

**HyNet North West
Hydrogen Pipeline**

Delivering clean growth

Cadent
Your Gas Network

Design Evolution Report

Appendix A: HAGI Options Green Belt Assessment

September 2022

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1. Introduction

1.1 Background

- 1.1.1 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) are required to be located at points along the network.
- 1.1.2 The Project would route through land designated as Green Belt. The underground pipelines would 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 are likely to be classified as 'inappropriate development', consequently requiring that proposals are tested against national and local Green Belt policy. The whole Project (pipeline, HAGI's block valves etc) is subject to the Development Consent Order (DCO) process.
- 1.1.3 This analysis 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 documents the process of route and HAGI site selection, noting that (para 2.4.11): *"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."*
- 1.1.5 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 Paragraph 5.10.12 of EN-1 and Section 4.111 of the Secretary of State's decision letter dated 7 October 2020 in respect of the Southampton to London Pipeline Project Development Consent Order

1.2 The Proposed HyNet Development and HAGI Locations

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

- Clock Face, St Helens (originally included Burtonwood)
- Warburton, Carr Green, Lymm
- Rocksavage, Runcorn
- Central Hub, Barnton, Northwich
- Higher Walton, Warrington

1.2.2 For each required HAGI location, an area of search was identified within which options for the HAGI were distinguished, 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;
- Initial assumption for permanent land-take of approximately 2,400m² (excluding landscaping); and
- Avoidance of woodland, ecological and cultural heritage sites.

Figure 1.1 The Proposed HyNet Pipeline and Proposed HAGI Locations covered by Green Belt Designation

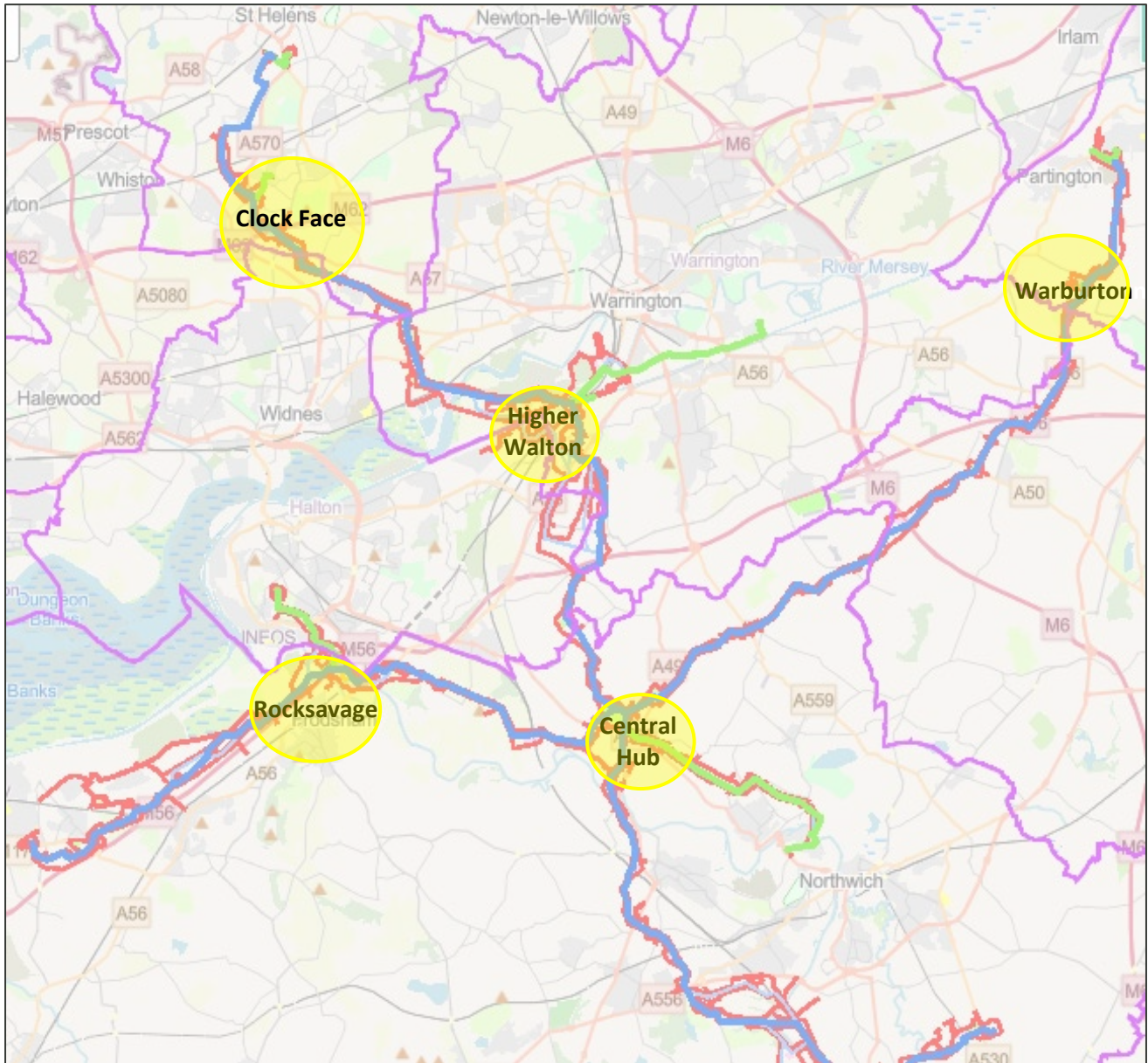


Figure 1.2 Green Belt Designation and HAGI Areas of Search



1.3 Development Description

- 1.3.1 HAGIs comprise both above and below-ground components including pipework/valves, roadway, lighting, etc. A small building is required to house the electrical, control instrumentation and communication equipment. 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 Typical dimensions of the HAGIs are: 1-2ha in area demarcated by security fencing typically 2.4-3.6m high with access to the nearby highway. The HAGI would include pressure reduction units, metering facilities (approximately 15m in length, 4m wide and up to 2.5m high), inspection facilities and an instrumentation and control kiosk, typically pre-fabricated GRP units of approximately 2.4m in height. Permanent lighting columns up to 3m in height would only operate during maintenance or emergency visits. This development description, which is prepared for statutory consultation, includes for land surrounding the HAGI to be used for landscaping, planting or bunding to provide screening such that an area of 2ha is identified.

- 1.3.3 The HAGI will not be permanently manned and only visited for infrequent maintenance visits.
- 1.3.4 The landscaping referenced above will be planted at Year 1 (i.e. commencement of operation) with the assumption that it will reach maturity in 10 to 15 years.

2. Green Belt Policy

2.1 National Policy Statement Overarching National Policy Statement for Energy (EN-1), July 2011

- 2.1.1 National Policy Statements form the principal policy context against which the DCO application will be considered.

Generic Impacts: Green Belt Issues

- 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 5.10.10 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. Applicants 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 5.10.11 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 without further 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 5.10.12 of EN-1 states: *“An applicant may be able to demonstrate that a particular type of energy infrastructure, such as an underground pipeline, which, in Green Belt policy terms, may be considered as an “engineering operation” rather than a building is not in the circumstances of the application inappropriate development. It may also be possible for an applicant to show that the physical characteristics of a proposed overhead line development or wind farm are such that it has no adverse effects which conflict with the fundamental purposes of Green Belt designation.”*
- 2.1.6 With regard to the Secretary of State’s decision making: Paragraph 5.10.16 of EN-1 states that *“when located in the Green Belt, energy infrastructure projects are likely to comprise ‘inappropriate development’. Inappropriate development is by definition harmful to the Green Belt and the general planning policy presumption against it applies with equal force in relation to major energy infrastructure projects. The IPC (Secretary of State) will need to assess whether there are very special circumstances to justify inappropriate development. Very special circumstances will not exist unless the harm by reason of inappropriateness, and any other harm, is outweighed by other considerations. In view of the presumption against inappropriate development, the IPC (SoS) will attach substantial weight to the 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.”

- 2.1.7 EN-1 substantiates the position that the underground part of the Project would not be considered inappropriate in the Green Belt. It does suggest however that above ground infrastructure such as the HAGI could be inappropriate, but that very special circumstances may apply and that they should be demonstrated to the satisfaction of the examining authority.

2.2 National Planning Policy

- 2.2.1 The National Planning Policy Framework (NPPF) (2021) states the following in relation to Green Belt policy (paras 137/138):

“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 Green Belt serves five purposes:

- a) *To check the unrestricted sprawl of large built-up areas;*
- b) *To prevent neighbouring towns from 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:

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

148. 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”.

151. 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 The NPPF provides Green Belt guidance on assessments of openness, stating that the circumstances which should be considered should include, but not be limited to spatial and visual aspects, duration and degree of activity to be generated (Reference ID: 64-001-20190722).

3. Assessment Methodology

3.1.1 The method employed in the study completed following non statutory consultation, is set out in **Appendix 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 Judgement², which provide a focus for determining the likely degree of harm³ 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?

² Calverton Parish Council v Greater Nottingham Council and others, [2015] EWHC 1078 (Admin) (21 April 2015))

³ Scale of harm arising from development on Green Belt land

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.

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.

- 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

The findings presented in this report in relation to Green Belt are considered as part of the Design Evolution Report and relate to discussions completed during design workshops.

4. Summary Assessment of Green Belt Form and Function

4.1.1 The following sections summarise the assessment of the performance of the options within each area of search:

- Clock Face: section 4.1 and Appendix B.
- Higher Walton: section 4.2 and Appendix C.
- Rocksavage: section 4.3 and Appendix D.
- Central Hub: section 4.4 and Appendix E.
- Warburton: section 4.5 and Appendix F.

