

Site Size 7.78 Eastings 347,094 Northings 382,081

Description Residential properties along Church Road. This Group comprises of parcels GB191, GB192, GB193, GB194, GB195, GB205, GB206, GB207, GB208, GB209 and GB210.

Surrounding Uses Surrounding uses include residential development and agricultural land.



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### Prohibitive Constraints

|                                                                                |    |                                               |    |
|--------------------------------------------------------------------------------|----|-----------------------------------------------|----|
| Flood Risk (Zone 3A and 3B)                                                    | No | Sites of Special Scientific Importance (SSSI) | No |
| Hazardous Installations and pipelines (Inner Zones) / Public Safety Zone (PSZ) | No | Ancient Woodland                              | No |
|                                                                                |    | Ramsar / SPA / SAC                            | No |

### Restrictive Constraints

|                                    |              |                                            |     |
|------------------------------------|--------------|--------------------------------------------|-----|
| Conservation Area                  | Hale Village | Hazardous Installation (Consultation Zone) | No  |
| Local Geological Importance        | No           | Local Wildlife Site                        | No  |
| Listed Building / Ancient Monument | Yes          | Area of Landscape Value                    | Yes |
| Flood Risk Zone 2                  | No           | Air Quality Management Area (AQMA)         | No  |
| Agricultural Land Classification   | II           | Potentially Contaminated Land              | Yes |
| Playing Pitches                    | No           | Proximity to Ramsar / SPA / SAC            | No  |

### Accessibility

|                                   |     |                                          |     |
|-----------------------------------|-----|------------------------------------------|-----|
| Within 400m of a Bus stop         | Yes | Within 800m of a Town or District Centre | No  |
| Within 800m of a Rail station     | No  | Within 600m of a Local Centre            | No  |
| Within 600m of a Primary School   | Yes | Within 800m of a Leisure Centre          | No  |
| Within 600m of a Secondary School | No  | Within 800m of a Post Office             | Yes |
| Within 600m of Further Education  | No  | Within 1km of a GP / Health Centre       | Yes |
| Within 2km of an employment area  | No  | Within 800m of a Public Park / Play Area | Yes |



Eastern Boundary



Thatched residential properties on Church Road



Residential properties on Church Road



Open space

**Purpose 1: To check the unrestricted sprawl of large built up areas**

|                                                                                               |                                                                                                                                                                                                                                                                 |                                 |
|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| How well contained by the urban area is the parcel?                                           | Partially Contained                                                                                                                                                                                                                                             |                                 |
| The parcel is adjacent to Hale Village and includes the ribbon development along Church Road. |                                                                                                                                                                                                                                                                 |                                 |
| Boundary Strength                                                                             | The boundaries for this site are generally weak and are created by residential garden boundary treatments. There is a strong boundary where the site abuts Church Road. There are also areas of stronger boundaries created by the woodland and treeline areas. |                                 |
| Northern Boundary                                                                             | Strong                                                                                                                                                                                                                                                          | Wooded areas                    |
| Eastern Boundary                                                                              | Weak                                                                                                                                                                                                                                                            | Residential boundary treatments |
| Southern Boundary                                                                             | Weak                                                                                                                                                                                                                                                            | Residential boundary treatment  |
| Western Boundary                                                                              | Weak                                                                                                                                                                                                                                                            | Residential boundary treatments |
| Contiguous                                                                                    | Contiguous                                                                                                                                                                                                                                                      |                                 |

**Purpose 2: To prevent neighbouring towns from merging**

|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Gap description | This parcel lies to the south of Hale, parts of this parcel are already developed. Release of this site would have a limited impact on the gap between Widnes and Liverpool given its proximity to Hale and the existing development. Gap Distance to Widnes = 1567.02m. Gap Distance to Surrounding Settlements = 1750m. Gap Distance to Hale OR Cronton=0.18m. It is considered to have a limited impact on the resultant gap between settlements. |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Purpose 3: Safeguarding the countryside from encroachment

|                        |                                                                                                                                                                                                                                                |                                                                           |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| Existing Land Use      | Residential                                                                                                                                                                                                                                    |                                                                           |
| Countryside Character  | The site is in a non countryside use and provides a limited contribution to preserving the character of the countryside.                                                                                                                       |                                                                           |
| Countryside Use        | Non-countryside use                                                                                                                                                                                                                            |                                                                           |
| Rounding               | Release of this Group would negatively impact on rounding off the settlement boundary as it comprises of ribbon development along Church Road and release would create a pronounced projection of the settlement boundary into the Green Belt. |                                                                           |
| Visual Encroachment    | Partial Visual Encroachment                                                                                                                                                                                                                    | Development on Church Road and within Hale village encroach on this site. |
| Views North            | Encroached                                                                                                                                                                                                                                     | Views to the north are encroached by development in Hale village.         |
| Views East             | Not Encroached                                                                                                                                                                                                                                 | Views to the east are generally open.                                     |
| Views South            | Not Encroached                                                                                                                                                                                                                                 | Views to the south are generally open.                                    |
| Views West             | Not Encroached                                                                                                                                                                                                                                 | Views to the west are generally open.                                     |
| Views through the Site | Encroached                                                                                                                                                                                                                                     | Views through the site are encroached by development on Church Road.      |
| Landscape Character    | This site is within the Hale Shore and Farmland landscape character area, which was assessed as having strong character strength and to be in a moderate condition.                                                                            |                                                                           |

