 and **Options HWH5, HWH6, HWH7, HWH8 & HWH10** within Parcel WR65.



Site Option HWH1 Land to the north of the Manchester Ship Canal, West of Moore Lane

Green Belt Purpose	Warrington Green Belt Assessment 2016 Parcel GA15	Warrington Green Belt Assessment 2016 Parcel WR72	WSP Site Assessment Option Site Option HWH1
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Weak Contribution: The GA has a limited connection to the Warrington urban area along the south eastern edge and therefore plays a weak role in preventing sprawl. The eastern boundary with the built up area consists of an access road which represents a durable boundary however may not be able to prevent sprawl in the long term. The West Coast Railway Line forms the south eastern boundary and represents a durable boundary. Overall the GA makes a weak contribution to checking unrestricted sprawl.	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution The option site is not adjacent to a built-up area.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which</i>	Strong Contribution: The GA forms an essential gap between the Warrington urban area and Runcorn in the adjacent neighbouring authority of Halton, whereby development of the whole of the GA would result in the actual merging of the towns. Development of the eastern section of the GA would reduce the distance between the towns without result in them merging. Overall the	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Runcorn whereby development of the parcel would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the parcel makes a weak contribution to preventing towns from merging.	Limited Contribution Whilst of a small scale, the option site would contribute to reducing the gap between Warrington and Runcorn

Green Belt Purpose	Warrington Green Belt Assessment 2016 Parcel GA15	Warrington Green Belt Assessment 2016 Parcel WR72	WSP Site Assessment Option Site Option HWH1
<i>might occur through a reduction in the distance between them?</i>	GA makes a strong contribution to preventing towns from merging.		
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Moderate Contribution: The GA has a limited connection to the Warrington urban area however has a greater connection to Runcorn within the neighbouring authority along the southern boundary. The Manchester Ship Canal represents a durable boundary between the GA and Runcorn which could prevent encroachment. The River Mersey represents a durable boundary between the GA and the countryside which could prevent encroachment beyond the GA if the GA were developed. The West Coast Main Line represents a durable boundary between the GA and the Warrington urban area which would be able to prevent encroachment into the GA. The existing land use predominantly consists of undeveloped open countryside including a number of wooded areas (Norton Marsh, Birch Wood and Moss Wood) although the Arpley Landfill Site is located in the middle of the GA. Warehouse units are located to the south adjacent to the Manchester Ship Canal. The	Moderate contribution: The parcel is not directly connected to the settlement. The parcel is well connected to the countryside. The Manchester Ship Canal, Lapwing Lane and a made road all form durable boundaries. A tree lined footpath forming the western boundary is not durable, but the boundary is very short. The existing land use is open countryside. There is moderate vegetation and no built form. The parcel does not support long line views and overall supports a strong to moderate degree of openness. Overall the parcel makes a moderate contribution to safeguarding from encroachment.	Contribution The option site is within open land which is sensitive to incremental change arising from sporadic development which can erode both the physical and visual openness of the Green Belt. development which can erode both the physical and visual openness of the Green Belt.

Green Belt Purpose	Warrington Green Belt Assessment 2016 Parcel GA15	Warrington Green Belt Assessment 2016 Parcel WR72	WSP Site Assessment Option Site Option HWH1
	GA supports a moderate degree of openness given that it has less than 10% built form however has large areas of dense vegetation to the south. Overall the GA makes a moderate contribution to safeguarding from encroachment.		
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	No Contribution: Warrington is an historic town however the GA is not within 250m of any of the Town Centre Conservation Areas. The GA does not cross an important viewpoint of the Parish Church.	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel does not cross an important viewpoint of the Parish Church	No Contribution The site is not within the vicinity of an historic town.
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land?	Moderate Contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development; therefore the parcel makes a moderate contribution to this purpose.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development; therefore the parcel makes a moderate contribution to this purpose.	No Contribution The option site is not in the vicinity of an area requiring regeneration.

Green Belt Purpose	Warrington Green Belt Assessment 2016 Parcel GA15	Warrington Green Belt Assessment 2016 Parcel WR72	WSP Site Assessment Option Site Option HWH1
<i>What is the role of the site in promoting regeneration both on site and in the vicinity?</i>			
Overall Assessment <i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	Moderate Contribution: The GA makes a strong contribution to one purpose, a moderate contribution to two, a weak contribution to one and no contribution to one. Professional judgement has therefore been applied and the GA has been judged to make a moderate overall contribution to the Green Belt. The GA has a limited connection to the urban area along mostly durable boundaries and therefore only contributes weakly to checking unrestricted sprawl. There are also mostly durable boundaries between the GA and the countryside which could prevent further encroachment and the GA only supports a moderate degree of openness as it contains large areas of dense vegetation to the south. However, the GA contributes strongly to preventing towns from merging as development would result in the merging of the Warrington urban area and Runcorn. The GA also makes a moderate contribution to encouraging brownfield development.	Weak Contribution: The parcel makes a moderate contribution to two purposes, a weak contribution to one and no contribution to two. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel supports a strong to moderate degree of openness and makes a moderate contribution to encouraging urban regeneration, and there are largely durable boundaries between the parcel and the countryside which could prevent further encroachment beyond the parcel. The parcel makes a weak contribution to preventing towns from merging. The parcel does not contribute to checking unrestricted sprawl or preserving the setting of historic towns	Contribution The option site is within open land which is sensitive to change through the encroachment of built form and the consequent erosion of openness. In addition, development will contribute to the reduction in the gap between Warrington and Runcorn.

Site Option HWH2 Land to the north of Manchester Ship Canal, West of the Warrington-Runcorn Railway

Green Belt Purpose	Warrington Green Belt Assessment 2016 Parcel GA15	Warrington Green Belt Assessment 2016 Parcel WR67	WSP Site Assessment Option Site Option HWH2
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Weak Contribution: The GA has a limited connection to the Warrington urban area along the south eastern edge and therefore plays a weak role in preventing sprawl. The eastern boundary with the built up area consists of an access road which represents a durable boundary however may not be able to prevent sprawl in the long term. The West Coast Railway Line forms the south eastern boundary and represents a durable boundary. Overall the GA makes a weak contribution to checking unrestricted sprawl.	Weak contribution: The parcel is poorly connected to the built up area on one short side. The West Coast Main Line forms a durable boundary which could prevent sprawl. There is existing sprawl within the parcel which occupies the majority of it and therefore the parcel has a limited role in preventing further sprawl. Overall the parcel makes a weak contribution to checking unrestricted sprawl.	No contribution The option site is not adjacent to a built-up area.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of</i>	Strong Contribution: The GA forms an essential gap between the Warrington urban area and Runcorn in the adjacent neighbouring authority of Halton, whereby development of the whole of the GA would result in the actual merging of the towns. Development of the eastern section of the GA would reduce the distance between the towns without result in them merging. Overall the GA	Weak contribution: The parcel forms a less essential gap between the Warrington urban area and Runcorn whereby development of the parcel would slightly reduce the actual gap however would not result in the towns merging. Furthermore, as the	Limited Contribution Whilst of a small scale, the option site would contribute to reducing the gap between Warrington and Runcorn.

Green Belt Purpose	Warrington Green Belt Assessment 2016 Parcel GA15	Warrington Green Belt Assessment 2016 Parcel WR67	WSP Site Assessment Option Site Option HWH2
<i>settlements which might occur through a reduction in the distance between them?</i>	makes a strong contribution to preventing towns from merging.	parcel is already developed this has impacted upon the perceived gap. Overall, the parcel makes a weak contribution to preventing towns from merging.	
<i>To assist in safeguarding the countryside from encroachment What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Moderate Contribution: The GA has a limited connection to the Warrington urban area however has a greater connection to Runcorn within the neighbouring authority along the southern boundary. The Manchester Ship Canal represents a durable boundary between the GA and Runcorn which could prevent encroachment. The River Mersey represents a durable boundary between the GA and the countryside which could prevent encroachment beyond the GA if the GA were developed. The West Coast Main Line represents a durable boundary between the GA and the Warrington urban area which would be able to prevent encroachment into the GA. The existing land use predominantly consists of undeveloped open countryside including a number of wooded areas (Norton Marsh, Birch Wood and Moss Wood) although the Arpley Landfill Site is located in the middle of the GA. Warehouse units are located to the south adjacent to the Manchester Ship Canal. The GA supports a moderate degree	Weak contribution: The parcel is poorly connected to the settlement along one short side. The West Coast Main Line forms a durable boundary. The parcel is well connected to the countryside. Manchester Ship Canal, Moore Lane and the made road running along the northern boundary of the parcel are all durable. The existing land use is mainly a building site for industrial use. There is some open countryside and a forest at either end. There are low levels of vegetation and over 30% built form. The parcel supports no long line views and overall supports no	Limited Contribution The option site is strongly enclosed with a limited relationship with wider open land to the north.

Green Belt Purpose	Warrington Green Belt Assessment 2016 Parcel GA15	Warrington Green Belt Assessment 2016 Parcel WR67	WSP Site Assessment Option Site Option HWH2
	of openness given that it has less than 10% built form however has large areas of dense vegetation to the south. Overall the GA makes a moderate contribution to safeguarding from encroachment.	degree of openness. Overall the parcel makes a weak contribution to safeguarding from encroachment.	
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	No Contribution: Warrington is an historic town however the GA is not within 250m of any of the Town Centre Conservation Areas. The GA does not cross an important viewpoint of the Parish Church.	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel does not cross an important viewpoint of the Parish Church.	No Contribution The site is not within the vicinity of an historic town.
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land?	Moderate Contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development; therefore the parcel makes a moderate contribution to this purpose.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development; therefore the	Limited Contribution The site is of a small scale and unlikely to have wider influence on promoting regeneration.

Green Belt Purpose	Warrington Green Belt Assessment 2016 Parcel GA15	Warrington Green Belt Assessment 2016 Parcel WR67	WSP Site Assessment Option Site Option HWH2
<i>What is the role of the site in promoting regeneration both on site and in the vicinity?</i>		parcel makes a moderate contribution to this purpose	
<i>Overall Assessment In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	Moderate Contribution: The GA makes a strong contribution to one purpose, a moderate contribution to two, a weak contribution to one and no contribution to one. Professional judgement has therefore been applied and the GA has been judged to make a moderate overall contribution to the Green Belt. The GA has a limited connection to the urban area along mostly durable boundaries and therefore only contributes weakly to checking unrestricted sprawl. There are also mostly durable boundaries between the GA and the countryside which could prevent further encroachment and the GA only supports a moderate degree of openness as it contains large areas of dense vegetation to the south. However, the GA contributes strongly to preventing towns from merging as development would result in the merging of the Warrington urban area and Runcorn. The GA also makes a moderate contribution to encouraging brownfield development.	Weak Contribution: The parcel makes a moderate contribution to one purposes, a weak contribution to three and no contribution to one. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel makes a moderate contribution to encouraging urban regeneration however only makes a weak contribution to checking unrestricted sprawl, preventing encroachment and preventing merging	Limited Contribution The site is strongly bounded and whilst a degree of visual and physical connection exists with open land to the north, the overall contribution to the Green Belt is limited.