4.1.2 The full assessment of the options is set out in Appendix B to Appendix F of this assessment.

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

Figure 4.1 Clock Face Area of Search

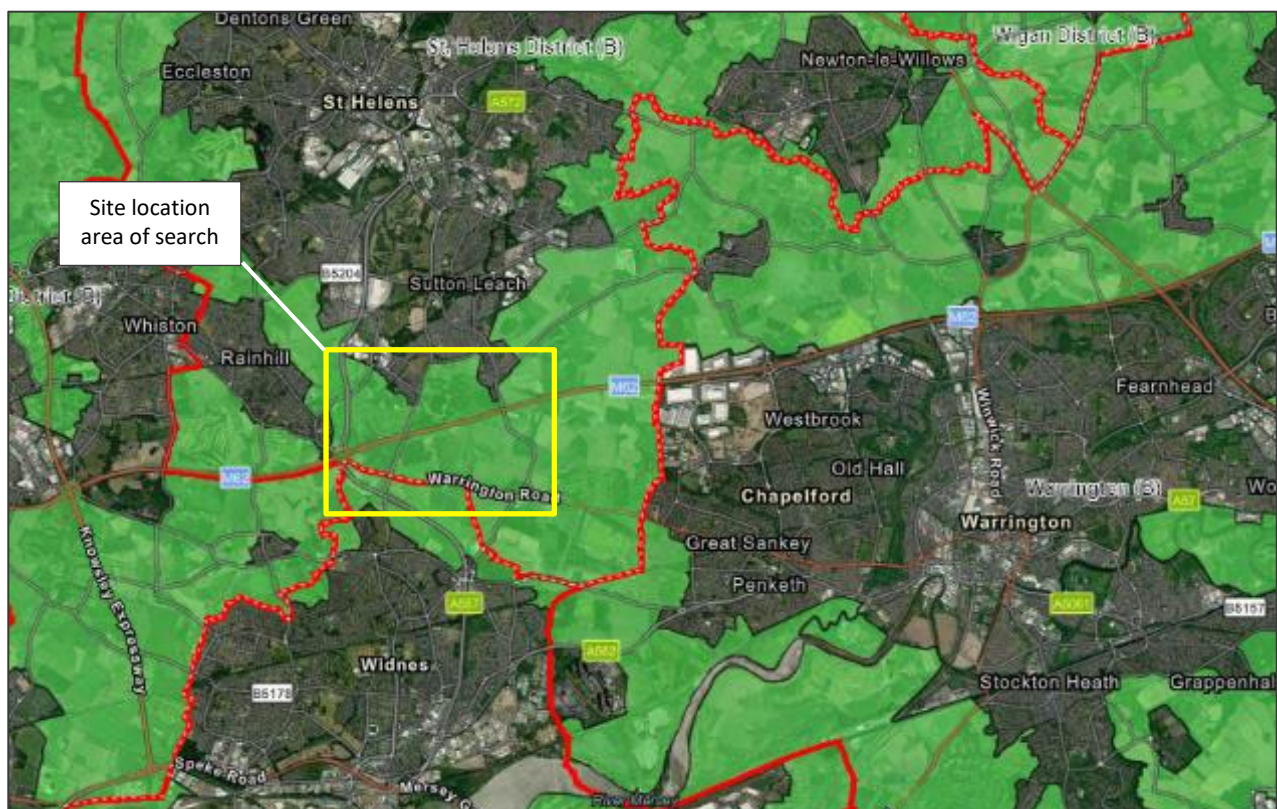
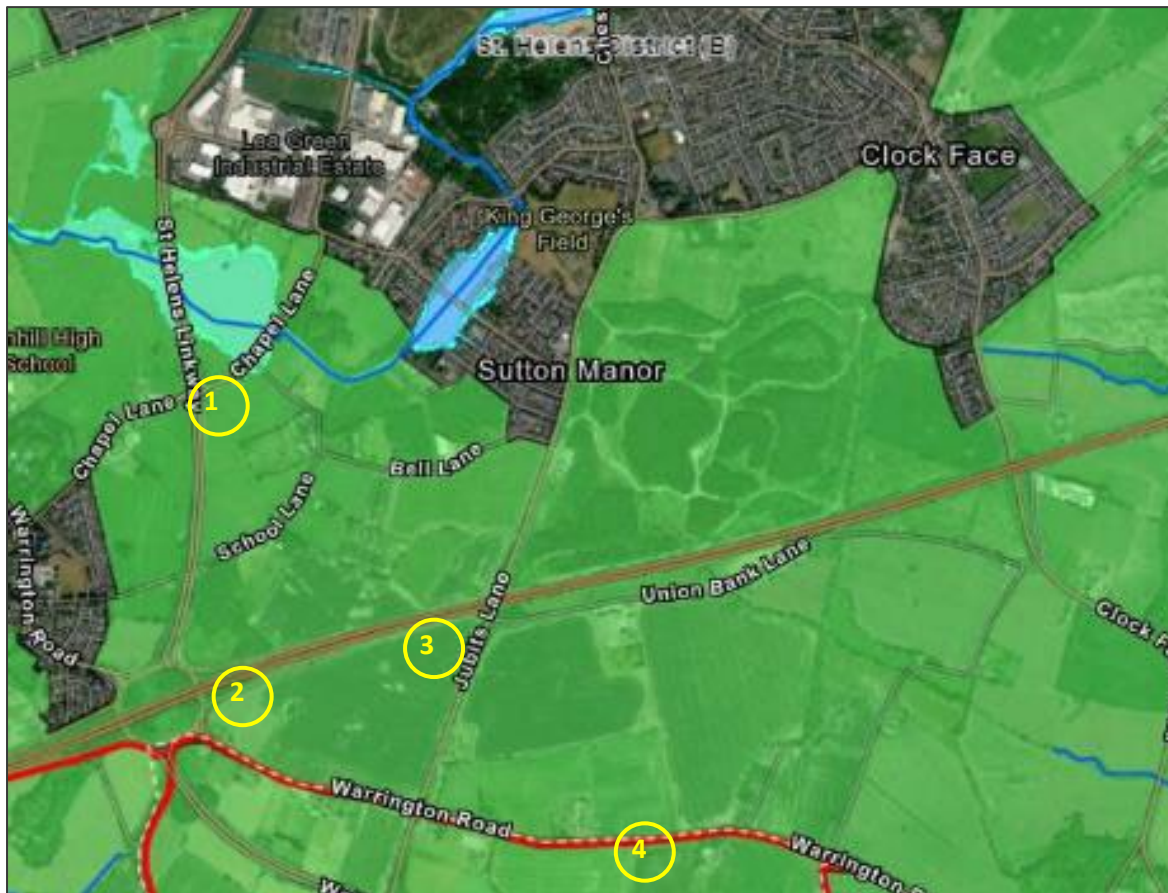


Figure 4.2 Clock Face Option Sites



- 4.2.1 The four option sites 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 all land which is not of a continuous built-up character.
- 4.2.2 Table 4.1 summarises the contribution to Green Belt purposes associated with each 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 Appendix B for the full assessment.

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

Option	Assessment of contribution of the site to Green Belt Purposes	Site size (2ha) as a proportion of total Borough Green Belt and Parent Parcel ⁴	Physical Openness	Visual Openness	Permanence	Likely Degree of Harm to the Green Belt & Opportunities for Mitigation
Option 1: land to the east of the A570 St Helens Linkway, south of Chapel Lane	Contribution to restricting encroachment into open countryside	0.022% of St Helens Green Belt 3.51% of host parcel (57ha)	Part of open countryside at grade, comprising, arable land.	High – visible from surrounding roads	Low - site boundaries would need to be defined.	The wider land 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. Mitigation through bunding and boundary planting to the south and east would help to mitigate visual impacts over time.
Option 2: land to the east of M62 Junction 7, Rainhill, north of	Contribution to restricting encroachment	0.022% of St Helens Green Belt	Part of open countryside at grade, comprising,	Moderate – some visibility from A57	Low - site boundaries would need	The wider land is identified as strongly meeting Green Belt purposes in the St Helens Green Belt Review.

⁴ 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

Option	Assessment of contribution of the site to Green Belt Purposes	Site size (2ha) as a proportion of total Borough Green Belt and Parent Parcel ⁴	Physical Openness	Visual Openness	Permanence	Likely Degree of Harm to the Green Belt & Opportunities for Mitigation
the A57 Warrington Road	into open countryside	0.95% of host parcel (210ha)	arable land.	Warrington Road.	to be defined.	Likely harm is judged to be Moderate reflecting the visual exposure of the site and intrusion into open countryside. Mitigation through bunding and boundary planting to the south east and south west would help to mitigate visual impacts over time.
Option 3: land south of the M62, west of the B5419 Jubits Lane, Rainhill	Contribution to restricting encroachment into open countryside	0.022% of St Helens Green Belt 0.95% of host parcel (210ha)	Part of open countryside at grade, comprising, arable land.	Moderate – some visibility from B5419 Jubits Lane.	Low - site boundaries would need to be defined.	The wider land 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. Mitigation through bunding and boundary planting to the south west would help to mitigate visual impacts over time.

Option	Assessment of contribution of the site to Green Belt Purposes	Site size (2ha) as a proportion of total Borough Green Belt and Parent Parcel ⁴	Physical Openness	Visual Openness	Permanence	Likely Degree of Harm to the Green Belt & Opportunities for Mitigation
Option 4: land to the south of the A57 Warrington Road nr. Old Brook Hall Farm	Contribution to restricting encroachment into open countryside	0.082% of Halton Green Belt 14.29% of host parcel (14ha)	Part of open countryside at grade, comprising, arable land.	High – visibility from A57 Warrington Road.	Low - site boundaries would need to be defined.	The wider land 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. Mitigation through bunding and boundary planting would help to mitigate visual impacts over time, although this would be required to the east, west and south.