### Purpose 4: To preserve the setting and special character of historic towns

|                                                                                   |                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the parcel help to preserve the setting of a historic town, village or park? | The parcel does not affect the setting of a 'historic town or village' or listed 'historic park' as there are no such designations within the study area. Other heritage assets are identified under Stage 2: Restrictive Constraints. |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Individual sites have not been assessed against this function, as no measurable criteria were identified in the study methodology.

### Overall Summary of Purpose

|            |                                                                                                                                                                                                                                                                 |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| GB Purpose | Partial                                                                                                                                                                                                                                                         |
| GB Overall | There are a number of restrictive constraints identified for this site. Consideration would need to be given to the heritage value of Hale Village Conservation Area and the Grade II Listed Building; the Landscape Value; the proximity to the Mersey Estuary |

This parcel makes a partial contribution to the purposes of including land within the Green Belt. It is adjacent to the urban area, but with less than 50% of the boundary adjacent to development and is considered to be partially contained. This parcel lies to the south of Hale, parts of this parcel are already developed. Release of this site would have a limited impact on the gap between Widnes and Liverpool given its proximity to Hale and the existing development. Gap Distance to Widnes = 1567.02m. Gap Distance to Surrounding Settlements = 1750m. Gap Distance to Hale OR Cronton=0.18m. It is considered to have a limited impact on the resultant gap between settlements. It is used for non-countryside purposes for example residential development. It has some visual encroachment with views at certain points of the site overlooked by development. There are a number of restrictive constraints identified for this site. Consideration would need to be given to the heritage value of Hale Village Conservation Area and the Grade II Listed Building; the Landscape Value; the proximity to the Mersey Estuary Ramsar and to the protection of best and most versatile agricultural land.

### Assessment of Potential Capacity

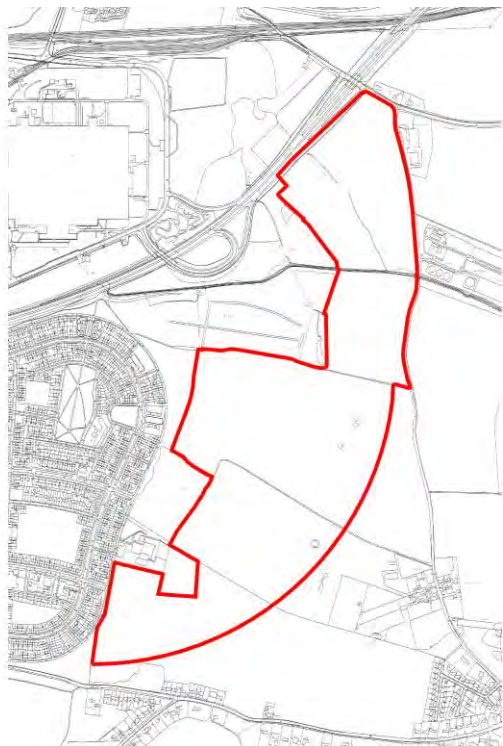
Percentage covered by development

Notational Site Capacity 0

Site Size 65.27 Eastings 345,757 Northings 383,185

Description A mix of agricultural land and woodland. This Group comprises of parcels GB074A, GB119A, GB120A, GB122 and GB127.

Surrounding Uses Surrounding uses include the airport, residential development, school, woodland and agricultural land.



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### Prohibitive Constraints

|                                                                                |    |                                               |     |
|--------------------------------------------------------------------------------|----|-----------------------------------------------|-----|
| Flood Risk (Zone 3A and 3B)                                                    | No | Sites of Special Scientific Importance (SSSI) | No  |
| Hazardous Installations and pipelines (Inner Zones) / Public Safety Zone (PSZ) | No | Ancient Woodland                              | Yes |
|                                                                                |    | Ramsar / SPA / SAC                            | No  |