Site Option HWH3 Land to the West of Lapwing Lane

Green Belt Purpose	Warrington Green Belt Assessment 2016 Parcel GA15	Warrington Green Belt Assessment 2016 Parcel WR71	WSP Site Assessment Option Site Option HWH3
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Weak Contribution: The GA has a limited connection to the Warrington urban area along the south eastern edge and therefore plays a weak role in preventing sprawl. The eastern boundary with the built up area consists of an access road which represents a durable boundary however may not be able to prevent sprawl in the long term. The West Coast Railway Line forms the south eastern boundary and represents a durable boundary. Overall the GA makes a weak contribution to checking unrestricted sprawl.	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution The option site is not adjacent to a built-up area.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which</i>	Strong Contribution: The GA forms an essential gap between the Warrington urban area and Runcorn in the adjacent neighbouring authority of Halton, whereby development of the whole of the GA would result in the actual merging of the towns. Development of the eastern section of the GA would reduce the distance between the towns without result in them merging. Overall the	Moderate contribution: The parcel forms a largely essential gap between the Warrington urban area and Runcorn whereby development of the parcel would reduce the actual gap but not the perceived gap between the towns. The Manchester Ship Canal ensures the separation is retained. Overall, the parcel	Limited Contribution Whilst of a small scale, the option site would contribute to reducing the gap between Warrington and Runcorn

Green Belt Purpose	Warrington Green Belt Assessment 2016 Parcel GA15	Warrington Green Belt Assessment 2016 Parcel WR71	WSP Site Assessment Option Site Option HWH3
<i>might occur through a reduction in the distance between them?</i>	GA makes a strong contribution to preventing towns from merging.	makes a moderate contribution to preventing towns from merging.	
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Moderate Contribution: The GA has a limited connection to the Warrington urban area however has a greater connection to Runcorn within the neighbouring authority along the southern boundary. The Manchester Ship Canal represents a durable boundary between the GA and Runcorn which could prevent encroachment. The River Mersey represents a durable boundary between the GA and the countryside which could prevent encroachment beyond the GA if the GA were developed. The West Coast Main Line represents a durable boundary between the GA and the Warrington urban area which would be able to prevent encroachment into the GA. The existing land use predominantly consists of undeveloped open countryside including a number of wooded areas (Norton Marsh, Birch Wood and Moss Wood) although the Arpley Landfill Site is located in the middle of the GA. Warehouse units are located to the south adjacent to the Manchester Ship Canal. The	Strong contribution: The parcel is not directly connected to the settlement. The parcel is well connected to the countryside along a mix of durable and non-durable boundaries. The parcel's eastern boundary along Moore Lane is durable, as is the southern boundary along a made road. The parcel's other boundaries along field boundaries, a footpath and an unmade section of Lapwing Lane are not durable. The existing land use is Moore Nature Reserve and open countryside. There is dense vegetation in some areas of the parcel and no built form. The parcel supports long line views and overall supports a strong to moderate degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment.	Contribution The option site is within open land which is sensitive to incremental change arising from sporadic development which can erode both the physical and visual openness of the Green Belt. development which can erode both the physical and visual openness of the Green Belt.

Green Belt Purpose	Warrington Green Belt Assessment 2016 Parcel GA15	Warrington Green Belt Assessment 2016 Parcel WR71	WSP Site Assessment Option Site Option HWH3
	GA supports a moderate degree of openness given that it has less than 10% built form however has large areas of dense vegetation to the south. Overall the GA makes a moderate contribution to safeguarding from encroachment.		
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	No Contribution: Warrington is an historic town however the GA is not within 250m of any of the Town Centre Conservation Areas. The GA does not cross an important viewpoint of the Parish Church.	No contribution: Warrington is a historic town however the parcel is not within 250m of the Warrington Town Centre Conservation Areas. The parcel does not cross an important viewpoint of the Parish Church.	No Contribution The site is not within the vicinity of an historic town.
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land?	Moderate Contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development; therefore the parcel makes a moderate contribution to this purpose.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development; therefore the parcel makes a moderate contribution to this purpose.	No Contribution The option site is not in the vicinity of an area requiring regeneration.

Green Belt Purpose	Warrington Green Belt Assessment 2016 Parcel GA15	Warrington Green Belt Assessment 2016 Parcel WR71	WSP Site Assessment Option Site Option HWH3
<i>What is the role of the site in promoting regeneration both on site and in the vicinity?</i>			
Overall Assessment <i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	Moderate Contribution: The GA makes a strong contribution to one purpose, a moderate contribution to two, a weak contribution to one and no contribution to one. Professional judgement has therefore been applied and the GA has been judged to make a moderate overall contribution to the Green Belt. The GA has a limited connection to the urban area along mostly durable boundaries and therefore only contributes weakly to checking unrestricted sprawl. There are also mostly durable boundaries between the GA and the countryside which could prevent further encroachment and the GA only supports a moderate degree of openness as it contains large areas of dense vegetation to the south. However, the GA contributes strongly to preventing towns from merging as development would result in the merging of the Warrington urban area and Runcorn. The GA also makes a moderate contribution to encouraging brownfield development.	Strong Contribution: The parcel makes a strong contribution to one purpose, a moderate contribution to two and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution as it supports a strong to moderate degree of openness and there are non-durable boundaries between the parcel and the countryside therefore the parcel has a strong role in preventing encroachment into the open countryside. The parcel therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Contribution The option site is within open land which is sensitive to change through the encroachment of built form and the consequent erosion of openness. In addition, development will contribute to the reduction in the gap between Warrington and Runcorn.

Site Option HWH4 Land to the North of Moore Nature Reserve

Green Belt Purpose	Warrington Green Belt Assessment 2016 Parcel GA15	WSP Site Assessment Option Site Option HWH4
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Weak Contribution: The GA has a limited connection to the Warrington urban area along the south eastern edge and therefore plays a weak role in preventing sprawl. The eastern boundary with the built up area consists of an access road which represents a durable boundary however may not be able to prevent sprawl in the long term. The West Coast Railway Line forms the south eastern boundary and represents a durable boundary. Overall the GA makes a weak contribution to checking unrestricted sprawl.	No contribution The option site is not adjacent to a built-up area.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Strong Contribution: The GA forms an essential gap between the Warrington urban area and Runcorn in the adjacent neighbouring authority of Halton, whereby development of the whole of the GA would result in the actual merging of the towns. Development of the eastern section of the GA would reduce the distance between the towns without result in them merging. Overall the GA makes a strong contribution to preventing towns from merging.	Limited Contribution Whilst of a small scale, the option site would contribute to reducing the gap between Warrington and Runcorn
To assist in safeguarding the	Moderate Contribution: The GA has a limited connection to the Warrington urban area however has a greater connection to Runcorn within the neighbouring authority along the southern boundary. The	Contribution The option site is within open land which is sensitive to incremental

Green Belt Purpose	Warrington Green Belt Assessment 2016 Parcel GA15	WSP Site Assessment Option Site Option HWH4
countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Manchester Ship Canal represents a durable boundary between the GA and Runcorn which could prevent encroachment. The River Mersey represents a durable boundary between the GA and the countryside which could prevent encroachment beyond the GA if the GA were developed. The West Coast Main Line represents a durable boundary between the GA and the Warrington urban area which would be able to prevent encroachment into the GA. The existing land use predominantly consists of undeveloped open countryside including a number of wooded areas (Norton Marsh, Birch Wood and Moss Wood) although the Arpley Landfill Site is located in the middle of the GA. Warehouse units are located to the south adjacent to the Manchester Ship Canal. The GA supports a moderate degree of openness given that it has less than 10% built form however has large areas of dense vegetation to the south. Overall the GA makes a moderate contribution to safeguarding from encroachment.	change arising from sporadic development which can erode both the physical and visual openness of the Green Belt. development which can erode both the physical and visual openness of the Green Belt.
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	No Contribution: Warrington is an historic town however the GA is not within 250m of any of the Town Centre Conservation Areas. The GA does not cross an important viewpoint of the Parish Church.	No Contribution The option site is not within the vicinity of an historic town.

Green Belt Purpose	Warrington Green Belt Assessment 2016 Parcel GA15	WSP Site Assessment Option Site Option HWH4
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land? <i>What is the role of the site in promoting regeneration both on site and in the vicinity?</i>	Moderate Contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development; therefore the parcel makes a moderate contribution to this purpose.	No Contribution The option site is not within the vicinity of an area requiring regeneration.
Overall Assessment <i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	Moderate Contribution: The GA makes a strong contribution to one purpose, a moderate contribution to two, a weak contribution to one and no contribution to one. Professional judgement has therefore been applied and the GA has been judged to make a moderate overall contribution to the Green Belt. The GA has a limited connection to the urban area along mostly durable boundaries and therefore only contributes weakly to checking unrestricted sprawl. There are also mostly durable boundaries between the GA and the countryside which could prevent further encroachment and the GA only supports a moderate degree of openness as it contains large areas of dense vegetation to the south. However, the GA contributes strongly to preventing towns from merging as development would result in the merging of the Warrington urban area and Runcorn. The GA also makes a moderate contribution to encouraging brownfield development.	Contribution The option site is within open land which is sensitive to change through the encroachment of built form and the consequent erosion of openness. In addition, development will contribute to the reduction in the gap between Warrington and Runcorn.

Site Options HWH5 & HWH6 Land to the East of Bellhouse Lane; Site Option HWH7 Land to the West of Mill Lane; Site Options HWH8 & HWH10 Land to the North of Mill Lane

Green Belt Purpose	Warrington Green Belt Assessment 2016 Parcel GA14	Warrington Green Belt Assessment 2016 Parcel WR65	WSP Site Assessment Site Options HWH5 & HWH6	WSP Site Assessment Site Option HWH7	WSP Site Assessment Site Options HWH8 & HWH10
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Moderate contribution: The GA has a limited connection to the built up area along the north eastern edge, however this boundary consists of a garden boundary which is not durable and would not be able to prevent sprawl into the GA. The Manchester Ship Canal represents a durable boundary between the GA and the built up area which could prevent sprawl from the north. There is existing limited ribbon development along Chester Road and the GA has a role in preventing further ribbon development. Overall the GA makes a moderate contribution to checking unrestricted sprawl.	Moderate contribution: The parcel is poorly connected to the settlement on two sides. The Manchester Ship Canal forms a durable boundary. The eastern boundary consists of a hedge and tree lined garden boundary which is not durable and may not be able to prevent sprawl into the parcel from the east. Overall the parcel makes a moderate contribution to checking unrestricted sprawl.	No contribution None of the option sites are adjacent to a built-up area.	No contribution The option site is not adjacent to a built-up area.	No contribution None of the option sites are adjacent to a built-up area.

Green Belt Purpose	Warrington Green Belt Assessment 2016 Parcel GA14	Warrington Green Belt Assessment 2016 Parcel WR65	WSP Site Assessment Site Options HWH5 & HWH6	WSP Site Assessment Site Option HWH7	WSP Site Assessment Site Options HWH8 & HWH10
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Moderate contribution: The GA forms a largely essential gap between the Warrington urban area and Runcorn in the adjacent neighbouring authority of Halton, whereby a reduction in the gap would significantly reduce the actual distance between the towns but would not result in them merging. Overall the GA makes a moderate contribution to preventing towns from merging.	Moderate contribution: The parcel forms a largely essential gap between the Warrington urban area and Runcorn whereby development of the parcel would reduce the actual gap between the towns however would not result in them merging, although it would reduce the perception of the gap.. Overall, the parcel makes a moderate contribution to preventing towns from merging.	Limited Contribution Whilst of a small scale, the option sites would contribute to reducing the gap between Warrington and Runcorn.	Limited Contribution Whilst of a small scale, the option sites would contribute to reducing the gap between Warrington and Runcorn.	Limited Contribution Whilst of a small scale, the option sites would contribute to reducing the gap between Warrington and Runcorn.
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of</i>	Strong contribution: The boundaries between the settlement and the GA are predominantly durable and could prevent encroachment. The boundary between the GA and the countryside consists of Chester Road (A56) to the	Strong contribution: The parcel is connected to the settlement on two sides. The Manchester Ship Canal forms a durable boundary. The eastern boundary consists of a hedge and	Limited Contribution Whilst the option sites are within open land which is sensitive to incremental	Contribution The option site is within open land which is sensitive to incremental change arising from sporadic	Contribution The option sites are within open land which is sensitive to incremental change arising from sporadic

Green Belt Purpose	Warrington Green Belt Assessment 2016 Parcel GA14	Warrington Green Belt Assessment 2016 Parcel WR65	WSP Site Assessment Site Options HWH5 & HWH6	WSP Site Assessment Site Option HWH7	WSP Site Assessment Site Options HWH8 & HWH10
<i>openness, particularly in light of proximity to a settlement edge?</i>	south east and the Manchester Ship Canal to the north west, both of which represent durable boundaries. However the western boundary which follows the administrative boundary and is formed by field boundaries and tree lining which does not represent a durable boundary which could prevent encroachment beyond the GA if the GA were developed. The GA is well connected to the open countryside. The existing land use predominantly consists of open countryside with some sparse farm buildings and ribbon development. The GA supports a strong degree of openness given it has less than 5% built form and low levels of vegetation. Overall, the GA makes a strong contribution to safeguarding from encroachment	tree lined garden boundary which is not durable. The parcel is well connected to the countryside. The West Coast Main Line, Chester Road, Bellhouse Lane and Runcorn Road are durable. The western section of Mill Lane is durable, although the eastern section is unmade and not durable in the long term. The existing land use is mainly open countryside. There are a small number of active farms and a dismantled railway. There is less than 10% built form and little vegetation except along boundaries. The parcel supports long line views and overall supports a strong degree of	change, there is a reasonable degree of physical and visual enclosure (a disused railway line and associated tree belt), with views in from an access road and possibly glimpses from the adjacent active railway line.	development which can erode both the physical and visual openness of the Green Belt. The site is adjacent to Mill Lane with consequent physical and visual exposure.	development which can erode both the physical and visual openness of the Green Belt. The sites are adjacent to/in the immediate vicinity of Mill Lane with consequent physical and visual exposure.