4.3 Higher Walton

Figure 4.3 Higher Walton Area of Search

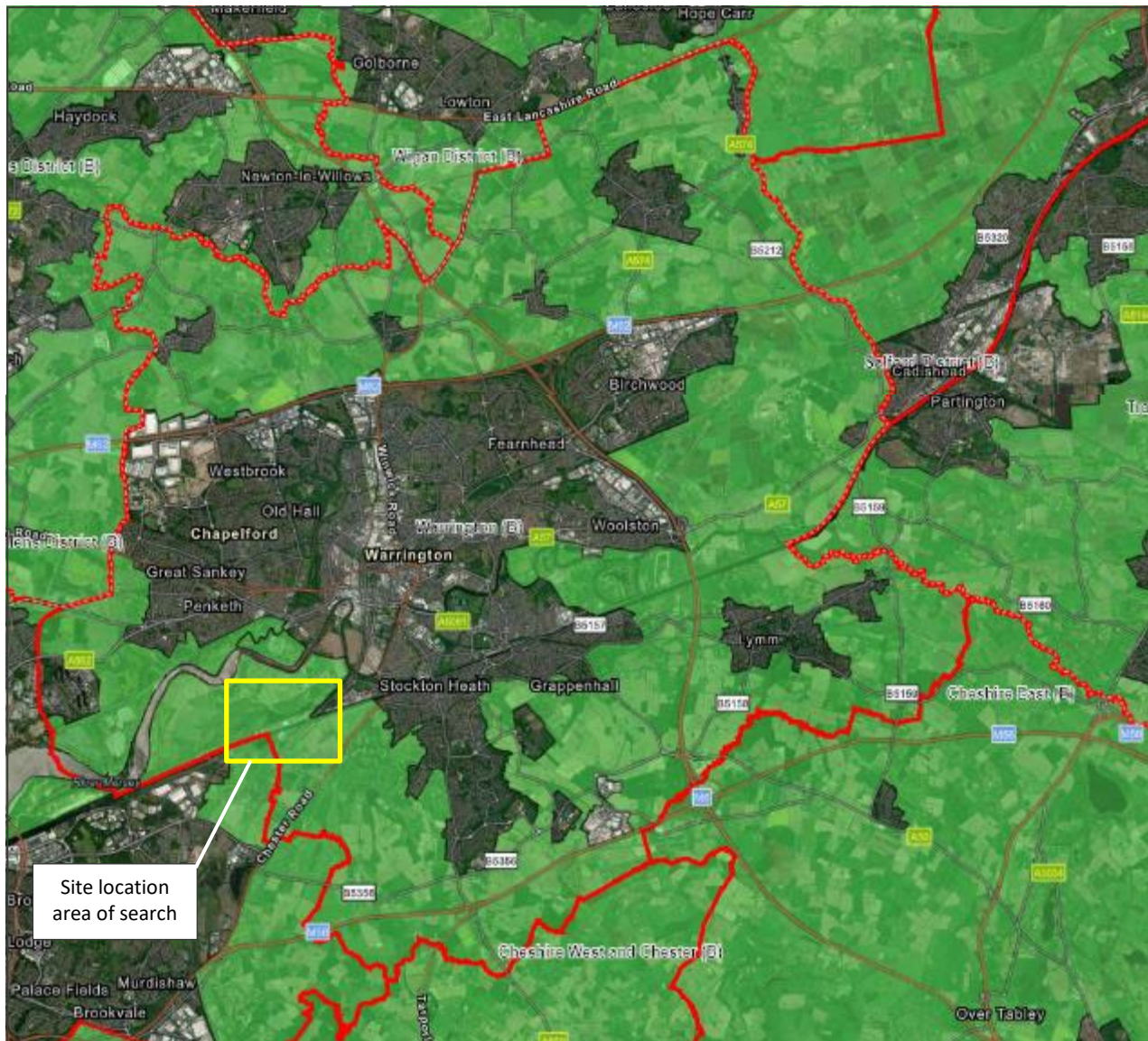


Figure 4.4 Higher Walton Site Options



Table 4.2 summarises the contribution to Green Belt purposes associated with each 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 Appendix C for the full assessment.

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

Option	Assessment of contribution to Green Belt Purposes	Site size (2ha) as a proportion of total Borough Green Belt and Parent Parcel ⁵	Physical Openness	Visual Openness	Permanence	Likely Degree of Harm to the Green Belt & Opportunities for Mitigation
Option 1: land between Birchwood Lane and the Manchester Ship Canal	Part of open countryside assessed as a making a strong contribution to Green Belt purposes.	0.017% of Warrington Green Belt 0.29% of host parcel (696ha)	High – no built development	Moderate – scrub	Moderate – bounded to north and south	Harm arising likely to be Moderate to Limited , reflecting size and enclosure of site. Mitigation through bunding and boundary planting would help to mitigate visual impacts over time.
Option 2: land to the north of Birchwood Lane	Part of open countryside assessed as a making a Strong contribution to Green Belt purposes.	0.017% of Warrington Green Belt 0.29% of host parcel (696ha)	High – scrub woodland	High – open land (ex-landfill?)	Low – boundaries would need to be defined	Harm arising likely to be Moderate to Limited , reflecting size and enclosure of site. Mitigation through bunding and boundary planting would help to mitigate visual impacts over time.

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

Option	Assessment of contribution to Green Belt Purposes	Site size (2ha) as a proportion of total Borough Green Belt and Parent Parcel ⁵	Physical Openness	Visual Openness	Permanence	Likely Degree of Harm to the Green Belt & Opportunities for Mitigation
Option 3: land to the north of Mill Lane	Part of open countryside assessed as a making a Moderate contribution to Green Belt purposes.	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	Harm arising likely to be Moderate to Limited reflecting the size and exposure of the site. Mitigation through bunding and boundary planting would help to mitigate visual impacts over time.
Option 4: land to the west of Mill Lane	Part of open countryside assessed as a making a Moderate contribution to Green Belt purposes.	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	Harm arising likely to be Moderate reflecting size and exposure of the site. Mitigation through bunding and boundary planting would help to mitigate visual impacts over time.
Option 5: land off Bellhouse Lane	Part of open countryside assessed as a making a Moderate contribution to	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	Harm arising likely to be Moderate to Limited reflecting the size and exposure of the site. Mitigation through bunding and boundary planting

Option	Assessment of contribution to Green Belt Purposes	Site size (2ha) as a proportion of total Borough Green Belt and Parent Parcel ⁵	Physical Openness	Visual Openness	Permanence	Likely Degree of Harm to the Green Belt & Opportunities for Mitigation
	Green Belt purposes.					would help to mitigate visual impacts over time.
Option 6: land between Birchwood Lane and the Manchester Ship Canal	Part of open countryside assessed as a making a Strong contribution to Green Belt purposes.	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	Harm arising likely to be Limited , reflecting size, enclosure and PDL status of site.
Option 7: land between Birchwood Lane and the Manchester Ship Canal, adj. Moore Lane	Part of open countryside assessed as a making a strong contribution to Green Belt purposes.	0.017% of Warrington Green Belt 0.29% of host parcel (696ha)	High – no built development	Moderate – scrub	Moderate – bounded to north and south	Harm arising likely to be Moderate to Limited , reflecting size and enclosure of site. Mitigation through bunding and boundary planting would help to mitigate visual impacts over time.

4.4 Rocksavage

Figure 4.5 Rocksavage Area of Search



Figure 4.6 Rocksavage Site Options



4.4.1

Table 4.3 summarises the contribution to Green Belt purposes associated with each 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 Appendix D for the full assessment.

Table 4.3 Rocksavage Summary of Green Belt Character and Site Performance

Option	Assessment of contribution to Green Belt Purposes	Site size (2ha) as a proportion of total Borough Green Belt ⁶	Physical Openness	Visual Openness	Permanence	Likely Degree of Harm to the Green Belt & Opportunities for Mitigation
Option 1: land between the River Weaver and Weaver Lane, northwest of the M56, Frodsham	Contribution to maintaining separation between Runcorn and Frodsham	0.0051% of Cheshire West & Chester Green Belt	Part of open land, at grade, comprising agricultural land, rough grassland and scrub woodland.	High – extensive views across	Low - site boundaries would need to be defined.	Moderate harm – open land with extensive views across. Mitigation through bunding and boundary planting would help to mitigate visual impacts over time.
Option 2: land between the Weaver Navigation and the River Weaver, west of the M56, Runcorn	Contribution to maintaining separation between Runcorn and Frodsham	0.0051% of Cheshire West & Chester Green Belt	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.	Limited harm – open land but directly adjacent to an electricity substation. Mitigation through bunding and boundary planting would help to mitigate visual impacts over time.

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

Option	Assessment of contribution to Green Belt Purposes	Site size (2ha) as a proportion of total Borough Green Belt ⁶	Physical Openness	Visual Openness	Permanence	Likely Degree of Harm to the Green Belt & Opportunities for Mitigation
Option 3: land between the Weaver Navigation and the River Weaver, west of the M56, Runcorn	Contribution to maintaining separation between Runcorn and Frodsham	0.0051% of Cheshire West & Chester Green Belt	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.	Low - site boundaries would need to be defined.	Part of open land, at grade, comprising rough grassland and scrub woodland. Moderate to Limited harm – open land, visually enclosed by extensive scrub woodland. Mitigation through bunding and boundary planting would help to mitigate visual impacts over time.
Option 4: land south of the River Weaver, west of the M56, Frodsham (permitted waste site)	Contribution to maintaining separation between Runcorn and Frodsham	0.0051% of Cheshire West & Chester Green Belt	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.	Low - site boundaries would need to be defined.	Part of open land, at grade, comprising agricultural land, rough grassland and scrub woodland. Moderate to Limited harm – open land, partially visually enclosed by extensive scrub woodland. Mitigation through bunding and boundary planting would help to mitigate visual impacts over time.

Option	Assessment of contribution to Green Belt Purposes	Site size (2ha) as a proportion of total Borough Green Belt ⁶	Physical Openness	Visual Openness	Permanence	Likely Degree of Harm to the Green Belt & Opportunities for Mitigation
Option 5: land between the Weaver Navigation and the River Weaver, east of the M56, Runcorn (historic landfill site)	Contribution to maintaining separation between Runcorn and Frodsham	0.0051% of Cheshire West & Chester Green Belt	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.	Low - site boundaries would need to be defined.	Part of open land, at grade, comprising rough grassland and scrub woodland. Moderate to Limited harm – open land, partially visually enclosed by extensive scrub woodland. Mitigation through bunding and boundary planting would help to mitigate visual impacts over time.