### Restrictive Constraints

|                                    |         |                                            |     |
|------------------------------------|---------|--------------------------------------------|-----|
| Conservation Area                  | No      | Hazardous Installation (Consultation Zone) | Yes |
| Local Geological Importance        | No      | Local Wildlife Site                        | Yes |
| Listed Building / Ancient Monument | No      | Area of Landscape Value                    | Yes |
| Flood Risk Zone 2                  | No      | Air Quality Management Area (AQMA)         | No  |
| Agricultural Land Classification   | Grade 2 | Potentially Contaminated Land              | Yes |
| Playing Pitches                    | No      | Proximity to Ramsar / SPA / SAC            | No  |

### Accessibility

|                                   |     |                                          |     |
|-----------------------------------|-----|------------------------------------------|-----|
| Within 400m of a Bus stop         | Yes | Within 800m of a Town or District Centre | No  |
| Within 800m of a Rail station     | No  | Within 600m of a Local Centre            | No  |
| Within 600m of a Primary School   | Yes | Within 800m of a Leisure Centre          | No  |
| Within 600m of a Secondary School | No  | Within 800m of a Post Office             | Yes |
| Within 600m of Further Education  | No  | Within 1km of a GP / Health Centre       | Yes |
| Within 2km of an employment area  | Yes | Within 800m of a Public Park / Play Area | No  |



View from western boundary towards Ramsbrook lane



View of western boundary and adjoining parcel GB121



Land to the South of St Ambrose School, Speke



View from Alderfield Drive, Speke

### Purpose 1: To check the unrestricted sprawl of large built up areas

How well contained by the urban area is the parcel?

Partially Contained

There is a very small area of the parcel that is adjacent to the residential area of Speke.

|                   |                                                                                                                                                                                                                                                                                                                                                                                               |                                                                        |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| Boundary Strength | The boundaries for this site are very mixed. There are strong boundaries where the site adjoins roads such as Alderfield Drive, Ramsbrook Lane and Speke Boulevard. There are also strong boundaries where the site adjoins woodland areas. There are weak areas where there are field boundaries. The eastern boundary has the potential to be strong when the Eastern Access Road is built. |                                                                        |
| Northern Boundary | Strong                                                                                                                                                                                                                                                                                                                                                                                        | Road network                                                           |
| Eastern Boundary  | Potentially S                                                                                                                                                                                                                                                                                                                                                                                 | Potential for the Eastern Access Transport Corridor to create boundary |
| Southern Boundary | Potentially                                                                                                                                                                                                                                                                                                                                                                                   | Potential for the Eastern Access Transport Corridor to create boundary |
| Western Boundary  | Weak / Stro                                                                                                                                                                                                                                                                                                                                                                                   | Field boundary and indeterminate / Woodland and road network           |
| Contiguous        | Contiguous                                                                                                                                                                                                                                                                                                                                                                                    |                                                                        |

## Purpose 2: To prevent neighbouring towns from merging

**Gap description** This parcel lies to the east of Liverpool (Speke), development of this parcel would reduce the gap between Liverpool (Speke) and Hale and reduce the overall gap between Liverpool and Widnes. It is considered that this parcel provides an essential role in preventing neighbouring settlements from merging. Gap Distance to Widnes = 1474.67m. Gap Distance to Surrounding Settlements = 0.1m. Gap Distance to Hale OR Cronton=432.74m. It is considered to provide an important role in preventing neighbouring towns from merging.

## Purpose 3: Safeguarding the countryside from encroachment

|                        |                                                                                                                                                                       |                                                                    |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| Existing Land Use      | Agricultural land and woodland                                                                                                                                        |                                                                    |
| Countryside Character  | The site is in countryside use and makes a strong contribution to preserving countryside character.                                                                   |                                                                    |
| Countryside Use        | Countryside use                                                                                                                                                       |                                                                    |
| Rounding               | Release of this Group would negatively impact on rounding off of the settlement boundary creating a significant bulge (some 600m) outwards from the present boundary. |                                                                    |
| Visual Encroachment    | Partial Visual Encroachment                                                                                                                                           | Development at Speke and on Bailey's Lane encroach on the site.    |
| Views North            | Not Encroached                                                                                                                                                        | Views to the north are limited by woodland.                        |
| Views East             | Not Encroached                                                                                                                                                        | Views to the east are generally open.                              |
| Views South            | Encroached                                                                                                                                                            | Views to the south are encroached by development on Bailey's Lane. |
| Views West             | Encroached                                                                                                                                                            | Views to the west are encroached by development on Speke.          |
| Views through the Site | Not encroached                                                                                                                                                        | Views through the site are generally open.                         |
| Landscape Character    | This site is within the Hale Shore and Farmland landscape character area, which was assessed as having strong character strength and to be in a moderate condition.   |                                                                    |

## Purpose 4: To preserve the setting and special character of historic towns

|                                                                                   |                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the parcel help to preserve the setting of a historic town, village or park? | The parcel does not affect the setting of a 'historic town or village' or listed 'historic park' as there are no such designations within the study area. Other heritage assets are identified under Stage 2: Restrictive Constraints. |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Individual sites have not been assessed against this function, as no measurable criteria were identified in the study methodology.