Green Belt Purpose	Warrington Green Belt Assessment 2016 Parcel GA14	Warrington Green Belt Assessment 2016 Parcel WR65	WSP Site Assessment Site Options HWH5 & HWH6	WSP Site Assessment Site Option HWH7	WSP Site Assessment Site Options HWH8 & HWH10
		openness. Overall the parcel makes a strong contribution to safeguarding from encroachment due to its openness and its weak eastern boundary with the settlement			
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	No Contribution: Warrington is an historic town; however the GA is not within 250m of the Warrington Town Centre Conservation Areas nor does it cross an important viewpoint of the Parish Church.	Moderate contribution: Warrington is a historic town. The parcel falls within the 250m buffer area around the Walton Village Conservation Area. The Conservation Area is located within the Green Belt. The parcel is separated from the Conservation Area by the A56 (Chester New Road) and open fields. Therefore the parcel makes a moderate contribution to preserving the setting and special	Limited Contribution The sites are part of the context of the Walton Village Conservation Area across the A56 with intervisibility unlikely due to distance, topography and intervening vegetation. However, a lighting	Limited Contribution The site is part of the context of the Walton Village Conservation Area across the A56 with intervisibility unlikely due to distance, topography and intervening vegetation. However, a lighting	Limited Contribution The sites are part of the context of the Walton Village Conservation Area across the A56 with intervisibility unlikely due to distance, topography and intervening vegetation. However, a lighting

Green Belt Purpose	Warrington Green Belt Assessment 2016 Parcel GA14	Warrington Green Belt Assessment 2016 Parcel WR65	WSP Site Assessment Site Options HWH5 & HWH6	WSP Site Assessment Site Option HWH7	WSP Site Assessment Site Options HWH8 & HWH10
		character of historic towns	assessment would be needed.	assessment would be needed.	assessment would be needed.
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land? <i>What is the role of the site in promoting regeneration both on site and in the vicinity?</i>	Moderate Contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development; therefore the parcel makes a moderate contribution to this purpose.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development; therefore the parcel makes a moderate contribution to this purpose.	No Contribution None of the option sites are in the immediate vicinity of an area requiring regeneration.	No Contribution The option site is not in the immediate vicinity of an area requiring regeneration.	No Contribution None of the option sites are in the immediate vicinity of an area requiring regeneration.
Overall Assessment <i>In light of the judgements made on individual purposes, what is the overall contribution of the</i>	Moderate Contribution: The GA makes a strong contribution to one purpose, a moderate contribution to three and no contribution to one. Professional judgement has been applied and the GA has therefore been judged to make a moderate overall contribution	Moderate Contribution: The parcel makes a strong contribution to one purpose and a moderate contribution to four. In line with the methodology, professional judgement has therefore been	Limited Contribution The Option sites overall have a relatively good degree of physical and visual	Contribution The option site is within open land which is sensitive to change through the encroachment of built form	Contribution The option sites are within open land which is sensitive to change through the encroachment of built form and

Green Belt Purpose	Warrington Green Belt Assessment 2016 Parcel GA14	Warrington Green Belt Assessment 2016 Parcel WR65	WSP Site Assessment Site Options HWH5 & HWH6	WSP Site Assessment Site Option HWH7	WSP Site Assessment Site Options HWH8 & HWH10
<i>site to the Green Belt?</i>	to the Green Belt. The GA supports a strong degree of openness with minimal development and the boundaries between the GA and the open countryside are unlikely to be able to prevent encroachment. However, the GA has a limited connection to the built up area and development would not result in the merging of the Warrington urban area and Runcorn.	applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution as although it supports a strong degree of openness, there are mostly durable boundaries between the parcel and the settlement, except for the short eastern boundary. There are also mostly durable boundaries between the parcel and the countryside. Countryside meaning that any encroachment resulting from development would be contained and would therefore not threaten the openness and permanence of the Green Belt.	enclosure which lessens their likely impact and thus harm.	and the consequent erosion of openness. In addition, development will contribute to the reduction in the gap between Warrington and Runcorn.	the consequent erosion of openness. In addition, development will contribute to the reduction in the gap between Warrington and Runcorn.

The following analysis sets out the performance of the option sites in respect of the function of the receiving Green Belt and the likely harm to the Green Belt arising from the proposed development.

Assessment of Option Performance

Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ¹⁸	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
Option 1 (HWH1): land between Birchwood Lane and the Manchester Ship Canal, adj. Moore Lane	0.017% of Warrington Green Belt 0.29% of host parcel (696ha)	High – no built development	Moderate – scrub but possible visibility from Moore Lane	Moderate – bounded to north and south	Part of open countryside assessed as making a contribution to Green Belt purposes.	Harm arising likely to be Moderate to Limited , reflecting size and enclosure of site. Boundary planting would help to mitigate visual impacts over time.
Option 2 (HWH2): land between Birchwood Lane	0.017% of Warrington Green Belt	High – bare ground	Low – enclosed on all sides	High – bounded on all sides	Part of open countryside assessed as a	Harm arising likely to be Limited , reflecting

¹⁸ Total Green Belt areas for relevant Boroughs are as follows: St Helens 8,844ha; Halton 2,443ha; Trafford 3,975ha, Warrington 11,600ha; Cheshire West & Chester 39,230ha, Cheshire East 40,630ha

Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ¹⁸	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
and the Manchester Ship Canal	0.29% of host parcel (696ha)				making a contribution to Green Belt purposes	the size, enclosure of the site.
Option 3 (HWH3): land adj. Birchwood Lane	0.017% of Warrington Green Belt 0.29% of host parcel (696ha)	High – no built development.	Moderate – scrub but possible visibility from Moore Lane	Moderate – bounded to north and south	Part of open countryside assessed as making a contribution to Green Belt purposes.	Harm arising likely to be Moderate to Limited , reflecting size and enclosure of site. Boundary planting would help to mitigate visual impacts over time.
Option 4 (HWH4): land to the north of Birchwood Lane	0.017% of Warrington Green Belt 0.29% of host parcel (696ha)	High – scrub woodland	High – open land (ex-landfill)	Weak – boundaries would need to be defined	Part of open countryside assessed as making a contribution to	Harm arising likely to be Moderate to Limited , reflecting size and enclosure of site.

Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ¹⁸	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
					Green Belt purposes.	Boundary planting would help to mitigate visual impacts over time.
Option 5 (HWH5): land immediately to the south of the Manchester Ship Canal	0.017% of Warrington Green Belt 0.91% of host parcel (220ha)	High – arable land	Low – enclosed by substantial boundary woodland	Moderate – some boundaries would need to be created	Part of open countryside assessed as a making a contribution to Green Belt purposes.	Harm arising likely to be Moderate to Limited reflecting the size and exposure of the site. Boundary planting would help to mitigate visual impacts over time.
Option 6 (HWH6): land off Bellhouse Lane	0.017% of Warrington Green Belt 0.91% of host parcel (220ha)	High – arable land	Low – enclosed by substantial boundary woodland	Moderate – some boundaries would need to be created	Part of open countryside assessed as a making a contribution to Green Belt purposes.	Harm arising likely to be Moderate to Limited reflecting size and exposure of the site. Boundary planting would help to mitigate visual impacts over time.

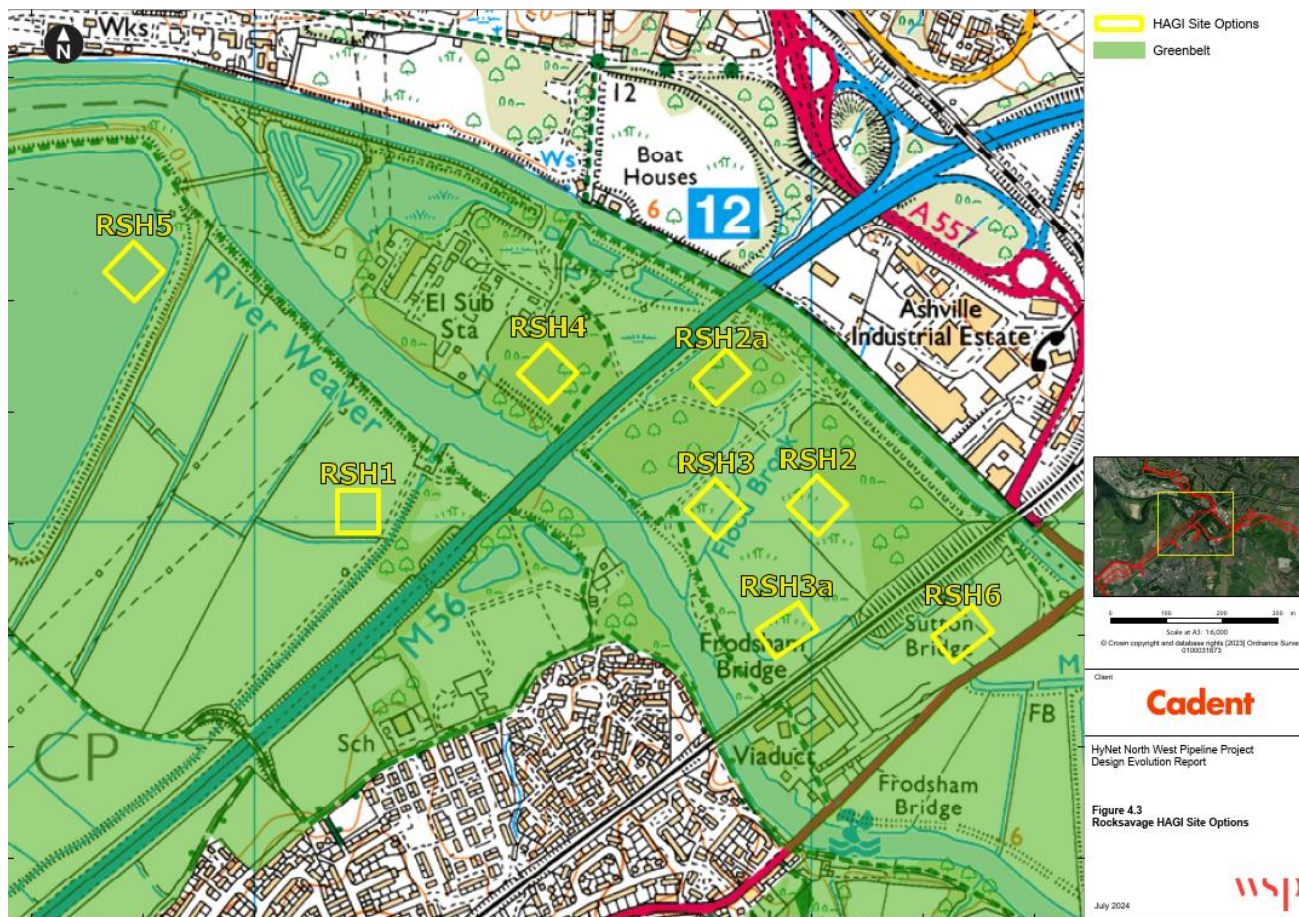
Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ¹⁸	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
Option 7 (HWH7): land to the west of Mill Lane	0.017% of Warrington Green Belt 0.91% of host parcel (220ha)	High – arable land	Low – enclosed by substantial boundary woodland	Low – boundaries would need to be created	Part of open countryside assessed as making a contribution to Green Belt purposes.	Harm arising likely to be Moderate reflecting size and exposure of the site. Boundary planting would help to mitigate visual impacts over time.
Option 8 (HWH8): land to the north of Mill Lane	0.017% of Warrington Green Belt 0.91% of host parcel (220ha)	High – arable land	High – open land with limited boundary vegetation	Moderate – bounded to the north and south	Part of open countryside assessed as making a contribution to Green Belt purposes.	Harm arising likely to be Moderate , reflecting size and partial enclosure of the site. Boundary planting would help to mitigate visual impacts over time.
Option 9 (HWH9): land to	Not within the Green Belt					

Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ¹⁸	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
the west of Baronet Works, north of Manchester Ship Canal						
Option 10 (HWH10): land between Mill Lane and Manchester Ship Canal	0.017% of Warrington Green Belt 0.91% of host parcel (220ha)	High – arable land. Linear infrastructure (power line) crosses part of the site.	High – open land with limited boundary vegetation	Moderate – bounded to north and south	Part of open countryside assessed as making a contribution to Green Belt purposes.	Harm arising likely to be Moderate , reflecting size and partial enclosure of the site. Boundary planting would help to mitigate visual impacts over time.