4.5 Central Hub

Figure 4.7 Central Hub Area of Search



Figure 4.8 Central Hub Site Options

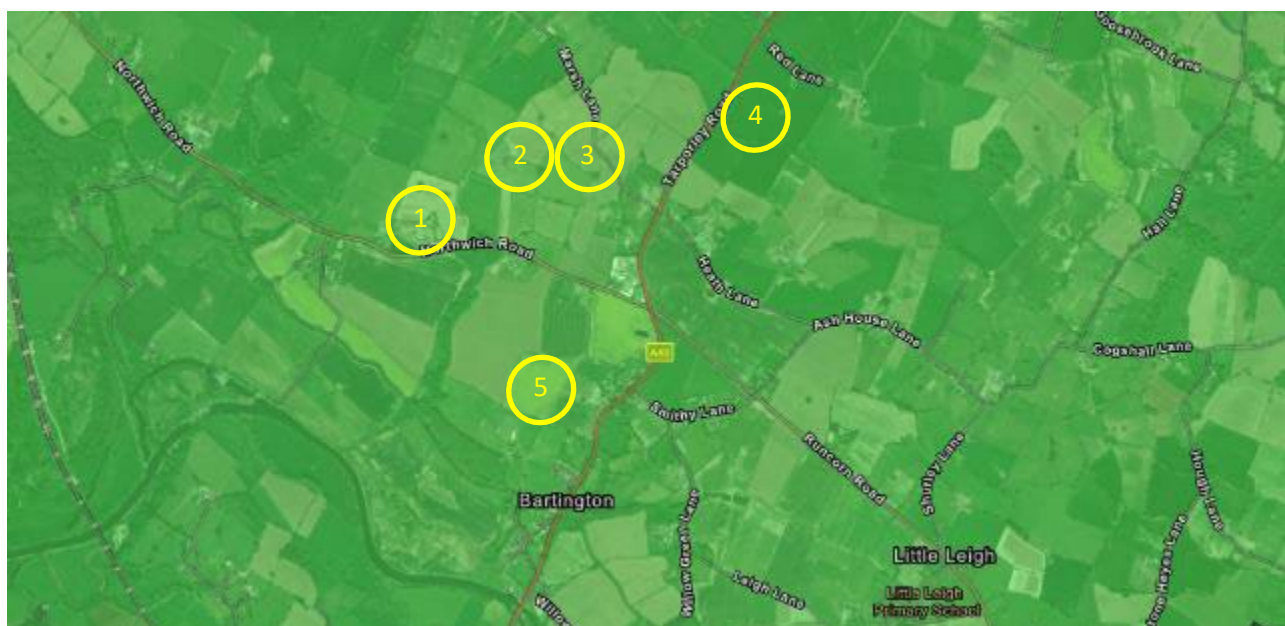


Table 4.4 summarises the contribution to Green Belt purposes associated with each site option and the likely degree of harm arising from site development, based on the openness of the site and presence of boundaries. Please see Appendix E for the full assessment.

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

Option	Assessment of contribution to Green Belt Purposes	Site size (2ha) as a proportion of total Borough Green Belt ⁷	Physical Openness	Visual Openness	Permanence	Likely Degree of Harm to the Green Belt & Opportunities for Mitigation
Option 1: land at Woodside Farm, Dones Green, north of the A553 Northwich Road	Contribution to protecting the open countryside from encroachment by incremental development.	0.0051% of Cheshire West & Chester Green Belt	Mixed – storage/ lorry park with some built form.	Mixed – Not visible from the public highway (bundling & existing development) or footpaths.	Moderate – some site boundaries would need to be defined.	Moderate to Limited degree of harm to the Green Belt reflecting existing use, size, location and opportunities for visual mitigation through boundary planting.
Option 2: land at Newholme Farm, Dones Green, between the A553 Northwich Road and Marsh Lane	Contribution to protecting the open countryside from encroachment by incremental development.	0.0051% of Cheshire West & Chester Green Belt	Mixed – no built development. Open countryside.	Mixed – semi-enclosed by vegetation/ bunding. Not visible from the public highway or footpaths.	Low - site boundaries would need to be defined.	Moderate to Limited degree of harm to the Green Belt reflecting existing use, size, site access, visibility and opportunities for visual mitigation through boundary planting.

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

Option	Assessment of contribution to Green Belt Purposes	Site size (2ha) as a proportion of total Borough Green Belt ⁷	Physical Openness	Visual Openness	Permanence	Likely Degree of Harm to the Green Belt & Opportunities for Mitigation
Option 3: land west of Marsh Lane	Contribution to protecting the open countryside from encroachment by incremental development.	0.0051% of Cheshire West & Chester Green Belt	High – no built development. Open countryside.	High – open field, visible from Marsh Lane.	Low - site boundaries would need to be defined.	Moderate to Significant degree of harm to the Green Belt reflecting the size, location and opportunities for visual mitigation through boundary planting.
Option 4: land south east of A49 Tarporley Road, Dones Green	Contribution to protecting the open countryside from encroachment by incremental development.	0.0051% of Cheshire West & Chester Green Belt	High – no built development. Open countryside.	High – open field, visible from A49 Tarporley Road.	Low - site boundaries would need to be defined.	Moderate to Significant degree of harm to the Green Belt reflecting the size, location and opportunities for visual mitigation through boundary planting.
Option 5: land at Hill Farm, Bartington, west of A49 Warrington Road	Contribution to protecting the open countryside from encroachment by incremental development.	0.0051% of Cheshire West & Chester Green Belt	High – no built development. Open countryside.	High – possibly visible from the A49 Warrington Road	Low - site boundaries would need to be defined.	Moderate to Significant degree of harm to the Green Belt reflecting the size, location and opportunities for visual mitigation through boundary planting.

4.6 Warburton

Figure 4.9 Warburton Area of Search



Figure 4.10 Warburton Site Options



Table 4.5 summarises the contribution to Green Belt purposes associated with each 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 Appendix F for the full assessment.

Table 4.5 Warburton Summary of Green Belt Character and Site Performance

Option	Assessment of contribution to Green Belt Purposes	Site size (2ha) as a proportion of total Borough Green Belt ⁸	Physical Openness	Visual Openness	Permanence	Likely Degree of Harm to the Green Belt & Opportunities for Mitigation
Option 1: land to the south of Carrgreen Lane, Dunham Massey	assessed in the Gtr. Manchester Green Belt Review as performing a strong Green Belt function.	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.	Likely harm to the Green Belt is Limited , reflecting existing adjacent AGI. Mitigation through bunding and boundary planting would help to mitigate visual impacts over time.
Option 2: land to the north of Carrgreen Lane, Dunham Massey	Assessed in the Gtr. Manchester Green Belt Review as performing a strong Green Belt function.	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/S ale	High – medium-distance view across from Carrgreen Lane.	Low – would require new boundaries	Likely Green Belt harm is Moderate to Significant , reflecting the sensitivity of the Green Belt and openness of the site. Mitigation through bunding and boundary planting would help to mitigate visual impacts over time.

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

Option	Assessment of contribution to Green Belt Purposes	Site size (2ha) as a proportion of total Borough Green Belt ⁸	Physical Openness	Visual Openness	Permanence	Likely Degree of Harm to the Green Belt & Opportunities for Mitigation
Option 3: land to the east of Carrgreen Lane, Dunham Massey	Assessed in the Gtr. Manchester Green Belt Review as performing a strong Green Belt function.	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.	Low – would require new boundaries.	Likely Green Belt harm is Moderate to Significant , reflecting the sensitivity of the Green Belt and openness of the site. Mitigation through bunding and boundary planting would help to mitigate visual impacts over time.

Appendix A

Study Methodology

National Green Belt Policy

The National Planning Policy Framework (NPPF) (2021) states the following in relation to Green Belt policy (paras 137/138):

“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.

Green Belt serves five purposes:

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

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

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

148. 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 para. 141), these are subject to specific policies of their own, and the NPPF (para. 133) 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

We used the following methodology and terminology 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, we have recorded that assessment as it applies to the wider area of land as well as an assessment of the contribution of each site option to Green Belt purposes. We have not reassessed the contribution of the wider parcel within that relevant local planning authority's assessment.

Green Belt Purpose and Site Assessment Question	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative Contribution by Green Belt purpose: Significant Contribution – clear and unambiguous Green Belt role; Contribution – less distinct role and/or compromised by development; Limited Contribution – 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 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>	

Green Belt Purpose and Site Assessment Question	Contribution to Green Belt Purposes / Explanation Grading of: <u>Significant Contribution / Contribution / Limited or No Contribution</u> , with accompanying narrative Contribution by Green Belt purpose: Significant Contribution – clear and unambiguous Green Belt role; Contribution – less distinct role and/or compromised by development; Limited Contribution – no clear Green Belt role and/or compromised by development
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>	
Overall Assessment of Contribution to Green Belt Purposes <i>In light of the judgements made on individual purposes, what is the overall contribution of the site to the Green Belt?</i>	

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 challenges⁹, it has been concluded that openness has

⁹ 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

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?

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 Judgement¹⁰ 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

consider how those effects bore on the question of whether the development would preserve the openness of the Green Belt.” See also Appendix A below.

¹⁰ Calverton Parish Council v Greater Nottingham Council and others, [2015] EWHC 1078 (Admin) (21 April 2015))

Evaluation Question	Assessment
	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.
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
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 (July 2019) 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.