## Overall Summary of Purpose

|            |                                                                                                                                                                                                                                                                 |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| GB Purpose | Significant                                                                                                                                                                                                                                                     |
| GB Overall | There are also restrictive constraints identified for this site; consideration would need to be given to the Landscape Value of the site; the Outer PADHI zone of a Hazardous Installation; the wildlife value of Millwood and Alder Wood Local Wildlife Sites; |

This parcel makes a significant contribution to the purposes of including land within the Green Belt. It is adjacent to the urban area, but with less than 50% of the boundary adjacent to development and is considered to be partially contained. This parcel lies to the east of Liverpool (Speke), development of this parcel would reduce the gap between Liverpool (Speke) and Hale and reduce the overall gap between Liverpool and Widnes. It is considered that this parcel provides an essential role in preventing neighbouring settlements from merging. Gap Distance to Widnes = 1474.67m. Gap Distance to Surrounding Settlements = 0.1m. Gap Distance to Hale OR Cronton=432.74m. It is considered to provide an important role in preventing neighbouring towns from merging. 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. There are also restrictive constraints identified for this site; consideration would need to be given to the Landscape Value of the site; the Outer PADHI zone of a Hazardous Installation; the wildlife value of Millwood and Alder Wood Local Wildlife Sites; and to the protection of best and most versatile agricultural land.

## Assessment of Potential Capacity

Percentage covered by development

Notational Site Capacity 0

Site Size 3.89 Eastings 346,421 Northings 382,339

Description Land uses include residential property on Hale Road, Commercial property and Home Farm. This Group comprises of parcels GB081, GB087 and GB202.

Surrounding Uses Surrounding uses include residential development, agricultural land and woodland.



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### Prohibitive Constraints

|                                                                                |    |                                               |     |
|--------------------------------------------------------------------------------|----|-----------------------------------------------|-----|
| Flood Risk (Zone 3A and 3B)                                                    | No | Sites of Special Scientific Importance (SSSI) | No  |
| Hazardous Installations and pipelines (Inner Zones) / Public Safety Zone (PSZ) | No | Ancient Woodland                              | Yes |
|                                                                                |    | Ramsar / SPA / SAC                            | No  |

### Restrictive Constraints

|                                    |           |                                            |     |
|------------------------------------|-----------|--------------------------------------------|-----|
| Conservation Area                  | Hale Road | Hazardous Installation (Consultation Zone) | No  |
| Local Geological Importance        | No        | Local Wildlife Site                        | Yes |
| Listed Building / Ancient Monument | Yes       | Area of Landscape Value                    | Yes |
| Flood Risk Zone 2                  | No        | Air Quality Management Area (AQMA)         | No  |
| Agricultural Land Classification   | II        | Potentially Contaminated Land              | Yes |
| Playing Pitches                    | No        | Proximity to Ramsar / SPA / SAC            | No  |

### Accessibility

|                                   |     |                                          |     |
|-----------------------------------|-----|------------------------------------------|-----|
| Within 400m of a Bus stop         | Yes | Within 800m of a Town or District Centre | No  |
| Within 800m of a Rail station     | No  | Within 600m of a Local Centre            | No  |
| Within 600m of a Primary School   | Yes | Within 800m of a Leisure Centre          | No  |
| Within 600m of a Secondary School | No  | Within 800m of a Post Office             | Yes |
| Within 600m of Further Education  | No  | Within 1km of a GP / Health Centre       | Yes |
| Within 2km of an employment area  | Yes | Within 800m of a Public Park / Play Area | Yes |



Commercial Development



Entrance to Home Farm



Home Farm



Home Farm

**Purpose 1: To check the unrestricted sprawl of large built up areas**

|                                                                                            |                                                                                                                                                                                                                    |                                                    |
|--------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| How well contained by the urban area is the parcel?                                        |                                                                                                                                                                                                                    | Partially Contained                                |
| This site is adjacent to Hale Village and includes some residential and other development. |                                                                                                                                                                                                                    |                                                    |
| Boundary Strength                                                                          | This parcel has strong boundaries where the parcel adjoins Hale Road and where it abuts the woodland area. The remaining boundaries are weak and are created by residential boundary treatments and field margins. |                                                    |
| Northern Boundary                                                                          | Strong                                                                                                                                                                                                             | Road network                                       |
| Eastern Boundary                                                                           | Weak                                                                                                                                                                                                               | Residential boundary and field boundary treatments |
| Southern Boundary                                                                          | Weak                                                                                                                                                                                                               | Field margin                                       |
| Western Boundary                                                                           | Strong                                                                                                                                                                                                             | Woodland                                           |
| Contiguous                                                                                 | Contiguous                                                                                                                                                                                                         |                                                    |