Annex D

Rocksavage HAGI Options Green Belt Assessment

Potential Hub Locations



Contribution to Green Belt Purposes of land between Frodsham and Runcorn

Note: A Green Belt Assessment for Cheshire West beyond the immediate environs of Chester has not been undertaken by the Council. Consequently, the WSP analysis presented below does not have the reference point of a strategic study as is the case with other locations.

Sites RSH1, RSH4, RSH5 Land to the west of the M56, South of the River Weaver

Green Belt Purpose	WSP Site Assessment Sites RSH1, RSH4, RSH5 Land to the west of the M56, South of the River Weaver
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	No contribution None of the option sites are adjacent to a built-up area.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Contribution Whilst of a small scale, the option sites would contribute to reducing the gap between Runcorn and Frodsham.
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Contribution The option sites are within open land which is sensitive to incremental change which can erode both the physical and visual openness of the Green Belt.
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	No Contribution None of the option sites are in the vicinity of an historic town.
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land? <i>What is the role of the site in promoting regeneration both on site and in the vicinity?</i>	No Contribution None of the option sites are in the vicinity of an area requiring regeneration.

Green Belt Purpose

WSP Site Assessment Sites RSH1, RSH4, RSH5 Land to the west of the M56, South of the River Weaver

Overall Assessment

In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?

Contribution

The option sites are within open land which is sensitive to change through the encroachment of built form and the consequent erosion of openness. In addition, development will contribute to the reduction in the gap between Runcorn and Frodsham.

Option Sites RSH2, RSH2a, RSH3, RSH3a Land between the M56 and the Runcorn-Frodsham railway line

Green Belt Purpose

WSP Site Assessment Sites RSH2, RSH2a, RSH3, RSH3a

To check the unrestricted sprawl of large built-up areas
What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?

No contribution

None of the option sites are adjacent to a built-up area.

To prevent neighbouring towns from merging into one another
What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?

Contribution

Whilst of a small scale, the option sites would contribute to reducing the gap between Runcorn and Frodsham.

To assist in safeguarding the countryside from encroachment
What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?

Contribution

The option sites are within open land which is sensitive to incremental change which can erode both the physical and visual openness of the Green Belt.

To preserve the setting and special character of historic towns

No Contribution

None of the option sites are in the vicinity of an historic town.

Green Belt Purpose

WSP Site Assessment Sites RSH2, RSH2a, RSH3, RSH3a

What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?

To assist in urban regeneration, by encouraging the recycling of derelict and other urban land?
What is the role of the site in promoting regeneration both on site and in the vicinity?

Overall Assessment
In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?

No Contribution

None of the option sites are in the vicinity of an area requiring regeneration.

Contribution

The option sites are within open land which is sensitive to change through the encroachment of built form and the consequent erosion of openness. In addition, development will contribute to the reduction in the gap between Runcorn and Frodsham.

Site RSH6 Land between the A56 Sutton Causeway and the Runcorn-Frodsham railway line

Green Belt Purpose

WSP Site Assessment Site RSH6

To check the unrestricted sprawl of large built-up areas
What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?

No contribution

The option site is not adjacent to a built-up area.

To prevent neighbouring towns from merging into one another
What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?

Contribution

Whilst of a small scale, the option site would contribute to reducing the gap between Runcorn and Frodsham.

Green Belt Purpose

WSP Site Assessment Site RSH6

To assist in safeguarding the countryside from encroachment
What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?

Contribution

The option site lies between the A56 Sutton Causeway and the Runcorn – Frodsham railway line (with views in from both) and whilst of relatively limited extent is nevertheless open land which is sensitive to incremental change which can erode both the physical and visual openness of the Green Belt.

To preserve the setting and special character of historic towns
What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?

No Contribution

The option site is not in the vicinity of an historic town.

To assist in urban regeneration, by encouraging the recycling of derelict and other urban land?
What is the role of the site in promoting regeneration both on site and in the vicinity?

No Contribution

The option site is not in the vicinity of an area requiring regeneration.

Overall Assessment
In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?

Contribution

The option site is within open land which is sensitive to change through the encroachment of built form and the consequent erosion of openness. In addition, development will contribute to the reduction in the gap between Runcorn and Frodsham.

The following analysis sets out the performance of the eight option sites in respect of the function of the receiving Green Belt and the likely harm to the Green Belt arising from the proposed development.

Assessment of Option Performance

Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ¹⁹	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
Option 1 (RSH1): land between the River Weaver and Weaver Lane, northwest of the M56, Frodsham	0.0051% of Cheshire West & Chester Green Belt	High - part of open land, at grade, comprising agricultural land, rough grassland and scrub woodland.	High – extensive views across from a footpath 100m to the north adjacent to the River Weaver	Weak - site boundaries would need to be defined.	Contribution to maintaining separation between Runcorn and Frodsham.	Moderate harm – open land with extensive views across. Boundary planting would help to mitigate visual impacts over time.
Option 2 (RSH2): land between the Weaver Navigation and the River Weaver, east of the M56, Runcorn	0.0051% of Cheshire West & Chester Green Belt	Mixed - part of open land, at grade, comprising, rough grassland and scrub woodland. No built development.	Mixed – semi enclosed by vegetation. Not visible from the public highway or footpaths	Weak - site boundaries would need to be defined.	Contribution to maintaining separation between Runcorn and Frodsham	Moderate to Limited harm – open land, partially visually enclosed by extensive scrub woodland. Boundary planting would help to

¹⁹ Total Green Belt areas for relevant Boroughs are as follows: St Helens 8,844ha; Halton 2,443ha; Trafford 3,975ha, Warrington 11,600ha; Cheshire West & Chester 39,230ha, Cheshire East 40,630ha

Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ¹⁹	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
(historic landfill site)						mitigate visual impacts over time.
Option 2A (RSH2A): land between the Weaver Navigation and the River Weaver, adjacent to the M56	0.0051% of Cheshire West & Chester Green Belt	Mixed - part of woodland. No built development	Low – enclosed by woodland. Not likely to be visible from the public highway or footpaths.	High - Definable boundary features on all sides	Contribution to maintaining separation between Runcorn and Frodsham.	
Option 3 (RSH3): land between the Weaver Navigation and the River Weaver, west of the M56, Runcorn	0.0051% of Cheshire West & Chester Green Belt	Mixed - land comprising, rough grassland and scrub woodland	Mixed – semi enclosed by vegetation. Not visible from the public highway or footpaths.	Weak – site boundaries would need to be defined	Contribution to maintaining separation between Runcorn and Frodsham	Limited harm – part of enclosed woodland adjacent to the M56

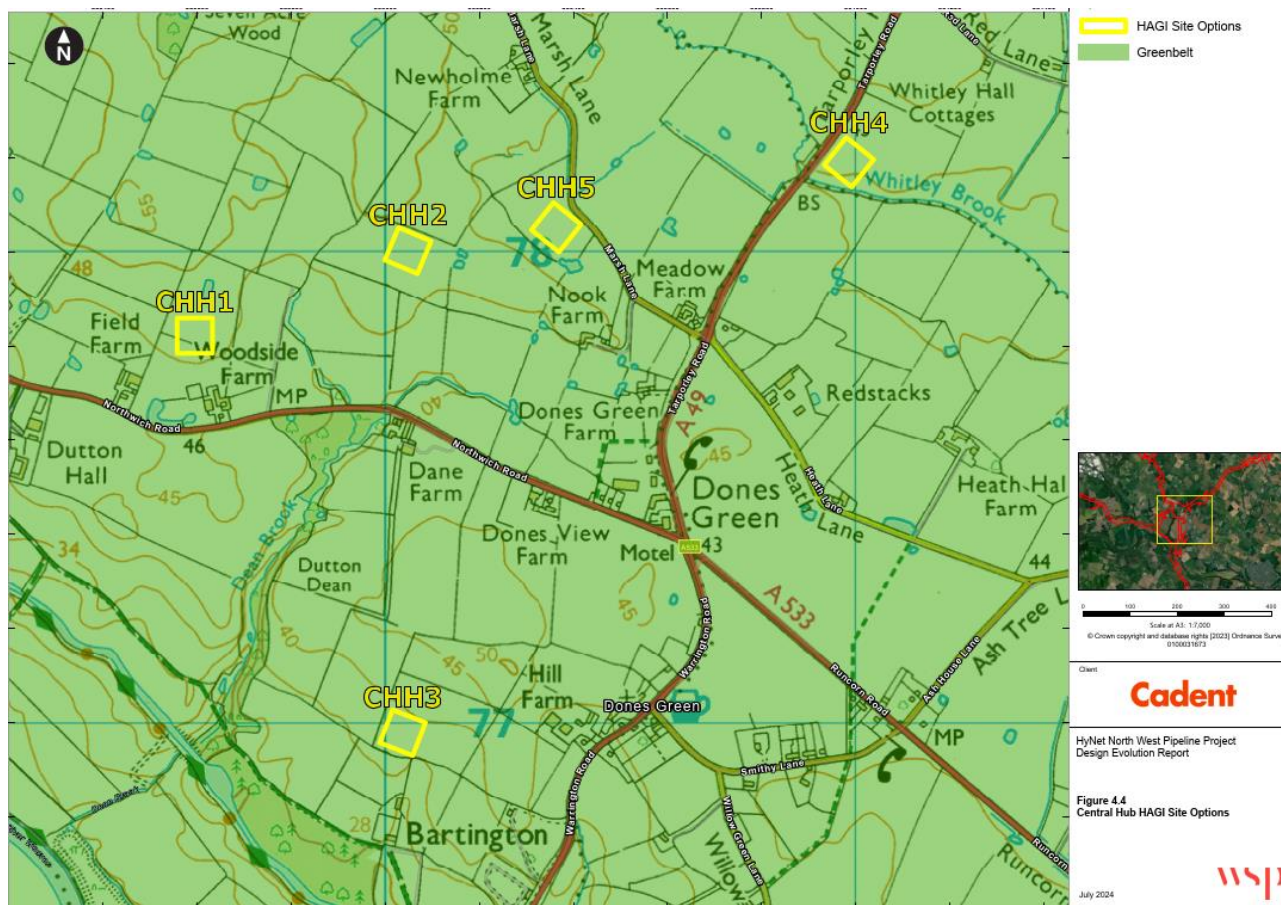
Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ¹⁹	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
Option 3A (RSH3A): land between the Weaver Navigation and the River Weaver, adjacent to the railway line	0.0051% of Cheshire West & Chester Green Belt	Mixed – part of open land comprising rough grassland and scrub woodland. No built development	Mixed – semi-enclosed by vegetation. Not visible from any public highways. Likely to be visible from the public right of way and sailing / ski club on the western boundary.	Medium – some site boundaries would need to be defined	Contribution to maintaining separation between Runcorn and Frodsham.	Moderate to Limited harm – open land, visually enclosed by extensive scrub woodland. Boundary planting would help to mitigate visual impacts over time.
Option 4 (RSH4): land between the Weaver Navigation and the River Weaver, west of the M56, Runcorn	0.0051% of Cheshire West & Chester Green Belt	Mixed – part of open land, at grade, comprising, rough grassland and scrub woodland	Mixed – semi enclosed by vegetation. Not visible from the public highway or footpaths	Medium – site boundaries would need to be defined to the east	Contribution to maintaining separation between Runcorn and Frodsham	Moderate to Limited harm – rough grassland and woodland that is visually enclosed by extensive woodland.

Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ¹⁹	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
Option 5 (RSH5): land south of the River Weaver, west of the M56, Frodsham (permitted waste site)	0.0051% of Cheshire West & Chester Green Belt	Mixed - part of open land, at grade, comprising, rough grassland and scrub woodland. No built development.	Mixed – semi enclosed by vegetation. Not visible from the public highway or footpaths	Weak - site boundaries would need to be defined.	Contribution to maintaining separation between Runcorn and Frodsham	Limited harm – open land but directly adjacent to an electricity substation Boundary planting would help to mitigate visual impacts over time.
Option 6 (RSH6): land between the railway line and A56	0.0051% of Cheshire West & Chester Green Belt	Mixed - part of open land, at grade, comprising rough grassland and scrub woodland. Adjacent to area of PDL.	High - extensive views across the site from public right of way on north eastern boundary. Views of site partially screened from public highway by hedgerow. There are some gaps.	Mixed – some site boundaries would need to be defined. A56 bounds site to the south.	Contribution to maintaining separation between Runcorn and Frodsham.	Moderate to Limited harm – open land, partially visually enclosed by extensive scrub woodland. Boundary planting would help to mitigate visual impacts over time.

Annex E

Central Hub HAGI Options Green Belt Assessment

Central Hub Site Options



Contribution to Green Belt Purposes of Land Between Runcorn and Northwich

Note: A Green Belt Assessment for Cheshire West beyond the immediate environs of Chester has not been undertaken by the Council. Consequently, the WSP analysis presented below does not have the reference point of a strategic study as is the case with other locations.

Green Belt Purpose	WSP Site Assessment Sites CHH1 – CHH5
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	No contribution None of the option sites are adjacent to a built-up area.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	No Contribution The option sites are too small to contribute to reducing the gap between Runcorn and Northwich.
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Contribution The option sites are within open countryside which is sensitive to incremental change arising from sporadic development which can erode both the physical and visual openness of the Green Belt.
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	No Contribution None of the option sites are in the vicinity of an historic town.
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land? <i>What is the role of the site in promoting regeneration both on site and in the vicinity?</i>	No Contribution None of the option sites are in the vicinity of an area requiring regeneration.

Green Belt Purpose**Overall Assessment**

In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?

WSP Site Assessment Sites CHH1 – CHH5**Contribution**

The option sites are within open land which is sensitive to change through the encroachment of built form and the consequent erosion of openness.

The following analysis sets out the performance of the five option sites in respect of the function of the receiving Green Belt and the likely harm to the Green Belt arising from the Proposed Development.

Assessment of Option Performance

Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ²⁰	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
Option 1 (CHH1): land at Woodside Farm, Dones Green, north of the A553	0.0051% of Cheshire West & Chester Green Belt	Mixed – storage/ lorry park with some built form.	Mixed – Not visible from the public highway (existing bunding &	Moderate – some site boundaries would need to be defined.	Contribution to protecting the open countryside from encroachment by incremental development.	Moderate to Limited degree of harm to the Green Belt reflecting the location and degree of openness. Boundary planting would help to

²⁰ Total Green Belt areas for relevant Boroughs are as follows: St Helens 8,844ha; Halton 2,443ha; Trafford 3,975ha, Warrington 11,600ha; Cheshire West & Chester 39,230ha, Cheshire East 40,630ha

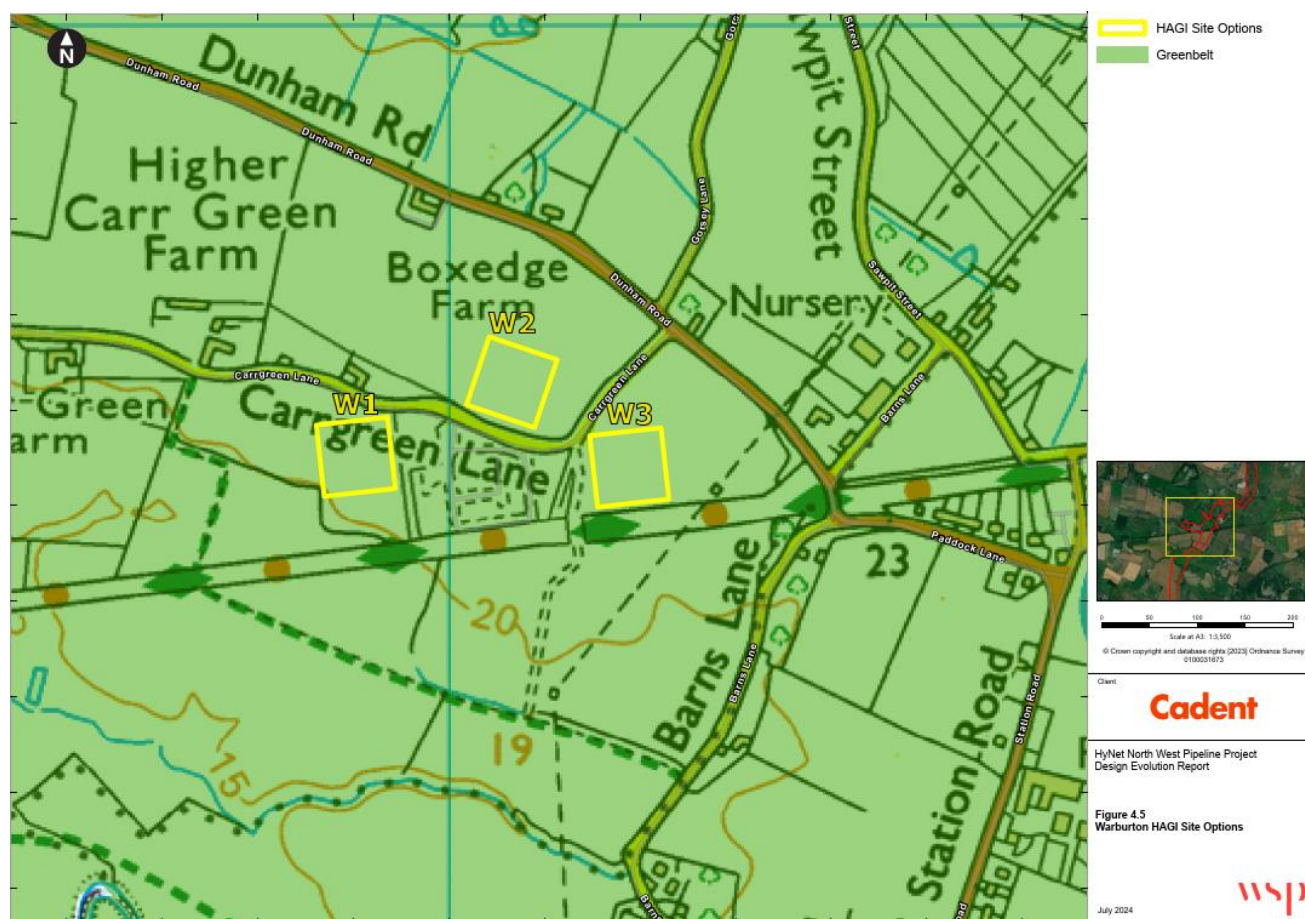
Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ²⁰	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
Northwich Road			development) or footpaths.			mitigate visual impacts over time.
Option 2 (CHH2): land at Newholme Farm, Dones Green, between the A553 Northwich Road and Marsh Lane	0.0051% of Cheshire West & Chester Green Belt	Mixed – lorry park / temporary storage with no built development. Open countryside.	Mixed – semi-enclosed by vegetation and existing bunding. Not visible from the public highway or footpaths.	Weak - site boundaries would need to be defined.	Contribution to protecting the open countryside from encroachment by incremental development.	Moderate degree of harm to the Green Belt reflecting the location and degree of openness. Boundary planting would help to mitigate visual impacts over time.
Option 3 (CHH3): land west of Marsh Lane	0.0051% of Cheshire West & Chester Green Belt	High – no built development. Open countryside.	High – open field, visible from Marsh Lane and A49 Tarporley Road.	Weak - site boundaries would need to be defined.	Contribution to protecting the open countryside from encroachment by incremental development.	Moderate to Significant degree of harm to the Green Belt reflecting the location and degree of openness. Boundary planting would help to mitigate visual impacts over time.

Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ²⁰	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
Option 4 (CHH4): land south east of A49 Tarporley Road, Dones Green	0.0051% of Cheshire West & Chester Green Belt	High – no built development. Open countryside.	High – open field, visible from A49 Tarporley Road.	Weak - site boundaries would need to be defined..	Contribution to protecting the open countryside from encroachment by incremental development.	Moderate to Significant degree of harm to the Green Belt reflecting the location and degree of openness. Boundary planting would help to mitigate visual impacts over time.
Option 5 (CHH5): land at Hill Farm, Bartington, west of A49 Warrington Road	0.0051% of Cheshire West & Chester Green Belt	High – no built development. Open countryside.	High – possibly visible from the A49 Warrington Road.	Weak - site boundaries would need to be defined.	Contribution to protecting the open countryside from encroachment by incremental development.	Moderate to Significant degree of harm to the Green Belt reflecting the location and degree of openness. Boundary planting would help to mitigate visual impacts over time.

Annex F

Warburton HAGI Options Green Belt Assessment

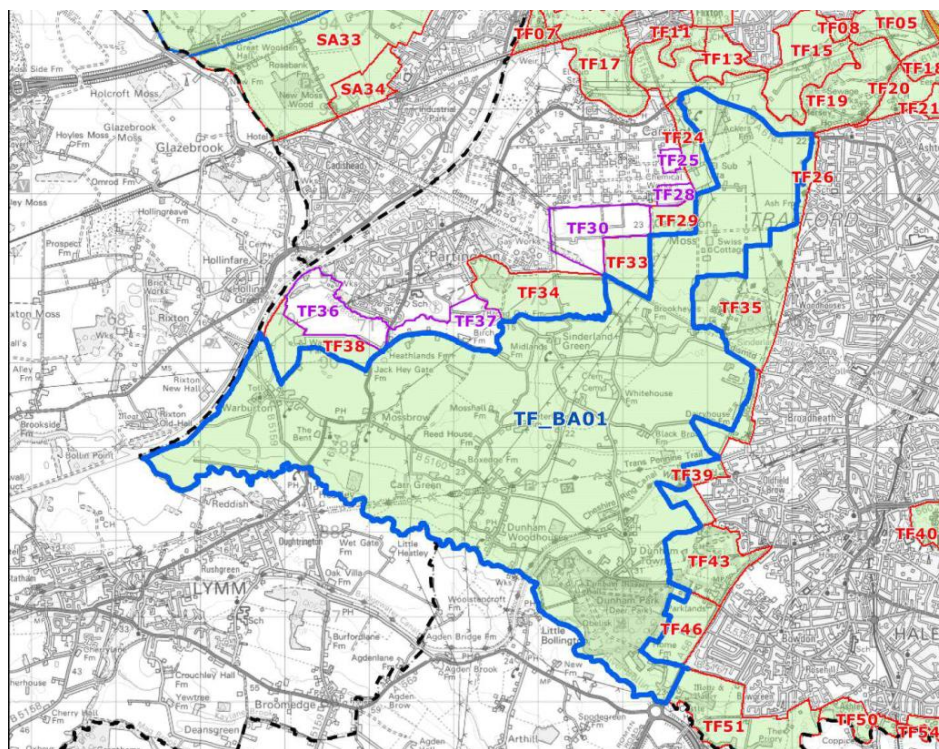
Potential Hub Locations



Contribution to Green Belt Purposes of Land between Partington and Lymm/Warrington

This is a large area located between the settlements of Sale, Altrincham, Bowden and Hale in the east Lymm in the south-west and Carrington and Partington in the west. The area comprises predominantly flat farmland with large arable fields continued by weak hedgerows and hedgerow trees. Built development includes a scattering of small rural villages / hamlets and isolated farmstead, as well as the large Carrington Training Centre located in the north.

Site Options 1 (W1), 2 (W2) & 3 (W3) are within Green Belt Parcel TF_BA01 is identified in the Greater Manchester Green Belt Assessment 2016 (Annex 4.10, Trafford)²¹. Green Belt Parcel TF_BA01 comprises a much wider parcel of Green Belt than the Option Site. An extract of a map showing the wider parcel area is provided below.



²¹ Greater Manchester Green Belt Assessment (2016) Annex 4.10. Available online: [Annex 4.10 Trafford.pdf](#) [Accessed May 2024].