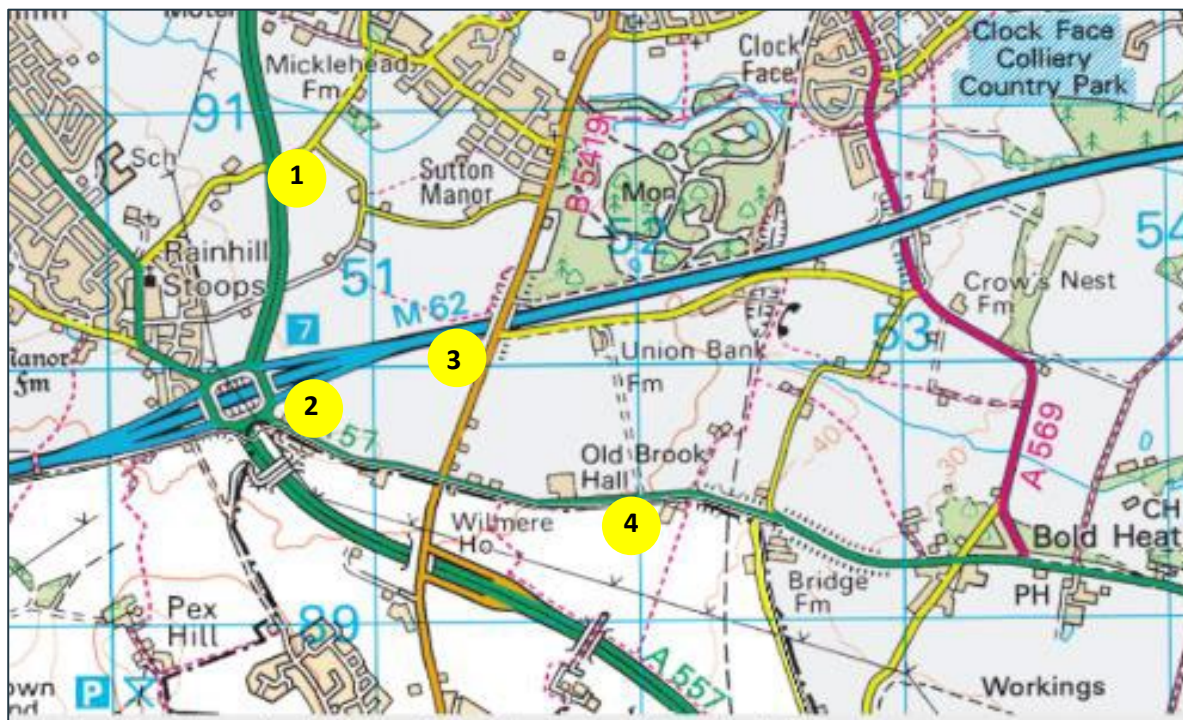
In defining harm to remaining Green Belt land, loss of openness is the principal consideration, such as through the breaching of a physical barrier, increased containment, or severance from adjoining Green Belt. Such direct harm can be mitigated to some degree. Examples of mitigation include:

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

Appendix B

Clock Face HAGI Options Green Belt Assessment

Potential Clock Face HAGI Locations



Site Option 1 is within **Green Belt Parcel GBP081B** as identified in the St Helens Green Belt Review, 2018. Green Belt Parcel GBP081B comprises a much wider parcel of Green Belt than the Option Site.

Parcel GBP081 and **Site Option 1** is assessed as follows:

Green Belt Purpose	Green Belt Review Assessment of Parcel GBP081B	Wood Site Assessment Option 1
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	<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

Green Belt Purpose	Green Belt Review Assessment of Parcel GBP081B	Wood Site Assessment Option 1
	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.	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 semi-rural 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.
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	Not assessed	<i>What is the role of the site in promoting regeneration both on site and in the vicinity?</i>

Green Belt Purpose	Green Belt Review Assessment of Parcel GBP081B	Wood Site Assessment Option 1
encouraging the recycling of derelict and other urban land?		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 and 3 are within **Green Belt Parcel GBP076A** as identified in the St Helens Green Belt Review, 2018. Green Belt Parcel GBP076A comprises a much wider parcel of Green Belt than the Option Site.

Parcel GB076A and **Site Options 2, 3 and 7** are assessed as follows:

Green Belt Purpose	Green Belt Review Assessment of Parcel GBP076A	Wood Site Assessment Options 2 and 3
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	<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, including

Green Belt Purpose	Green Belt Review Assessment of Parcel GBP076A	Wood Site Assessment Options 2 and 3
	(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.	
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 countryside from encroachment	HIGH 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>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 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	Not assessed	<i>What is the role of the site in respect of the proximity to, and degree of intervisibility with, the</i>

Green Belt Purpose	Green Belt Review Assessment of Parcel GBP076A	Wood Site Assessment Options 2 and 3
special character of historic towns		<i>core (such as a Conservation Area) of an historic town or settlement?</i> No Contribution The option sites 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.
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 is within Green Belt Parcel GB065 as identified in the Halton Green Belt Review, 2017. Green Belt Parcel GB065 comprises a much wider parcel of Green Belt than the Option Site.

Parcel GB065 and **Site Option 4** is assessed as follows:

Green Belt Purpose	Green Belt Review Assessment of Parcel GB065	Wood Site Assessment Option 4
Purpose 1 - To check the unrestricted	NOT CONTAINED This parcel is detached from the urban area. The site is in	<i>What is the role of the site in preventing the extension of an existing development into open land beyond established limits,</i>

Green Belt Purpose	Green Belt Review Assessment of Parcel GB065	Wood Site Assessment Option 4
sprawl of large built-up areas	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>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.
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	The parcel does not affect the setting of a 'historic town or village' or listed 'historic park' as there are	<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</i>

Green Belt Purpose	Green Belt Review Assessment of Parcel GB065	Wood Site Assessment Option 4
character of historic towns	no such designations within the study area	<i>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	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 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.	<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.

Likely Harm Arising and Mitigation

Option 1: land to the east of the A570 St Helens Linkway, south of Chapel Lane

Option	Assessment of contribution to Green Belt Purposes	Physical Openness	Visual Openness	Permanence	Likely Degree of Harm to the Green Belt & Opportunities for Mitigation
Option 1: land to the east of the A570 St Helens Linkway, south of Chapel Lane	Contribution to restricting encroachment into open countryside.	Part of open countryside at grade, comprising, arable land.	High – visible from surrounding roads.	Low - site boundaries would need to be defined.	The wider land is identified as strongly meeting Green Belt purposes in the St Helens Green Belt Review. Likely harm is Moderate to Significant reflecting the visual exposure of site and potential for erosion of open countryside. Mitigation through bunding and boundary planting to the south and east would help to mitigate visual impacts over time.

Option 2: land to the east of M62 Junction 7, Rainhill, north of the A57 Warrington Road

Option	Assessment of contribution to Green Belt Purposes	Physical Openness	Visual Openness	Permanence	Likely Degree of Harm to the Green Belt & Opportunities for Mitigation
Option 2: land to the east of M62	Contribution to restricting encroachment	Part of open countryside at grade,	Moderate – some visibility from A57	Low - site boundaries would need	The wider land is identified as strongly meeting Green

Option	Assessment of contribution to Green Belt Purposes	Physical Openness	Visual Openness	Permanence	Likely Degree of Harm to the Green Belt & Opportunities for Mitigation
Junction 7, Rainhill, north of the A57 Warrington Road	into open countryside	comprising, arable land.	Warrington Road.	to be defined.	Belt purposes in the St Helens Green Belt Review. Likely harm is Moderate reflecting the visual exposure of site and erosion of open countryside. Mitigation through bunding and boundary planting to the south east and south west would help to mitigate visual impacts over time.

Option 3: land south of the M62, west of the B5419 Jubits Lane, Rainhill

Option	Assessment of contribution to Green Belt Purposes	Physical Openness	Visual Openness	Permanence	Likely Degree of Harm to the Green Belt & Opportunities for Mitigation
Option 3: land south of the M62, west of the B5419 Jubits Lane, Rainhill	Contribution to restricting encroachment into open countryside	Part of open countryside at grade, comprising, arable land.	Moderate – some visibility from B5419 Jubits Lane.	Low - site boundaries would need to be defined.	The wider land is identified as strongly meeting Green Belt purposes in the St Helens Green Belt Review. Likely harm is Moderate reflecting the visual exposure of site and

Option	Assessment of contribution to Green Belt Purposes	Physical Openness	Visual Openness	Permanence	Likely Degree of Harm to the Green Belt & Opportunities for Mitigation
					erosion of open countryside. Mitigation through bunding and boundary planting to the south west would help to mitigate visual impacts over time.

Option 4: land to the south of the A57 Warrington Road nr. Old Brook Hall Farm

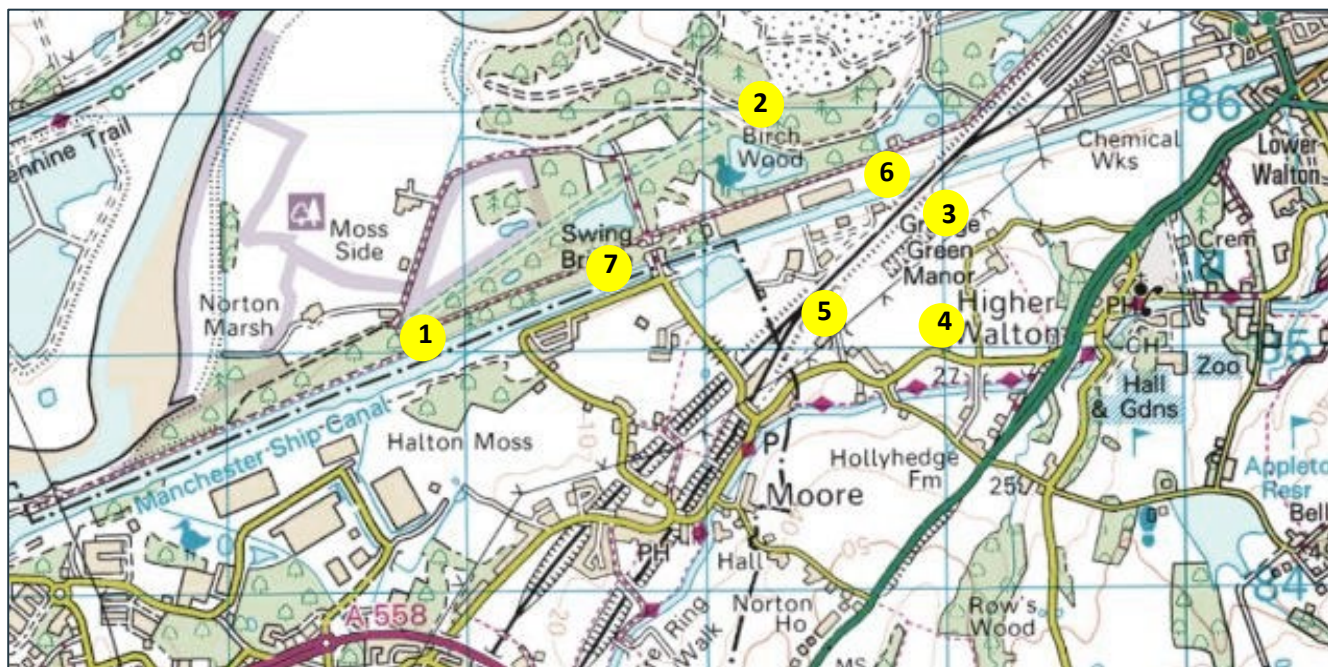
Option	Assessment of contribution to Green Belt Purposes	Physical Openness	Visual Openness	Permanence	Likely Degree of Harm to the Green Belt & Opportunities for Mitigation
Option 4: land to the south of the A57 Warrington Road nr. Old Brook Hall Farm	Contribution to restricting encroachment into open countryside	Part of open countryside at grade, comprising, arable land.	High – visibility from A57 Warrington Road.	Low - site boundaries would need to be defined.	The wider land is identified as making a significant contribution to Green Belt purposes in the Halton Green Belt Review. Likely harm is Moderate to Significant reflecting the visual exposure of site and erosion of open countryside. Mitigation through bunding and boundary planting would help to mitigate visual impacts over time,

Option	Assessment of contribution to Green Belt Purposes	Physical Openness	Visual Openness	Permanence	Likely Degree of Harm to the Green Belt & Opportunities for Mitigation
					although this would be required to the east, west and south.