**Purpose 2: To prevent neighbouring towns from merging**

|                 |                                                                                                                                                                                                                                                                                                                                                                                                                              |  |  |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| Gap description | This parcel is developed and lies to the south of Hale, development of this site would have a limited impact on the gap between Widnes and Liverpool given its proximity to Hale and surrounding development. Gap Distance to Widnes = 1802.34m. Gap Distance to Surrounding Settlements = 1021m. Gap Distance to Hale OR Cronton=1.16m. It is considered to have a limited impact on the resultant gap between settlements. |  |  |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|

### Purpose 3: Safeguarding the countryside from encroachment

|                        |                                                                                                                                                                     |                                                                           |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| Existing Land Use      | Residential property on Hale Road, Commerical property and Home Farm.                                                                                               |                                                                           |
| Countryside Character  | The site is in a non countryside use and provides a limited contribution to preserving the character of the countryside.                                            |                                                                           |
| Countryside Use        | Non-countryside use                                                                                                                                                 |                                                                           |
| Rounding               | Release of Group would negatively impact on rounding off of the settlement boundary creating a new projection southwards into the Green Belt.                       |                                                                           |
| Visual Encroachment    | Partial Visual Encroachment                                                                                                                                         | Development within Hale village and on Hale Road encroaches on this site. |
| Views North            | Encroached                                                                                                                                                          | Views to the north are encroached by development in Hale village.         |
| Views East             | Encroached                                                                                                                                                          | Views to the east are encroached by development in Hale village.          |
| Views South            | Not Encroached                                                                                                                                                      | Views to the south are generally open.                                    |
| Views West             | Encroached                                                                                                                                                          | Views to the west are encroached by development on Hale Road.             |
| Views through the Site | Encroached                                                                                                                                                          | Views through the site are encroached by development within the site.     |
| Landscape Character    | This site is within the Hale Shore and Farmland landscape character area, which was assessed as having strong character strength and to be in a moderate condition. |                                                                           |

### Purpose 4: To preserve the setting and special character of historic towns

|                                                                                   |                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the parcel help to preserve the setting of a historic town, village or park? | The parcel does not affect the setting of a 'historic town or village' or listed 'historic park' as there are no such designations within the study area. Other heritage assets are identified under Stage 2: Restrictive Constraints. |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Individual sites have not been assessed against this function, as no measurable criteria were identified in the study methodology.

### Overall Summary of Purpose

|            |                                                                                                                                                                                                                                                                 |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| GB Purpose | Partial                                                                                                                                                                                                                                                         |
| GB Overall | There are a number of restrictive constraints identified for this site. Consideration would need to be given to the heritage value of Hale Road Conservation Area and the Grade II Listed Building; the Landscape Value; and to the protection of best and most |

This parcel makes a partial contribution to the purposes of including land within the Green Belt. It is adjacent to the urban area, but with less than 50% of the boundary adjacent to development and is considered to be partially contained. This parcel is developed and lies to the south of Hale, development of this site would have a limited impact on the gap between Widnes and Liverpool given its proximity to Hale and surrounding development. Gap Distance to Widnes = 1802.34m. Gap Distance to Surrounding Settlements = 1021m. Gap Distance to Hale OR Cronton=1.16m. It is considered to have a limited impact on the resultant gap between settlements. It is used for non-countryside purposes for example residential development. It has some visual encroachment with views at certain points of the site overlooked by development. There are a number of restrictive constraints identified for this site. Consideration would need to be given to the heritage value of Hale Road Conservation Area and the Grade II Listed Building; the Landscape Value; and to the protection of best and most versatile agricultural land.