Site Options W1 Land to the South of Carrgreen Lane, W2 Land to the North of Carrgreen Lane, W3 Land to the East of Carrgreen Lane

Green Belt Purpose	Greater Manchester Green Belt Review 2016 Parcel TF_BA01	WSP Site Assessment Option Sites W1, W2 & W3
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Not Applicable: This parcel is a Broad Area which is not adjacent to the urban edge as it is separated by intervening parcels. As the parcel does not lie adjacent to the urban edge, it has not been considered further in terms of the role it plays in checking the unrestricted sprawl of the large built up area	Limited Contribution None of the option sites are adjacent to a built-up area.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Strong: The broad area forms part of a critical gap between the settlements of Partington and Carrington to the west and Sale, Altrincham and Bowden in the east. As the parcel plays an essential role in preventing the merging or erosion of the visual and physical gap between the settlements identified to the east from the settlements identified to the west, particularly towards the north where the gap between Carrington and Sale becomes increasingly narrow. Additionally, the parcel along with neighbouring parcels plays a strategic role separating Greater Manchester from Lymm and Warrington to the south-east.	Contribution Whilst of a small scale, the option sites would contribute to reducing the gap between Partington and Lymm/Warrington.
To assist in safeguarding the countryside from encroachment	Strong: There is limited/no sense of encroachment with the parcel being generally free of urbanised built development. The landscape within this parcel remains largely unspoilt by urbanising influences located outside	Contribution The option sites are within open land which is sensitive to incremental change arising from sporadic development which

Green Belt Purpose	Greater Manchester Green Belt Review 2016 Parcel TF_BA01	WSP Site Assessment Option Sites W1, W2 & W3
<i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	its boundaries. It has an intact and rural in character and displays characteristics of the countryside.	can erode both the physical and visual openness of the Green Belt.
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	Moderate: Digital analysis, based on bare earth height data, indicates that this parcel is theoretically visible from the historic settlements of Barton upon-Irwell, Chorlton, and Hale. In practice, the flat and gently undulating land within this area has intervisibility with the historic settlement of Hale and plays a role in its setting, albeit to a limited degree. The openness of the land contributes positively to the historic significance of this settlement and helps to preserve its setting and special character. The Dunham Town, Dunham Woodhouses, and Warburton Village Conservation Areas are located entirely within this area. The area is also partly located within the Devisdale Conservation Area. Additionally, the area makes a weak contribution to the setting of Lymm Conservation Area (outside GM), though distance and flat topography limits this.	Limited Contribution None of the option sites are in the vicinity of an historic town.
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land?	Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging developers to seek out and recycle derelict / urban sites. It is difficult to distinguish the extent to which each Green Belt parcels delivers against this purpose and therefore this study will	Limited Contribution None of the option sites are in the vicinity of an area requiring regeneration.

Green Belt Purpose	Greater Manchester Green Belt Review 2016 Parcel TF_BA01	WSP Site Assessment Option Sites W1, W2 & W3
<i>What is the role of the site in promoting regeneration both on site and in the vicinity?</i>	not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.	
Overall Assessment <i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	No overall assessment given.	Contribution The option sites are within open land which is sensitive to change through the encroachment of built form and the consequent erosion of openness, as well as part of sensitive Green Belt between Partington and Lymm/Warrington.

The following analysis sets out the performance of the three option sites in respect of the function of the receiving Green Belt and the likely harm to the Green Belt arising from the proposed development.

Assessment of Option Performance

Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ²²	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
Option 1 (W1): land to the south of Carrgreen Lane, Dunham Massey	0.05% of Trafford Green Belt 0.1% of host parcel (2,000ha)	High – part of a large area of open countryside between Partington and Altrincham/ Sale.	Moderate – site is adjacent to existing development of similar character.	Moderate – contained to the east and south.	Contribution - open land which is sensitive to change through encroachment.	Limited degree of harm to the Green Belt, reflecting existing adjacent AGI and screening from Carrgreen Lane. Boundary planting would help to mitigate visual impacts over time.
Option 2 (W2): land to the north of Carrgreen Lane, Dunham Massey	0.05% of Trafford Green Belt 0.1% of host parcel (2,000ha)	High - part of a large area of open countryside between Partington and Altrincham/Sale.	High – medium-distance view across from Carrgreen Lane.	Weak – would require new boundaries.	Contribution - open land which is sensitive to change through encroachment.	Moderate to Significant degree of harm to the Green Belt, reflecting the sensitivity of the Green Belt and openness of the site

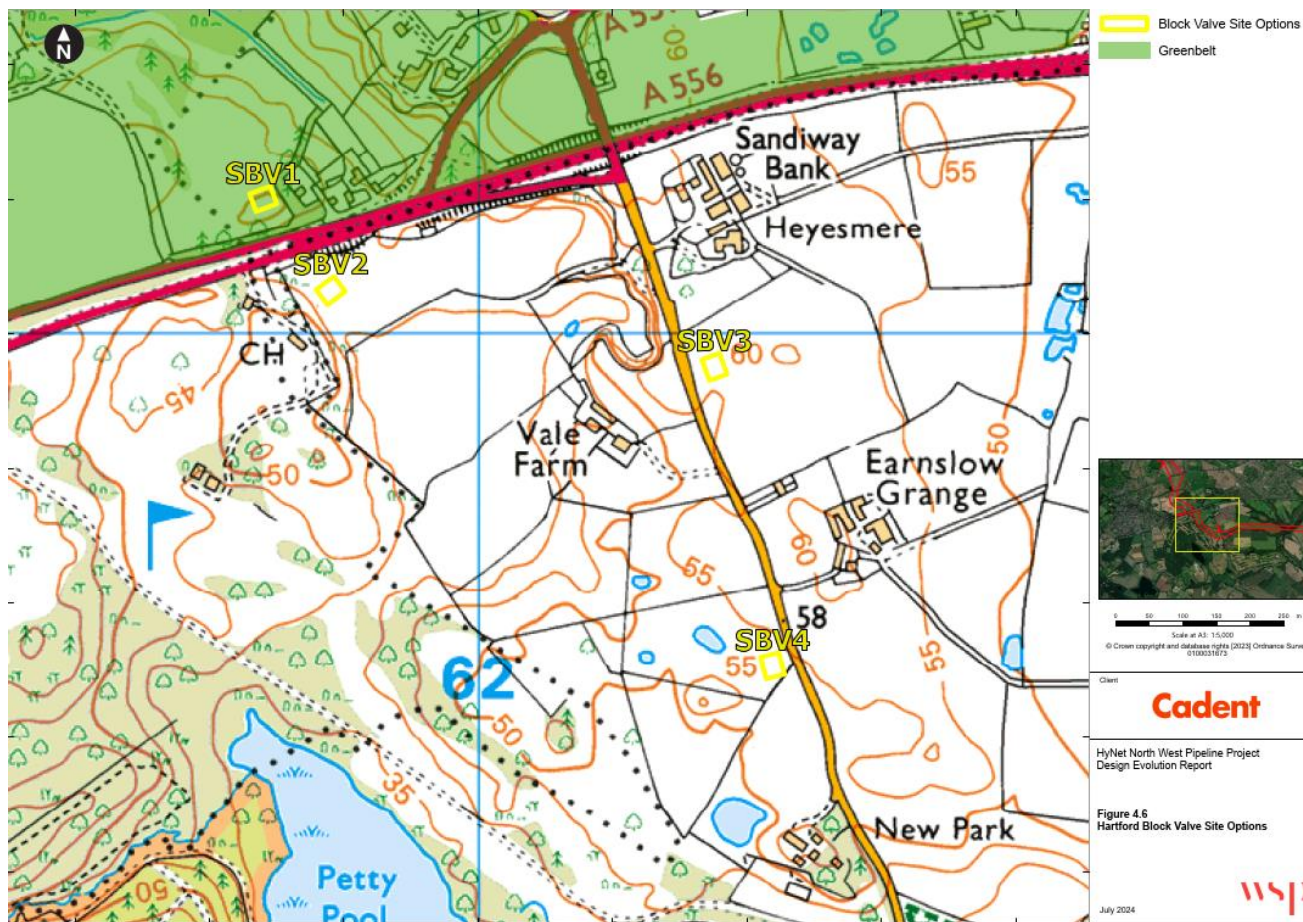
²² Total Green Belt areas for relevant Boroughs are as follows: St Helens 8,844ha; Halton 2,443ha; Trafford 3,975ha, Warrington 11,600ha; Cheshire West & Chester 39,230ha, Cheshire East 40,630ha

Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ²²	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
						albeit site is in proximity to an existing AGI. Boundary planting would help to mitigate visual impacts over time.
Option 3 (W3): land to the east of Carrgreen Lane, Dunham Massey	0.05% of Trafford Green Belt 0.1% of host parcel (2,000ha)	High - part of a large area of open countryside between Partington and Altrincham/ Sale.	High – medium-distance view across from Carrgreen Lane.	Weak – would require new boundaries.	Contribution - open land which is sensitive to change through encroachment.	Moderate to Significant degree of harm to the Green Belt, reflecting the sensitivity of the Green Belt and openness of the site, albeit the site is in proximity to an existing AGI. Boundary planting would help to mitigate visual impacts over time.

Annex G

Block Valves Options Green Belt Assessment

Hartford Potential Locations



Only one of the block valve options being considered for Hartford is in the Green Belt (to the north of the A556 Chester Road). The other three options are not within the Green Belt and as such, they have not been assessed. Note: A Green Belt Assessment for Cheshire West beyond the immediate environs of Chester has not been undertaken.

Site Option SBV1 Land to the North of the A556 Chester Road

Green Belt Purpose	WSP Site Assessment Option SBV1
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	No contribution The option site is not immediately adjacent to a built-up area.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	No Contribution The option site is too small to contribute to reducing the gap between Hartford and Sandiway.
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Contribution The option site is within open countryside which is sensitive to incremental change arising from sporadic development which can erode both the physical and visual openness of the Green Belt.
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	No Contribution The option site is not in the vicinity of an historic town.
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land? <i>What is the role of the site in promoting regeneration both on site and in the vicinity?</i>	No Contribution The option site is not in the vicinity of an area requiring regeneration.

Green Belt Purpose**Overall Assessment**

In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?

WSP Site Assessment Option SBV1**Contribution**

The option site is within open land which is sensitive to change through the encroachment of built form and the consequent erosion of openness.

The following analysis sets out the performance of the one option site in Hartford which is in the Green Belt - in respect of the function of the receiving Green Belt and the likely harm to the Green Belt arising from the Proposed Development.