Appendix C

Higher Walton HAGI Options Green Belt Assessment

Potential Hub Locations



Site Options 1, 2, 6 & 7 are within Green Belt Parcel GA15 is identified in the Warrington Green Belt Assessment 2016.

Parcel GA15 and **Site Options 1, 2, 6 & 7** are assessed as follows:

Green Belt Purpose	Warrington Green Belt Assessment 2016 Parcel GA15	Wood Site Assessment Options Sites 1, 2, 6, 7
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	No Contribution None of the option sites are adjacent to a built-up area.

Green Belt Purpose	Warrington Green Belt Assessment 2016 Parcel GA15	Wood Site Assessment Options Sites 1, 2, 6, 7
	GA makes a weak contribution to checking unrestricted sprawl.	
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.	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 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	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	Warrington Green Belt Assessment 2016 Parcel GA15	Wood Site Assessment Options Sites 1, 2, 6, 7
	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.	
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 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>	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 vicinity of an area requiring regeneration.

Green Belt Purpose	Warrington Green Belt Assessment 2016 Parcel GA15	Wood Site Assessment Options Sites 1, 2, 6, 7
Overall Assessment of Contribution to Green Belt Purposes <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 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 Warrington and Runcorn.

Site Options 3, 4 & 5 are within Green Belt Parcel GA14 is identified in the Warrington Green Belt Assessment 2016.

Parcel GA14 and **Site Options 3, 4 & 5** are assessed as follows:

Green Belt Purpose	Warrington Green Belt Assessment 2016 Parcel GA14	Wood Site Assessment Options Sites 3, 4 & 5
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</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	No Contribution None of the option sites are adjacent to a built-up area.

Green Belt Purpose	Warrington Green Belt Assessment 2016 Parcel GA14	Wood Site Assessment Options Sites 3, 4 & 5
<i>beyond established limits, in light of the presence of significant boundaries?</i>	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.	
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.	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 openness, particularly in light of proximity to a settlement edge?</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 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	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	Warrington Green Belt Assessment 2016 Parcel GA14	Wood Site Assessment Options Sites 3, 4 & 5
	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	
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.	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>	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 vicinity of an area requiring regeneration.
Overall Assessment of Contribution to Green Belt Purposes <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 three and no contribution to one. Professional judgement has been applied and the GA has therefore been judged to make a moderate overall contribution 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	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 Warrington and Runcorn.

Green Belt Purpose	Warrington Green Belt Assessment 2016 Parcel GA14	Wood Site Assessment Options Sites 3, 4 & 5
	development would not result in the merging of the Warrington urban area 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 1: land between Birchwood Lane and the Manchester Ship Canal

Option	Assessment of contribution to Green Belt Purposes	Physical Openness	Visual Openness	Permanence	Likely Degree of Harm to the Green Belt & Opportunities for Mitigation
Option 1: land between Birchwood Lane and the Manchester Ship Canal	Part of open countryside assessed as making a strong contribution to Green Belt purposes.	High – no built development	Moderate – scrub	Moderate – bounded to north and south	Harm arising likely to be Moderate to Limited, reflecting size and enclosure of site.

Option 2: land to the north of Birchwood Lane

Option	Assessment of contribution to Green Belt Purposes	Physical Openness	Visual Openness	Permanence	Likely Degree of Harm to the Green Belt & Opportunities for Mitigation
Option 2: land to the north of Birchwood Lane	Part of open countryside assessed as making a Strong contribution	High – scrub woodland	High – open land (ex-landfill?)	Low – boundaries would need to be defined	Harm arising likely to be Moderate to Limited, reflecting size and enclosure of site.

Option	Assessment of contribution to Green Belt Purposes	Physical Openness	Visual Openness	Permanence	Likely Degree of Harm to the Green Belt & Opportunities for Mitigation
	to Green Belt purposes.				

Option 3: land to the north of Mill Lane

Option	Assessment of contribution to Green Belt Purposes	Physical Openness	Visual Openness	Permanence	Likely Degree of Harm to the Green Belt & Opportunities for Mitigation
Option 3: land to the north of Mill Lane	Part of open countryside assessed as a making a Moderate contribution to Green Belt purposes.	High – arable land	Low – enclosed by substantial boundary woodland	Moderate – some boundaries would need to be created	Harm arising likely to be Moderate to Limited reflecting the size and exposure of the site.

Option 4: land to the west of Mill Lane

Option	Assessment of contribution to Green Belt Purposes	Physical Openness	Visual Openness	Permanence	Likely Degree of Harm to the Green Belt & Opportunities for Mitigation
Option 4: land to the west of Mill Lane	Part of open countryside assessed as a making a Moderate contribution to Green Belt purposes.	High – arable land	Low – enclosed by substantial boundary woodland	Low – boundaries would need to be created	Harm arising likely to be Moderate reflecting size and exposure of the site.

Option 5: land off Bellhouse Lane

Option	Assessment of contribution to Green Belt Purposes	Physical Openness	Visual Openness	Permanence	Likely Degree of Harm to the Green Belt & Opportunities for Mitigation
Option 5: land off Bellhouse Lane	Part of open countryside assessed as making a Moderate contribution to Green Belt purposes.	High – arable land	Low – enclosed by substantial boundary woodland	Moderate – some boundaries would need to be created	Harm arising likely to be Moderate to Limited reflecting the size and exposure of the site.

Option 6: land between Birchwood Lane and the Manchester Ship Canal

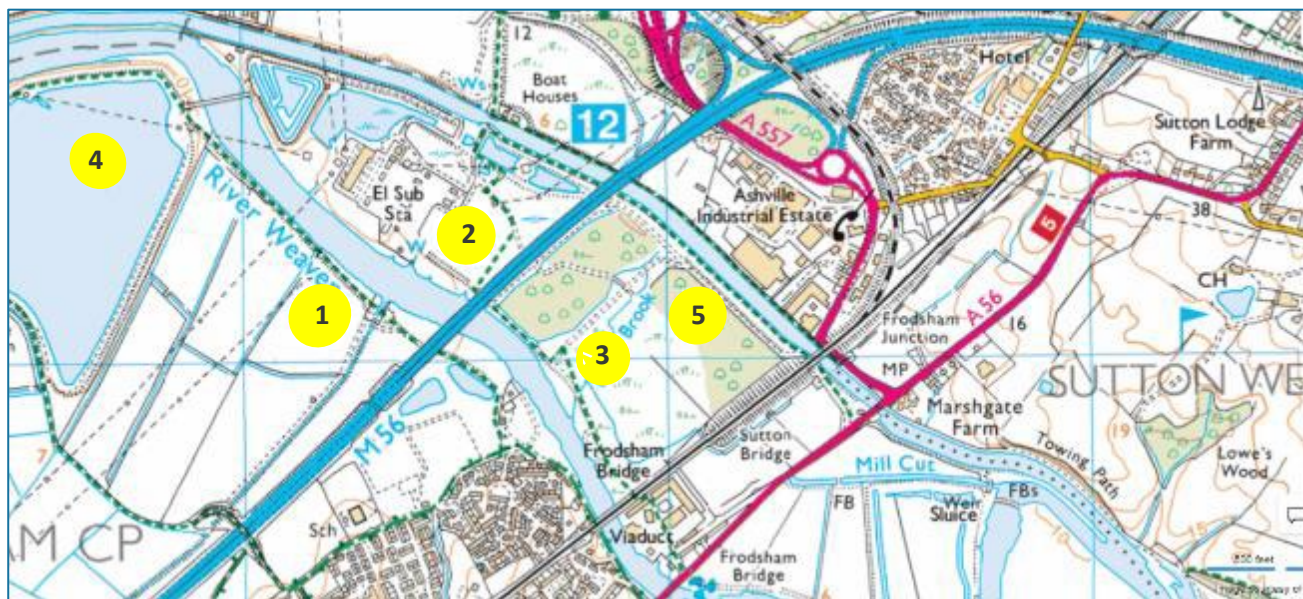
Option	Assessment of contribution to Green Belt Purposes	Physical Openness	Visual Openness	Permanence	Likely Degree of Harm to the Green Belt & Opportunities for Mitigation
Option 6: land between Birchwood Lane and the Manchester Ship Canal	Part of open countryside assessed as making a Strong contribution to Green Belt purposes.	High – bare ground	Low – enclosed on all sides	High – bounded on all sides	Harm arising likely to be Limited, reflecting size, enclosure and PDL status of site.

Option 7: land between Birchwood Lane and the Manchester Ship Canal, adj. Moore Lane

Option	Assessment of contribution to Green Belt Purposes	Physical Openness	Visual Openness	Permanence	Likely Degree of Harm to the Green Belt & Opportunities for Mitigation
Option 7: land between Birchwood Lane and the Manchester Ship Canal, adj. Moore Lane	Part of open countryside assessed as making a strong contribution to Green Belt purposes.	High – no built development	Moderate – scrub	Moderate – bounded to north and south	Harm arising likely to be Moderate to Limited, reflecting size and enclosure of site.

Appendix 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 environs of Chester has not been undertaken.

Green Belt Purpose	Wood Site Assessment Sites 1 - 5
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	Contribution The option sites are within open land which is sensitive to incremental

Green Belt Purpose	Wood Site Assessment Sites 1 - 5
<i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	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.
Overall Assessment of Contribution to Green Belt Purposes <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 Runcorn and Frodsham.