### Assessment of Potential Capacity

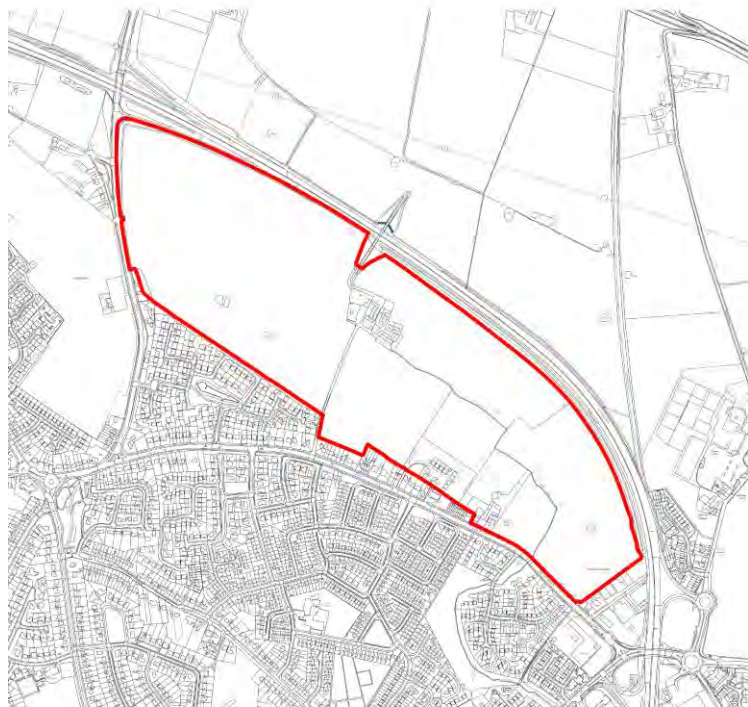
Percentage covered by development

Notational Site Capacity 0

Site Size 51.65 Eastings 351,798 Northings 388,624

**Description** A mix of agricultural land, commercial property and residential property land bounded by Watkinson Way, Lunts Heath Road and Wilmere Lane. This Group comprises of parcels GB050, GB051, GB052, GB053, GB054, GB055, GB056, GB057, GB058, GB059 and GB060.

**Surrounding Uses** Surrounding uses include residential development and road network.



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### Prohibitive Constraints

|                                                                                |    |                                               |    |
|--------------------------------------------------------------------------------|----|-----------------------------------------------|----|
| Flood Risk (Zone 3A and 3B)                                                    | No | Sites of Special Scientific Importance (SSSI) | No |
| Hazardous Installations and pipelines (Inner Zones) / Public Safety Zone (PSZ) | No | Ancient Woodland                              | No |
|                                                                                |    | Ramsar / SPA / SAC                            | No |

### Restrictive Constraints

|                                    |         |                                            |     |
|------------------------------------|---------|--------------------------------------------|-----|
| Conservation Area                  | No      | Hazardous Installation (Consultation Zone) | No  |
| Local Geological Importance        | No      | Local Wildlife Site                        | No  |
| Listed Building / Ancient Monument | No      | Area of Landscape Value                    | No  |
| Flood Risk Zone 2                  | Yes     | Air Quality Management Area (AQMA)         | No  |
| Agricultural Land Classification   | Grade 2 | Potentially Contaminated Land              | Yes |
| Playing Pitches                    | No      | Proximity to Ramsar / SPA / SAC            | No  |

### Accessibility

|                                   |     |                                          |     |
|-----------------------------------|-----|------------------------------------------|-----|
| Within 400m of a Bus stop         | Yes | Within 800m of a Town or District Centre | No  |
| Within 800m of a Rail station     | No  | Within 600m of a Local Centre            | No  |
| Within 600m of a Primary School   | Yes | Within 800m of a Leisure Centre          | No  |
| Within 600m of a Secondary School | No  | Within 800m of a Post Office             | Yes |
| Within 600m of Further Education  | No  | Within 1km of a GP / Health Centre       | Yes |
| Within 2km of an employment area  | Yes | Within 800m of a Public Park / Play Area | No  |



View of southern boundary



South eastern boundary adjacent to Bold industrial estate

### Purpose 1: To check the unrestricted sprawl of large built up areas

How well contained by the urban area is the parcel?

Partially Contained

The site is adjacent to Widnes, and in particular residential properties on Lunts Heath Road and Wilmere Lane and the employment area at Bold Industrial Estate.

|                   |                                                                                                                                                                                                                             |                                                          |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| Boundary Strength | This parcel has a strong boundary where it is adjacent to Watkinson Way and Wilmere Lane. There are weaker boundaries where the site abuts residential gardens. The moderate boundary is created by a continuous hedgeline. |                                                          |
| Northern Boundary | Strong                                                                                                                                                                                                                      | Road network                                             |
| Eastern Boundary  | Strong                                                                                                                                                                                                                      | Built development                                        |
| Southern Boundary | Mixed                                                                                                                                                                                                                       | Road network / residential boundary treatment / hedgerow |
| Western Boundary  | Strong                                                                                                                                                                                                                      | Road network                                             |
| Contiguous        | Contiguous                                                                                                                                                                                                                  |                                                          |

### Purpose 2: To prevent neighbouring towns from merging

**Gap description** The site lies between the northern edge of Widnes and the settlement of Rainhill. Release of this parcel would reduce the gap between Rainhill and Widnes in this location. Gap Distance to Widnes = 1.11m. Gap Distance to Surrounding Settlements = 1073.31m. Gap Distance to Hale OR Cronton = 1385.82m. It is considered to have a limited impact on the resultant gap between settlements.