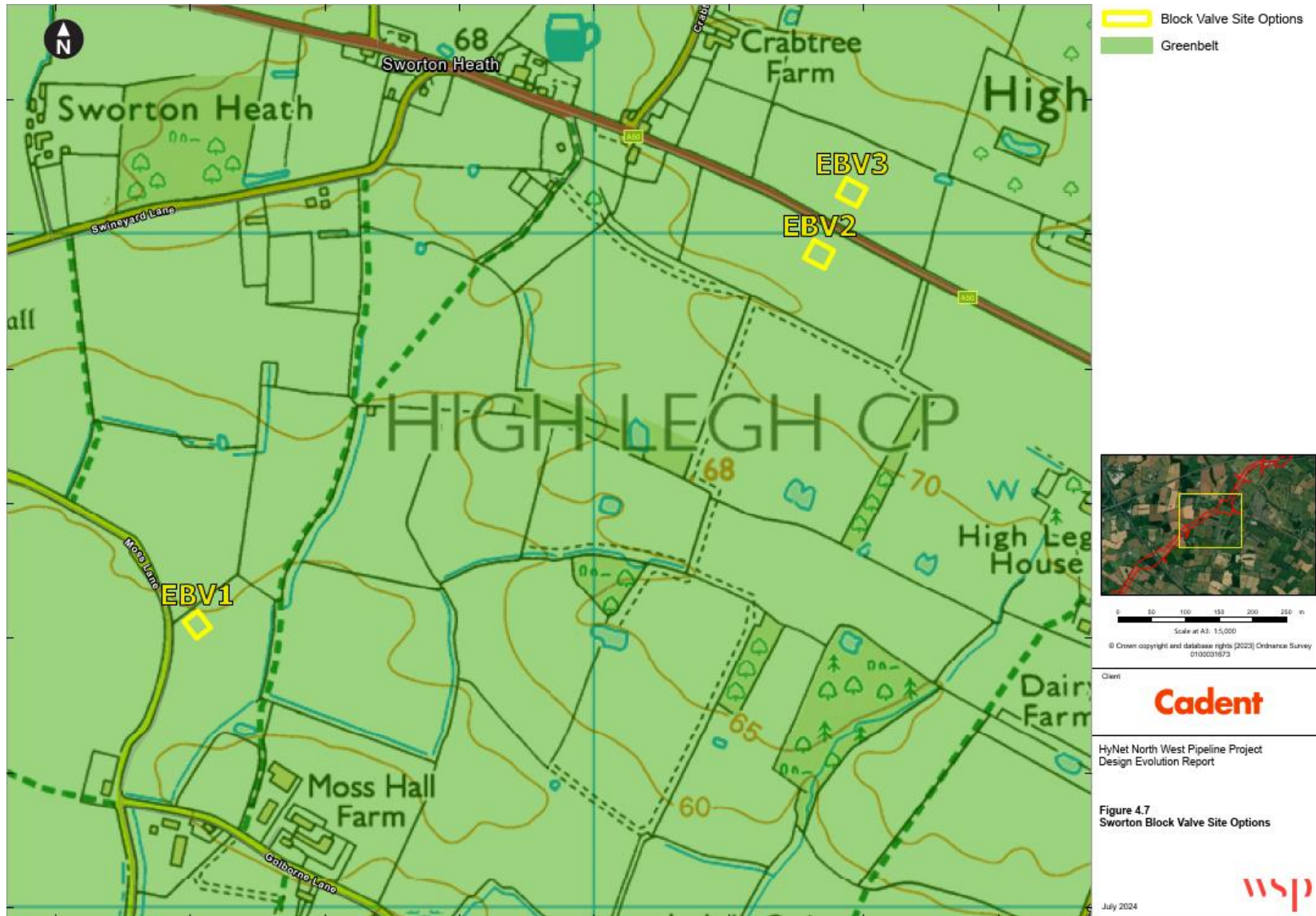
Assessment of Option Performance

Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ²³	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
Option 1 (SBV1): land north of the A556 Chester Road	0.0051% of Cheshire West & Chester Green Belt	High – no built development	Mixed – possibly visible during winter months from the A556 Chester Road to the south, although	Moderate – contained to the east and south	Contribution to restricting encroachment into open countryside.	Moderate to Limited degree of harm to the Green Belt, reflecting existing use, size, location and opportunities for visual mitigation

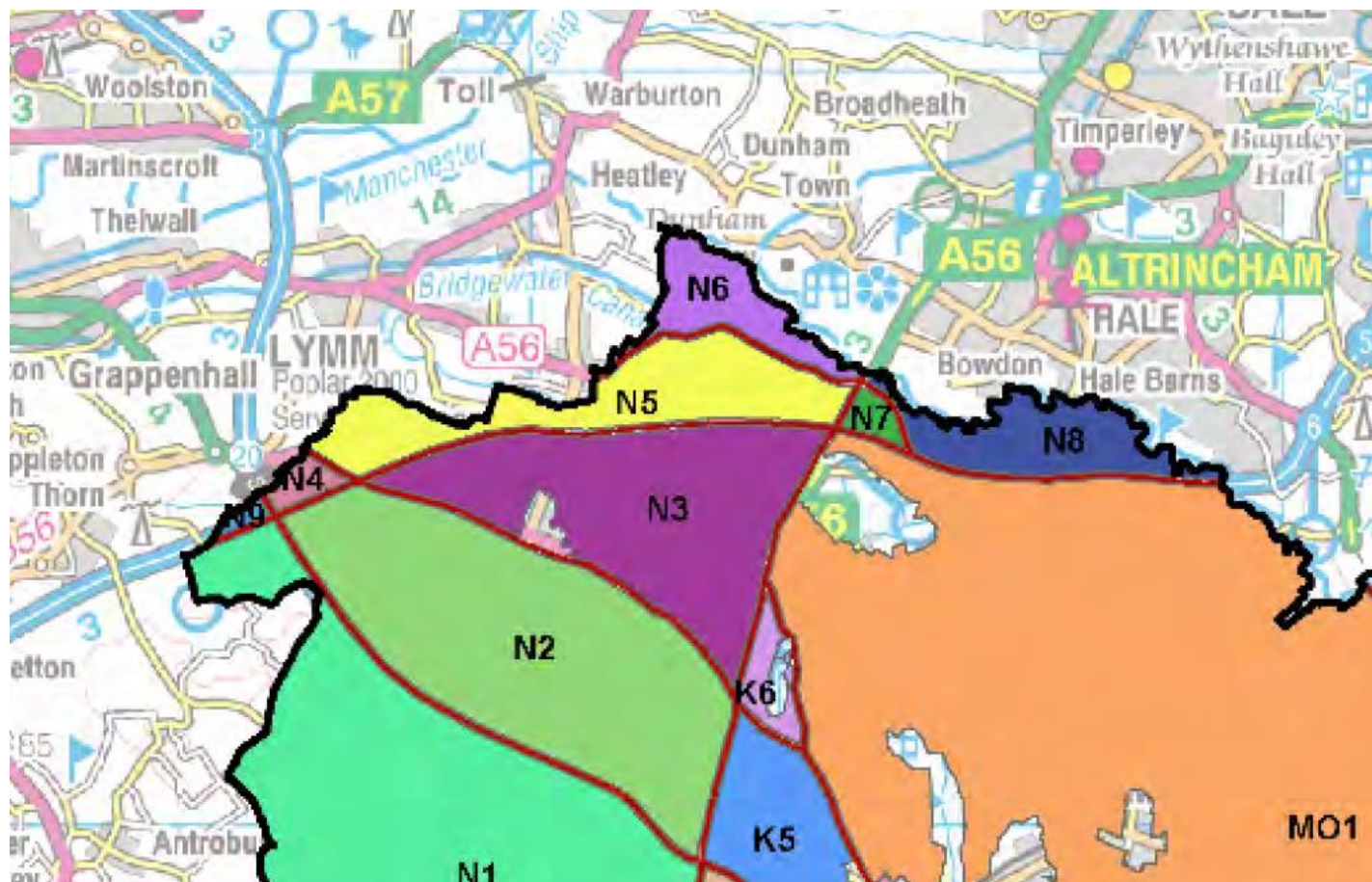
²³ Total Green Belt areas for relevant Boroughs are as follows: St Helens 8,844ha; Halton 2,443ha; Trafford 3,975ha, Warrington 11,600ha; Cheshire West & Chester 39,230ha, Cheshire East 40,630ha

Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ²³	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
			screened by an existing tree belt.			
Options SBV2: land to the south of the A556, SBV3: land to the east of Whitegate Lane & SBV4: land to the west of Whitegate Lane	All three options fall outside the Green Belt					

Sworton Potential Locations



Site Options 1 (EBV1) & 2 (EBV2) are within General Area N2 as identified in Stage 1 of the Cheshire East Council Green Belt Assessment Update 2015²⁴. **Site Option 3 (EBV3)** is within General Area N3. The Stage 1 assessment is used to identify areas for further assessment under stage 2. None of the sites were carried forward for assessment in stage 2. Green Belt Parcels N3 and N2 comprise a wider area of land than the Option Sites. An extract of a map showing the wider parcel areas is provided below.



²⁴ [Annex4 Green Belt Assessment Update \(1\).pdf](#)

Site Options EBV1 Land to the East of Moss Lane and EBV2 Land to the South West of the A50 Warrington Road

Green Belt Purpose	Cheshire East Green Belt Assessment Update 2015 – Parcel N2	WSP Site Assessment Option Sites EBV1 & EBV2
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Contribution: the area makes some contribution in checking the unrestricted sprawl however given the lack of connection to the urban area and the strong physical boundaries resulting from the road boundaries, it has a limited contribution.	Limited Contribution: The option sites are not adjacent to a built-up area.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Contribution: the area makes some contribution to preventing the towns of Knutsford and Warrington from merging however given that the size of the gap between settlements is vast and there are other general areas in-between, the contribution to this purpose is limited.	Contribution: Whilst of a small scale, the option sites would contribute to reducing the gap between Knutsford and Warrington.
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Significant Contribution: the area makes a significant contribution to safeguarding the countryside from encroachment as it is well related to the countryside and is detached from any settlement. It protects a significant degree of openness of the Green Belt albeit there are urbanising influences present within the area consisting of a number of farm properties and a garden centre. There are strong boundaries on all sides to prevent encroachment in the long term. The area supports 3 beneficial uses of the Green Belt.	Contribution: The option sites are within open land which is sensitive to incremental change arising from sporadic development which can erode both the physical and visual openness of the Green Belt.

Green Belt Purpose	Cheshire East Green Belt Assessment Update 2015 – Parcel N2	WSP Site Assessment Option Sites EBV1 & EBV2
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	No contribution: the general area makes no contribution to the Green Belt purpose as it is not located near a historic town.	Limited Contribution: The option sites are not in the vicinity of an historic town.
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land? <i>What is the role of the site in promoting regeneration both on site and in the vicinity?</i>	No contribution: the general area makes no contribution to the Green Belt purpose as it is not located near an urban settlement.	Limited Contribution: The option sites are not in the vicinity of an area requiring regeneration.
Overall Assessment <i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	The area makes a limited contribution to the Green Belt given its function in safeguarding the countryside from encroachment as it protected a significant degree of openness, albeit there are a number of urbanising influences within and adjacent to the area and it supports 3 beneficial uses of the Green Belt. The area makes a lesser contribution to checking the unrestricted sprawl of large built up areas given that there is no connection to the urban area. Given the presence of other general areas between the nearby settlements and this general area, the area has a limited contribution in preventing nearby towns from merging. The area is not located near a historic town or an urban settlements and therefore makes no contribution to purpose 4 and 5.	Contribution: The option site is within open land which is sensitive to change through the encroachment of built form and the consequent erosion of openness, as well as part of sensitive Green Belt between Knutsford and Warrington.

Site Option EBV3 Land to the North East of the A50 Warrington Road

Green Belt Purpose	Cheshire East Green Belt Assessment Update 2015 – Parcel N3	WSP Site Assessment Option Site EBV3
To check the unrestricted sprawl of large built-up areas <i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits, in light of the presence of significant boundaries?</i>	Contribution: the area makes some contribution in checking the unrestricted sprawl however given the lack of connection to the urban area and the strong physical boundaries resulting from the road boundaries, it has a limited contribution.	Limited Contribution: The site is not adjacent to a built-up area.
To prevent neighbouring towns from merging into one another <i>What is the role of the site in preventing the merger of settlements which might occur through a reduction in the distance between them?</i>	Contribution: the area makes some contribution to preventing the towns of Knutsford and Warrington from merging however given that the size of the gap between settlements is vast and there are other general areas in-between, the contribution to this purpose is limited.	Contribution: Whilst of a small scale, the option sites would contribute to reducing the gap between Knutsford and Warrington.
To assist in safeguarding the countryside from encroachment <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	Significant Contribution: the area makes a significant contribution to safeguarding the countryside from encroachment as it protects a significant degree of openness of the Green Belt; it supports 3 beneficial uses of the Green Belt and is closely related to the countryside. However, there are a number of urbanising influences present within and adjacent to the area, most notably the village of High Legh however this only represents less than 10% built form and there are strong boundaries to contain development and prevent encroachment.	Contribution: The option site is within open land which is sensitive to incremental change arising from sporadic development which can erode both the physical and visual openness of the Green Belt.

Green Belt Purpose	Cheshire East Green Belt Assessment Update 2015 – Parcel N3	WSP Site Assessment Option Site EBV3
To preserve the setting and special character of historic towns <i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	No contribution: the general area makes no contribution to the Green Belt purpose as it is not located near a historic town.	Limited Contribution: The option site is not in the vicinity of an historic town.
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land? <i>What is the role of the site in promoting regeneration both on site and in the vicinity?</i>	No contribution: the general area makes no contribution to the Green Belt purpose as it is not located near an urban settlement.	Limited Contribution: The option site is not in the vicinity of an area requiring regeneration.
Overall Assessment <i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	The area makes a limited contribution to the Green Belt given its function in safeguarding the countryside from encroachment as it protected a significant degree of openness, albeit the village of High Legh is located within the area but only represents less than 10% built form. The area supports 3 beneficial uses of the Green Belt. The area makes a lesser contribution to checking the unrestricted sprawl of large built up areas given that there is no connection to the urban area. Given the presence of other general areas between the nearby settlements and this general area, the area has limited contribution in preventing nearby towns from merging. The area is not located near a historic town or an urban settlements and therefore makes no contribution to purpose 4 and 5.	Contribution: The option site is within open land which is sensitive to change through the encroachment of built form and the consequent erosion of openness, as well as part of sensitive Green Belt between Knutsford and Warrington.