The following analysis sets out the performance of the seven 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 1: land between the River Weaver and Weaver Lane, northwest of the M56, Frodsham

Option	Assessment of contribution to Green Belt Purposes	Physical Openness	Visual Openness	Permanence	Likely Degree of Harm to the Green Belt & Opportunities for Mitigation
Option 1: land between the River	Contribution to maintaining separation	Part of open land, at grade, comprising	High – extensive views across	Low - site boundaries would need to	Moderate harm – open land with extensive views across.

Option	Assessment of contribution to Green Belt Purposes	Physical Openness	Visual Openness	Permanence	Likely Degree of Harm to the Green Belt & Opportunities for Mitigation
Weaver and Weaver Lane, northwest of the M56, Frodsham	between Runcorn and Frodsham	agricultural land, rough grassland and scrub woodland.	from footpath on northern boundary	be defined.	

Option 2: land between the Weaver Navigation and the River Weaver, west of the M56, Runcorn

Option	Assessment of contribution to Green Belt Purposes	Physical Openness	Visual Openness	Permanence	Likely Degree of Harm to the Green Belt & Opportunities for Mitigation
Option 2: land between the Weaver Navigation and the River Weaver, west of the M56, Runcorn	Contribution to maintaining separation between Runcorn and Frodsham	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.	Limited harm – open land but adjacent to transformer station.

Option 3: land between the Weaver Navigation and the River Weaver, west of the M56, Runcorn

Option	Assessment of contribution to Green Belt Purposes	Physical Openness	Visual Openness	Permanence	Likely Degree of Harm to the Green Belt & Opportunities for Mitigation

Option 3: land between the Weaver Navigation and the River Weaver, west of the M56, Runcorn	Contribution to maintaining separation between Runcorn and Frodsham	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.	Low - site boundaries would need to be defined.	Part of open land, at grade, comprising rough grassland and scrub woodland. Moderate to Limited harm – open land, visually enclosed by extensive scrub woodland.
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Option 4: land south of the River Weaver, west of the M56, Frodsham (permitted waste site)

Option	Assessment of contribution to Green Belt Purposes	Physical Openness	Visual Openness	Permanence	Likely Degree of Harm to the Green Belt & Opportunities for Mitigation
Option 4: land south of the River Weaver, west of the M56, Frodsham (permitted waste site)	Contribution to maintaining separation between Runcorn and Frodsham	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.	Low - site boundaries would need to be defined.	Part of open land, at grade, comprising agricultural land, rough grassland and scrub woodland. Moderate to Limited harm – open land, partially visually enclosed by extensive scrub woodland.

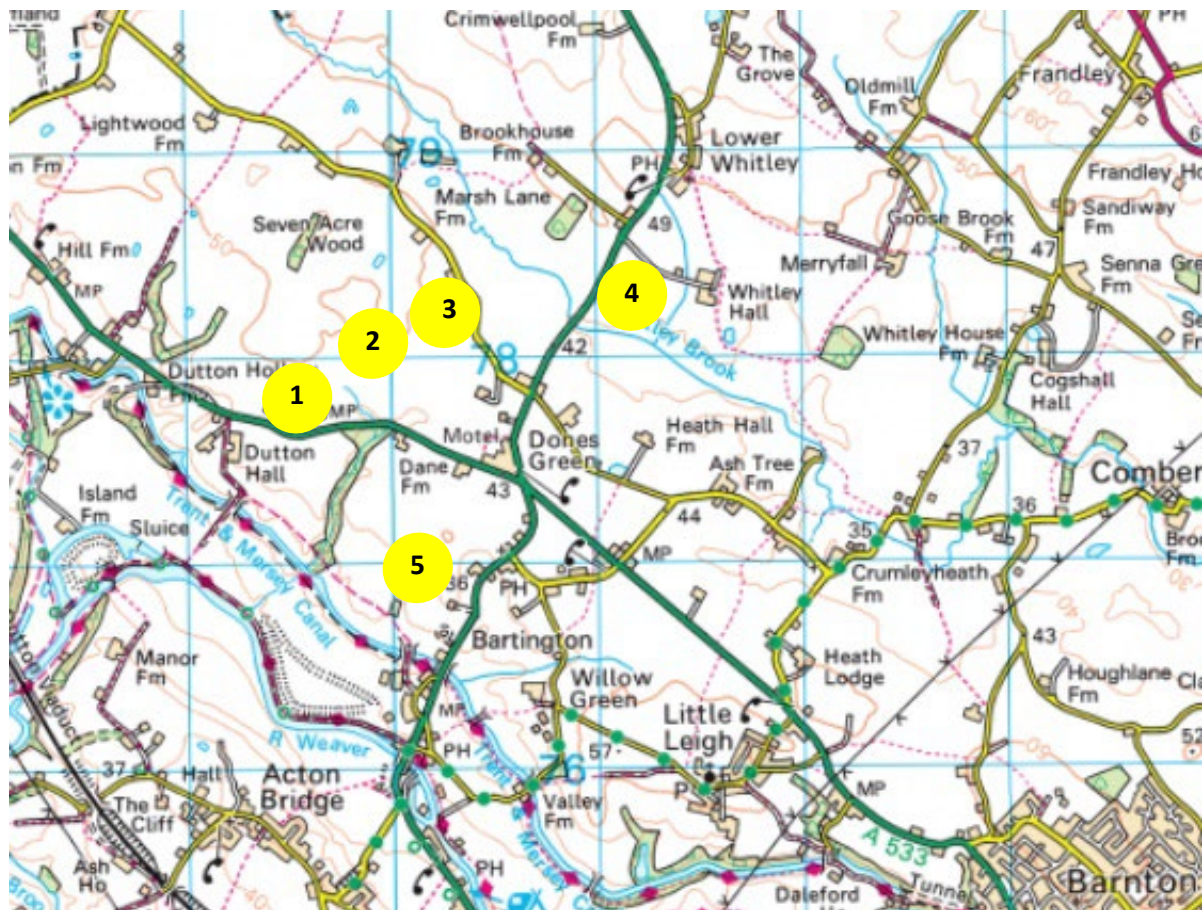
Option 5: land between the Weaver Navigation and the River Weaver, east of the M56, Runcorn (historic landfill site)

Option	Assessment of contribution to Green Belt Purposes	Physical Openness	Visual Openness	Permanence	Likely Degree of Harm to the Green Belt & Opportunities for Mitigation
Option 5: land	Contribution to	Part of open land,	Mixed – semi-	Low - site boundaries	Part of open land, at grade, comprising

between the Weaver Navigation and the River Weaver, east of the M56, Runcorn (historic landfill site)	maintaining separation between Runcorn and Frodsham	at grade, comprising , rough grassland and scrub woodland.	enclosed by vegetation. Not visible from the public highway or footpaths.	es would need to be defined.	rough grassland and scrub woodland. Moderate to Limited harm – open land, partially visually enclosed by extensive scrub woodland.
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Appendix 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 environs of Chester has not been undertaken.

Green Belt Purpose	Wood Site Assessment Option Sites 1 - 5
To check the unrestricted sprawl of large built-up areas	No Contribution
<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>	None of the option sites are adjacent to a built-up area.

Green Belt Purpose	Wood Site Assessment Option Sites 1 - 5
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.
Overall Assessment of Contribution to Green Belt Purposes <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 countryside 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 seven 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 1: land at Woodside Farm, Dones Green, north of the A553 Northwich Road

Contribution of the site to Green Belt Purposes	Degree of Physical Openness	Degree of Visual Openness	Permanence	Likely Harm to the Green Belt & Opportunities for Mitigation
Contribution to protecting the open countryside from encroachment by incremental development.	Mixed – storage/lorry park with some built form.	Mixed – Not visible from the public highway (bundling & existing development) or footpaths.	Low - site boundaries would need to be defined.	Moderate to Limited degree of harm to the Green Belt reflecting existing use, size, location and opportunities for visual mitigation through boundary planting.

Option 2: land at Newholme Farm, Dones Green, between the A553 Northwich Road and Marsh Lane

Contribution of the site to Green Belt Purposes	Degree of Physical Openness	Degree of Visual Openness	Permanence	Likely Harm to the Green Belt & Opportunities for Mitigation
Contribution to protecting the open countryside from encroachment by incremental development.	Mixed – lorry park/temporary storage with no built form. Open countryside.	Mixed – semi-enclosed by vegetation/bundling. Not visible from the public highway or footpaths.	Low - site boundaries would need to be defined.	Moderate to Limited degree of harm to the Green Belt reflecting existing use, size, site access, visibility and opportunities for visual mitigation through boundary planting.

Option 3: land to the west of Marsh Lane

Contribution of the site to Green Belt Purposes	Degree of Physical Openness	Degree of Visual Openness	Permanence	Likely Harm to the Green Belt & Opportunities for Mitigation
Contribution to protecting the open	High – no built development.	High – open field, visible from A49	Low - site boundaries would need	Moderate to Significant degree of harm to the Green

Contribution of the site to Green Belt Purposes	Degree of Physical Openness	Degree of Visual Openness	Permanence	Likely Harm to the Green Belt & Opportunities for Mitigation
countryside from encroachment by incremental development.	Open countryside.	Tarporley Road.	to be defined.	Belt reflecting the size, location and opportunities for visual mitigation through boundary planting.

Option 4: land south east of A49 Tarporley Road, Dones Green

Contribution of the site to Green Belt Purposes	Degree of Physical Openness	Degree of Visual Openness	Permanence	Likely Harm to the Green Belt & Opportunities for Mitigation
Contribution to protecting the open countryside from encroachment by incremental development.	High – no built development. Open countryside.	High – open field, visible from A49 Tarporley Road.	Low - site boundaries would need to be defined.	Moderate to Significant degree of harm to the Green Belt reflecting the size, location and opportunities for visual mitigation through boundary planting.

Option 5: land at Hill Farm, Bartington, west of A49 Warrington Road

Contribution of the site to Green Belt Purposes	Degree of Physical Openness	Degree of Visual Openness	Permanence	Likely Harm to the Green Belt & Opportunities for Mitigation
Contribution to protecting the open countryside from encroachment by incremental development.	High – no built development. Open countryside.	High – possibly visible from the A49 Warrington Road.	Low - site boundaries would need to be defined.	Moderate to Significant degree of harm to the Green Belt reflecting the size, location and opportunities for visual mitigation through boundary planting.