### Purpose 3: Safeguarding the countryside from encroachment

|                        |                                                                                                                                                                                                                 |                                                                  |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| Existing Land Use      | Predominantly agricultural land                                                                                                                                                                                 |                                                                  |
| Countryside Character  | The site is in countryside use and makes a strong contribution to preserving countryside character.                                                                                                             |                                                                  |
| Countryside Use        | Countryside use                                                                                                                                                                                                 |                                                                  |
| Rounding               | Release of this Group would not contribute to the rounding of the settlement boundary as it would result in a bulge projecting northwards beyond the (notional) line between Rivenmill Close & Lancaster Place. |                                                                  |
| Visual Encroachment    | Partial Visual Encroachment                                                                                                                                                                                     | This site is encroached by development within Widnes.            |
| Views North            | Not Encroached                                                                                                                                                                                                  | Views to the north are limited by trees along the road edge.     |
| Views East             | Encroached                                                                                                                                                                                                      | Views to the east are encroached by development on Mill Lane.    |
| Views South            | Encroached                                                                                                                                                                                                      | Views to the south are encroached by development within Widnes.  |
| Views West             | Encroached                                                                                                                                                                                                      | Views to the west are encroached by development on Wilmere Lane. |
| Views through the Site | Not encroached                                                                                                                                                                                                  | Views through the site are generally open.                       |
| Landscape Character    | This site is within the North Widnes Farmland landscape character area, which was assessed to have moderate character strength, but to be in a poor condition.                                                  |                                                                  |

### Purpose 4: To preserve the setting and special character of historic towns

|                                                                                   |                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the parcel help to preserve the setting of a historic town, village or park? | The parcel does not affect the setting of a 'historic town or village' or listed 'historic park' as there are no such designations within the study area. Other heritage assets are identified under Stage 2: Restrictive Constraints. |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Individual sites have not been assessed against this function, as no measurable criteria were identified in the study methodology.

### Overall Summary of Purpose

|            |                                                                                                                                                                                                                                    |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| GB Purpose | Moderate                                                                                                                                                                                                                           |
| GB Overall | There are restrictive constraints identified for this site, consideration would need to be given to the heritage value of the Ancient Monument, the Flood Risk and to the protection of best and most versatile agricultural land. |

This parcel makes a moderate contribution to the purposes of including land within the Green Belt. It is adjacent to the urban area, but with less than 50% of the boundary adjacent to development and is considered to be partially contained. The site lies between the northern edge of Widnes and the settlement of Rainhill. Release of this parcel would reduce the gap between Rainhill and Widnes in this location. Gap Distance to Widnes = 1.11m. Gap Distance to Surrounding Settlements = 1073.31m. Gap Distance to Hale OR Cronton=1385.82m. 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. There are restrictive constraints identified for this site, consideration would need to be given to the heritage value of the Ancient Monument, the Flood Risk and to the protection of best and most versatile agricultural land.

### Assessment of Potential Capacity

Percentage covered by development

Notational Site Capacity 0

|                  |                                                                                                                              |          |         |           |         |
|------------------|------------------------------------------------------------------------------------------------------------------------------|----------|---------|-----------|---------|
| Site Size        | 4.4                                                                                                                          | Eastings | 347,178 | Northings | 382,271 |
| Description      | Agricultural land, working farm and outbuildings, and school playing field. This Group comprises of parcels GB179 and GB180. |          |         |           |         |
| Surrounding Uses | Surrounding uses include residential development, school and agricultural land.                                              |          |         |           |         |



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### Prohibitive Constraints

|                                                                                |    |                                               |    |
|--------------------------------------------------------------------------------|----|-----------------------------------------------|----|
| Flood Risk (Zone 3A and 3B)                                                    | No | Sites of Special Scientific Importance (SSSI) | No |
| Hazardous Installations and pipelines (Inner Zones) / Public Safety Zone (PSZ) | No | Ancient Woodland                              | No |
|                                                                                |    | Ramsar / SPA / SAC                            | No |

### Restrictive Constraints

|                                    |              |                                            |     |
|------------------------------------|--------------|--------------------------------------------|-----|
| Conservation Area                  | Hale Village | Hazardous Installation (Consultation Zone) | No  |
| Local Geological Importance        | No           | Local Wildlife Site                        | No  |
| Listed Building / Ancient Monument | Yes          | Area of Landscape Value                    | Yes |
| Flood Risk Zone 2                  | No           | Air Quality Management Area (AQMA)         | No  |
| Agricultural Land Classification   | II*          | Potentially Contaminated Land              | Yes |
| Playing Pitches                    | No           | Proximity to Ramsar / SPA / SAC            | Yes |

### Accessibility

|                                   |     |                                          |     |
|-----------------------------------|-----|------------------------------------------|-----|
| Within 400m of a Bus stop         | Yes | Within 800m of a Town or District Centre | No  |
| Within 800m of a Rail station     | No  | Within 600m of a Local Centre            | No  |
| Within 600m of a Primary School   | Yes | Within 800m of a Leisure Centre          | No  |
| Within 600m of a Secondary School | No  | Within 800m of a Post Office             | Yes |
| Within 600m of Further Education  | No  | Within 1km of a GP / Health Centre       | Yes |
| Within 2km of an employment area  | Yes | Within 800m of a Public Park / Play Area | Yes |



Farm to the north of Within Way



Farm to the north of Within Way



Hale School Playing Fields

### Purpose 1: To check the unrestricted sprawl of large built up areas

How well contained by the urban area is the parcel?