The following analysis sets out the performance of the three option sites in respect of the function of the receiving Green Belt and the likely harm to the Green Belt arising from the proposed development.

Assessment of Option Performance

Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ²⁵	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
Option 1 (EBV1): land adjacent to Moss Lane	0.005% of Cheshire East Green Belt	High – part of a large area of open countryside with no built development.	High – site can be seen from Moss Lane and a footpath to the east.	Weak – would require new boundaries.	Assessed in the Cheshire East Green Belt Assessment update as making a contribution to the Green Belt function.	Moderate to Significant degree of harm to the Green Belt, reflecting the sensitivity of the Green Belt and openness of the site. Boundary planting would help to mitigate visual impacts over time.
Option 2 (EBV2): land to the	0.005% of Cheshire East Green Belt	High – part of a large area of open countryside with	High – site can be seen from the A50	Weak – would require new boundaries	Assessed in the Cheshire East Green Belt	Moderate to Significant degree of harm to the Green

²⁵ Total Green Belt areas for relevant Boroughs are as follows: St Helens 8,844ha; Halton 2,443ha; Trafford 3,975ha, Warrington 11,600ha; Cheshire West & Chester 39,230ha, Cheshire East 40,630ha

Option	Site Size (2ha) as a Proportion of Total Borough Green Belt and Parent Parcel ²⁵	Physical Openness of the Site	Visual Openness of the Site	Permanence of Boundaries of the Site	Assessment of the Role of the Site in Meeting Green Belt Purposes	Likely Degree of Harm to the Green Belt and Opportunities for Mitigation
south west of the A50		no built development	Warrington Road		Assessment update as making a contribution to the Green Belt function.	Belt, reflecting the sensitivity of the Green Belt and openness of the site Boundary planting would help to mitigate visual impacts over time.
Option 3 (EBV3): land to the north east of the A50	0.005% of Cheshire East Green Belt	High – part of a large area of open countryside with no built development.	High – site can be seen from the A50 Warrington Road	Moderate – partly contained to the east by vegetation and the public highway to the south.	Assessed in the Cheshire East Green Belt Assessment update as making a contribution to the Green Belt function	Moderate degree of harm to the Green Belt, reflecting the sensitivity of the Green Belt and openness of the site. Boundary planting would help to mitigate visual impacts over time.

Annex H

Local Plan Policy

Clock Face HAGI

St Helens Borough Local Plan up to 2037 (adopted July 2022)

Policy LPA02: Spatial Strategy

1. The sustainable regeneration and growth of St Helens Borough through to 2035 and beyond will be focussed (as far as practicable, having regard to the availability of suitable sites) on the Key Settlements, namely St Helens Core Area, Blackbrook and Haydock, Newton-le-Willows and Earlestown, Rainford, Billinge, Garswood and Rainhill.
2. New development will be directed to sustainable locations that are appropriate to its scale and nature and that will enable movements between homes, jobs and key services and facilities to be made by sustainable non-car modes of transport.
3. The re-use of previously developed land in Key Settlements will remain a key priority. A substantial proportion of new housing throughout the Plan period will be on such sites. This will be encouraged by setting lower thresholds for developer contributions on previously developed sites to reflect the higher costs and lower sales values typically associated with redeveloping such sites.
4. This Plan releases land from the Green Belt to enable the needs for housing and employment development to be met in full over the Plan period from 1 April 2020 until 31 March 2035, in the most sustainable locations. Other land is removed from the Green Belt and safeguarded to allow for longer term housing and / or employment needs to be met after 31 March 2035. Such Safeguarded Land is not allocated for development in the Plan period and planning permission for permanent development should only be granted following a full review of this Plan. Within the remaining areas of Green Belt (shown on the Policies Map) new development shall be regarded as inappropriate unless it falls within one of the exceptions set out in the National Planning Policy Framework (or any successor document). Inappropriate development in the Green Belt shall not be approved except in very special circumstances.

Policy LPC09: Landscape Protection and Enhancement

1. Proposals for new development must, as appropriate having regard to their scale and nature:
 - a. seek to conserve, maintain, enhance and / or restore any landscape features that are important to the character of the local area;
 - b. demonstrably form the best option for meeting the aims of the development whilst minimising impacts on the landscape and appearance of the area and respecting local distinctiveness;
 - c. be informed by relevant guidance including the St Helens Landscape Character Assessment and the Merseyside Historic Character Study; and

- d. include assessments of the impact of the proposal on the landscape and appearance of the area, carried out in accordance with any relevant best practice guidelines.
2. Where a development would lead to harm to the landscape or visual character of the area, mitigation measures will be sought to reduce the scale of such harm. Where the development would (despite any such measures) cause significant harm but also bring significant benefits, suitable compensation measures may be sought. If significant harm cannot be avoided, suitably mitigated or compensated, planning permission will be refused unless the development would bring exceptional benefits that would outweigh the harm.

Halton Delivery and Allocations Local Plan (DALP) (adopted March 2022)

Policy CS(R)6: Green Belt

1. A Green Belt is designated around the urban areas and new allocations of both Runcorn and Widnes/Hale.
2. The Green Belt boundary is defined on the Policies Map. Within the Green Belt, planning permission will not be granted for inappropriate development, except in very special circumstances, in accordance with national policy.

Policy GB1: Control of Development in the Green Belt

1. The construction of new buildings is inappropriate in Green Belt. Exceptions to this are:
 - a. buildings for agriculture and forestry;
 - b. provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
 - c. the replacement, extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building and that it is of an appropriate scale, character and appearance;
 - d. limited infilling in the villages,
 - e. limited affordable housing for local community needs under policies set out in the Local Plan; or
 - f. limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would: i.) not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. ii.) not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority. Development proposals that do not qualify as exceptions are by definition inappropriate development.

Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are:

- a. mineral extraction;
- b. engineering operations;
- c. local transport infrastructure that can demonstrate a requirement for a Green Belt location;
- d. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds);
- e. the re-use of buildings provided that the buildings are of permanent and substantial construction; and
- f. development brought forward under a Community Right to Build Order or a Neighbourhood Development Order.

Local planning policy is consistent with the NPPF setting out what is to be considered appropriate and inappropriate forms of development within the Green Belt.

Central Hub HAGI / Rocksavage HAGI / Hartford Block Valves

Cheshire West & Chester Local Plan (Part One) – Strategic Policies (adopted January 2015)

Policy STRAT9: Green Belt and countryside

The intrinsic character and beauty of the Cheshire countryside will be protected by restricting development to that which requires a countryside location and cannot be accommodated within identified settlements. Within the countryside the following types of development will be permitted:

- Development that has an operational need for a countryside location such as for agricultural or forestry operations.
- Replacement buildings.
- Small scale and low impact rural / farm diversification schemes appropriate to the site, location and setting of the area.
- The reuse of existing rural buildings, particularly for economic purposes, where buildings are of permanent construction and can be reused without major reconstruction.
- The expansion of existing buildings to facilitate the growth of established businesses proportionate to the nature and scale of the site and its setting.

Development must be of an appropriate scale and design to not harm the character of the countryside.

Explanation

5.77 In line with national planning policy, inappropriate development is by definition, harmful to the Green Belt and should not be allowed except in very special circumstances. The construction of new buildings within the Green Belt is considered inappropriate, however exceptions to this are identified in the National Planning Policy Framework. Exceptions allow for the following development, providing they preserve the openness of land and purposes of including it within the Green Belt:

- Buildings for agriculture/forestry
- Outdoor sport and recreation
- Replacement buildings
- Limited infilling in villages
- Limited affordable housing for local community needs
- Limited infilling or partial redevelopment of previously developed land
- Mineral development
- Engineering operations
- Local transport infrastructure
- Re-use of buildings that are of a permanent and substantial construction
- Development brought forward under a Community Right to Build Order.

Higher Walton HAGI

Warrington Local Plan (adopted December 2023)

Policy GB1 – Green Belt

1. The Council will maintain the general extent of the Borough's Green Belt, as defined on the Local Plan Policies Map, throughout the Plan Period and to at least 2050.
2. The Council will plan positively to enhance the beneficial use of the Green Belt as part of Warrington's Green Infrastructure Network.

Development Proposals in the Green Belt

1. In accordance with national planning policy, within the Green Belt, planning permission will not be granted for inappropriate development, except in 'very special circumstances'.
2. A scheme of compensatory improvements to the environmental quality and accessibility of land remaining in the Green Belt will be required to be provided. Financial contributions will be considered where this would help to ensure that the benefits of compensatory improvements can be maximised by providing them in the most appropriate location.
3. Other forms of development defined in national planning policy to be an exception to inappropriate development within the Green Belt, will be supported, subject to meeting

other relevant Local Plan policies and any relevant Supplementary Planning Documents.

Policy INF3 – Utilities, Telecommunications and Broadband

Development Proposals in the Vicinity of Utilities Infrastructure

1. Development proposals for new, expanded or improved utility service infrastructure providing essential services and facilities, including electricity supply, gas or heating supply, water supply and waste water management, that comply with other relevant Plan policies will be permitted provided they can demonstrate that there is an identified need for such a facility within the Plan area, which cannot be met through existing facilities and that they minimise environmental harm, and provide adequate mitigation measures, in light of operational requirements and technical limitations. Development proposals at existing utility sites in the Green Belt in the form of infilling or redevelopment, will be supported where they are needed to respond to future growth and environmental needs and accord with national and local policies.

Warburton HAGI

Trafford Local Plan: Core Strategy (Adopted January 2012)

Policy R2 – Natural Environment

To ensure the protection and enhancement of the natural environment of the Borough, developers will be required to demonstrate through a supporting statement how their proposal will:

- Protect and enhance the landscape character, biodiversity, geodiversity and conservation value of its natural urban and countryside assets having regard not only to its immediate location but its surroundings; and
- Protect the natural environment throughout the construction process.

Policy R4 – Green Belt, Countryside and Other Protected Open Land

The Council will continue to protect the Green Belt from inappropriate development.

New development, including buildings or uses for a temporary period will only be permitted within these areas where it is for one of the appropriate purposes specified in national guidance, where the proposal does not prejudice the primary purposes of the Green Belt set out in national guidance by reason of its scale, siting, materials or design or where very special circumstances can be demonstrated in support of the proposal.

The Council will protect the following areas of open land (that are not included within the Green Belt) from development:

- a) Land in Warburton (immediately to the south of Partington); and
- b) Land south of Shell, Carrington

Development on this land will only be permitted where it is:

- a) Required in connection with agriculture or forestry; or
- b) Proposed for agricultural diversification in accordance with national guidance and other Policies in the Development Plan for Trafford; and

- c) Would not prejudice the future use of the land.

Sworton Block Valves

Cheshire East Local Plan: Local Plan Strategy 2010-2030 (Adopted July 2017)

Policy PG 3 – Green Belt

Green Belt is a designation for land around large built-up areas, which aims to keep land permanently open or largely undeveloped.

1. The purposes of the Green Belt are to:
 - i. check the unrestricted sprawl of large built up areas;
 - ii. prevent neighbouring towns from merging into one another;
 - iii. safeguard the countryside from encroachment;
 - iv. preserve the setting and special character of historic towns; and
 - v. assist urban regeneration by encouraging the recycling of derelict and other urban land.
2. Within the Green Belt, planning permission will not be granted for inappropriate development, except in very special circumstances, in accordance with national policy.
3. The construction of new buildings is inappropriate in Green Belt. Exceptions to this are:
 - i. buildings for agriculture and forestry;
 - ii. provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
 - iii. the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
 - iv. the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
 - v. limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
 - vi. limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
4. Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are:
 - i. mineral extraction;
 - ii. engineering operations;

- iii. local transport infrastructure that can demonstrate a requirement for a Green Belt location;
- iv. the re-use of buildings provided that the buildings are of permanent and substantial construction; and
- v. development brought forward under a Community Right to Build Order.

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