Appendix 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, Altringham, 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, 2, 3 & 4 are within Green Belt Parcel TF_BA01 as identified in the Greater Manchester Green Belt Assessment 2016.

Parcel TF_BA01 and **Site Options 1, 2 and 3** are assessed as follows:

Green Belt Purpose	Greater Manchester Green Belt Review 2016 Parcel TF_BA01	Wood Site Assessment Option Sites 1, 2 & 3
To check the unrestricted sprawl of large built-up areas	Note 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	Limited Contribution None of the option sites are adjacent to a built-up area.

Green Belt Purpose	Greater Manchester Green Belt Review 2016 Parcel TF_BA01	Wood Site Assessment Option Sites 1, 2 & 3
<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>	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.	
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 <i>What is the role of the site in maintaining a sense of openness, particularly in light of proximity to a settlement edge?</i>	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 its boundaries. It has an intact and rural in character and displays characteristics of the countryside	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.
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</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	Limited Contribution None of the option sites are in the vicinity of an historic town.

Green Belt Purpose	Greater Manchester Green Belt Review 2016 Parcel TF_BA01	Wood Site Assessment Option Sites 1, 2 & 3
<i>of intervisibility with, the core (such as a Conservation Area) of an historic town or settlement?</i>	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.	
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 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 not undertake a parcel by parcel assessment of the contribution made in relation to Purpose 5.	Limited Contribution None of the option sites are in the vicinity of an area requiring regeneration.
Overall Assessment of Contribution to Green Belt Purposes <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

Green Belt Purpose	Greater Manchester Green Belt Review 2016 Parcel TF_BA01	Wood Site Assessment Option Sites 1, 2 & 3
		Partington and Lymm/Warrington.

The following analysis sets out the performance of the seven 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 1: land to the south of Carrgreen Lane, Dunham Massey

Option	Assessment of contribution to Green Belt Purposes	Physical Openness	Visual Openness	Permanence	Likely Degree of Harm to the Green Belt & Opportunities for Mitigation
Option 1: land to the south of Carrgreen Lane, Dunham Massey	Assessed in the Gtr. Manchester Green Belt Review as performing a strong Green Belt function.	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.	Likely harm to the Green Belt is Limited, reflecting existing adjacent AGI.

Option 2: land to the north of Carrgreen Lane, Dunham Massey

Option	Assessment of contribution to Green Belt Purposes	Physical Openness	Visual Openness	Permanence	Likely Degree of Harm to the Green Belt & Opportunities for Mitigation
Option 2: land to the north of Carrgreen Lane, Dunham Massey	Assessed in the Gtr. Manchester Green Belt Review as performing a strong Green Belt function.	High - part of a large area of open countryside between Partington and Altrincham/Sale	High – medium-distance view across from Carrgreen Lane	Low – would require new boundaries	Likely Green Belt harm is Moderate to Significant, reflecting the sensitivity of the Green Belt and openness of the site.

Option 3: land to the east of Carrgreen Lane, Dunham Massey

Option	Assessment of contribution to Green Belt Purposes	Physical Openness	Visual Openness	Permanence	Likely Degree of Harm to the Green Belt & Opportunities for Mitigation
Option 3: land to the east of Carrgreen Lane, Dunham Massey	Assessed in the Gtr Manchester Green Belt Review as performing a strong Green Belt function.	High - part of a large area of open countryside between Partington and Altrincham/Sale.	High – medium - distance view across from Carrgreen Lane	Low – would require new boundaries.	Likely Green Belt harm is Moderate to Significant, reflecting the sensitivity of the Green Belt and openness of the site.

Appendix G

Local Plan Policy

Clock Face HAGI

St Helens Local Plan

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 Local Plan

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

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

Policy CS 5: Overall Spatial Strategy - Green Belt

The Council will maintain the general extent of the Green Belt for as far as can be seen ahead and at least until 2032, in recognition of its purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns from merging into one another;
- to assist in safeguarding the countryside from encroachment; and
- to assist in urban regeneration by encouraging the recycling of derelict and other urban land.

The boundaries of the Green Belt in Warrington, which is contiguous with the Green Belt in Merseyside, Greater Manchester, and North Cheshire, are shown on the Policies Map. The strategic locations and proposals set out in Policy CS2 - Quantity and Distribution of Development provide for significant growth throughout and beyond the plan period. There is therefore no need to review Strategic Green Belt boundaries during the plan period. A minor detailed change to the approved Green Belt boundary in the Warrington Unitary Development Plan has been made at Bents Garden Centre, Glazebury. Development Proposals within the Green Belt will be approved where they accord with relevant national policy.

Chapter 17: The Countryside and its Constituent Settlements

Areas of Change and Opportunity:

The Countryside: The wider open countryside around the town and other settlements in the borough is designated as Green Belt. As such it is protected from inappropriate development which is defined by national policy. The countryside is home to many residents within and beyond smaller settlements spread around the borough and provides for formal and informal recreation. The countryside is also an important part of the borough's economy and is the location of several landfill sites and aspects of the borough's infrastructure. Support needs to be afforded to maintaining and where possible growing the rural economy particularly through appropriate diversification. Additional pressures on the countryside need to be carefully managed if its character, appearance and the many functions it performs are to be protected and enhanced.

Policy CC 2: Protecting the Countryside

Development proposals in the countryside which accord with Green Belt policies set out in national planning policy will be supported provided that;

- the detailed siting and design of the development relates satisfactorily to its rural setting, in terms of its scale, layout and use of materials;
- they respect local landscape character, both in terms of immediate impact, or from distant views;
- unobtrusive provision can be made for any associated servicing and parking facilities or plant, equipment and storage;
- they relate to local enterprise and farm diversification; and
- it can be demonstrated that there would be no detrimental impact on agricultural interests.

Warburton HAGI

Trafford Borough Council UDP, 2006

Part I Policy ENV3 – Landscape Protection

The Council will designate Areas of Landscape Protection, as listed below, and seek to protect them from development, which is obtrusive or unsympathetic to its surroundings: -

- Along Timperley Brook between Timperley, Hale and Wythenshawe;
- The Bollin Valley and environs;
- Land in the parishes of Dunham Massey and Warburton up to the Cheshire boundary and along the Ship Canal, and including Dunham Park, Dunham New Park and the Devisdale;
- Land in the Mersey Valley and around Sale Water Park.

Part II Proposal ENV17 – Areas of Landscape Protection

The Council will protect, promote and enhance the distinctive landscape character and quality of the areas identified on the Proposals Map. Where development is acceptable in principle, the Council will apply the following criteria in assessing the suitability of proposals in relation to the landscape type and character of their setting:

1. The appropriateness of design and construction materials with regard to local/regional building traditions.
2. The degree and quality of landscaping.
3. The impact on the landscape quality of the immediate area and the wider setting and of features of importance to wildlife.

Part II Proposal C5 – Development in the Green Belt

There will be a general presumption against inappropriate development within the Green Belt; development within the Green Belt will therefore not be allowed unless

- (i) it is for one of the purposes set out below, or,
- (ii) very special circumstances can be demonstrated.

- i) Buildings The construction of buildings inside the Green Belt is inappropriate unless it is for the following purposes: - - Agriculture and forestry; - Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the Green Belt and do not conflict with the purposes of including land within it; - The limited extension, alteration or replacement of existing dwellings; - The re-use of buildings in accordance with Proposal C6.
- ii) Mineral Extraction Mineral extraction need not be inappropriate development, provided that the environmental standards are maintained and that the site is well restored. iii) Other Development The carrying out of engineering and other operations and the making of material changes in the use of land are inappropriate development unless they maintain openness and do not conflict with the purposes of including land in the Green Belt. Proposals within the above categories should not prejudice the purposes of the Green Belt by reason of their scale, siting, materials or design.

Justification

1. To ensure that the Green Belt will generally be kept open and protected from inappropriate development. It is for an applicant to show why permission should be granted, justifying inappropriate development by showing that there are very special circumstances that outweigh the harm of the proposal to the Green Belt.

2. The Council considers that the scope for further in-filling development in the settlements of Warburton, Dunham Town and Dunham Woodhouses is effectively exhausted and that further residential development, other than in exceptional circumstances listed in this Proposal, would adversely affect the character of these settlements parts of all three of which, especially Dunham Town, are designated as Conservation Areas.

Part II Proposal C8 – Protected Open Land

The Council will refuse planning permission for new development on the following area of land neither allocated for development nor included within the Green Belt: -

i) Land in Warburton (immediately to the south of Partington); ii) Land south of Shell, Carrington except where such development is: -

- i) Required in connection with agriculture, forestry or mineral extraction;
- ii) A limited extension, essential to the protection of an established industrial or operational activity, outdoor recreation or a tourist facility;
- iii) Necessary to meet an exceptional need, which cannot reasonably be accommodated elsewhere within the constraints imposed by the other Policies and Proposals of this Plan;
- iv) Agricultural diversification in accordance with other Policies and Proposals of this Plan.

In determining any planning applications under (iii) above, exceptional need must be clearly demonstrated having regard to the themes of the Plan set down in Policy GP1.

Justification

This area of land, excluded from the Green Belt and not allocated for development elsewhere in this Plan, may be required to meet development needs beyond 2016. It therefore needs to be protected from all but limited essential development to enable it to make the maximum potential contribution to meeting these as yet unquantified needs.

2. The strict application of this Proposal will maintain a reservoir of potential long term development land to be drawn on at a future date when the extent of longer term development needs become known and this Plan is reviewed, and will reduce the need for the Council to consider alterations to the Green belt boundary established by Proposal C4 in this Plan elsewhere in the Borough.

3. The future allocation of land for development within the Borough will need to be considered in the light of published government advice available to the Council at the time the Plan is reviewed, in particular the advice that identifies the priority areas for future development and the scale of new development to be accommodated within the Borough.

4. Policy SD5 of Regional Planning Guidance for the North West (RPG13) indicates that a strategic study of the Green Belt in Greater Manchester will not be needed before 2011. The future status of the protected open land at Warburton to the south of Partington therefore will be reviewed at the time such a Greater Manchester study is undertaken.

HyNet North West Hydrogen Pipeline

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