Partially Contained

The site is adjacent to Hale Village.

|                   |                                                                                                                                                                                                                                                              |                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| Boundary Strength | This parcel has generally weak boundaries created by field margins and boundaries. There is a strong boundary to the south created by Within Way. There is a moderate boundary to the west where the site adjoins the school, this is created by a treeline. |                      |
| Northern Boundary | Weak                                                                                                                                                                                                                                                         | Field boundary       |
| Eastern Boundary  | Weak                                                                                                                                                                                                                                                         | Field boundary       |
| Southern Boundary | Strong                                                                                                                                                                                                                                                       | Road network         |
| Western Boundary  | Weak                                                                                                                                                                                                                                                         | Residential boundary |
| Contiguous        | Contiguous                                                                                                                                                                                                                                                   |                      |

### Purpose 2: To prevent neighbouring towns from merging

**Gap description** This parcel lies to the east of Hale. It is within the gap between Hale and Halebank, and any development of this site will reduce the gap at this point, however, at this location the gap is over 1km. The development of this parcel would also impact on the overall gap between Liverpool and Widnes. Gap Distance to Widnes = 1286.49m. Gap Distance to Surrounding Settlements = 1789.42m. Gap Distance to Hale OR Cronton=0.96m. It is considered to have a limited impact on the resultant gap between settlements.

### Purpose 3: Safeguarding the countryside from encroachment

|                        |                                                                                                                                                                     |                                                                                        |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| Existing Land Use      | Predominantly agricultural land                                                                                                                                     |                                                                                        |
| Countryside Character  | The site is in countryside use and makes a strong contribution to preserving countryside character.                                                                 |                                                                                        |
| Countryside Use        | Countryside use                                                                                                                                                     |                                                                                        |
| Rounding               | Release of this Group would not contribute to the rounding of the settlement boundary creating a bulge projecting eastwards beyond the existing boundary.           |                                                                                        |
| Visual Encroachment    | High level of Visual Encroachment                                                                                                                                   | This site is encroached by the adjacent development in the village and on Church Road. |
| Views North            | Encroached                                                                                                                                                          | Views to the north are encroached by development in Hale village.                      |
| Views East             | Not Encroached                                                                                                                                                      | Views to the east are generally open.                                                  |
| Views South            | Encroached                                                                                                                                                          | Views to the south are encroached by development on Church Road.                       |
| Views West             | Encroached                                                                                                                                                          | Views to the west are encroached by development within the village.                    |
| Views through the Site | Encroached                                                                                                                                                          | Views through the site are encroached by development in the southern part of the site. |
| Landscape Character    | This site is within the Hale Shore and Farmland landscape character area, which was assessed as having strong character strength and to be in a moderate condition. |                                                                                        |

### Purpose 4: To preserve the setting and special character of historic towns

|                                                                                   |                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the parcel help to preserve the setting of a historic town, village or park? | The parcel does not affect the setting of a 'historic town or village' or listed 'historic park' as there are no such designations within the study area. Other heritage assets are identified under Stage 2: Restrictive Constraints. |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Individual sites have not been assessed against this function, as no measurable criteria were identified in the study methodology.

### Overall Summary of Purpose

|            |                                                                                                                                                                                                                                                                 |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| GB Purpose | Moderate                                                                                                                                                                                                                                                        |
| GB Overall | There are a number of restrictive constraints identified for this site. Consideration would need to be given to the heritage value of Hale Village Conservation Area and the Grade II Listed Building; the Landscape Value; the proximity to the Mersey Estuary |

This parcel makes a moderate contribution to the purposes of including land within the Green Belt. It is adjacent to the urban area, but with less than 50% of the boundary adjacent to development and is considered to be partially contained. This parcel lies to the east of Hale. It is within the gap between Hale and Halebank, and any development of this site will reduce the gap at this point, however, at this location the gap is over 1km. The development of this parcel would also impact on the overall gap between Liverpool and Widnes. Gap Distance to Widnes = 1286.49m. Gap Distance to Surrounding Settlements = 1789.42m. Gap Distance to Hale OR Cronton=0.96m. 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 high levels of visual encroachment with development overlooking the parcel. There are a number of restrictive constraints identified for this site. Consideration would need to be given to the heritage value of Hale Village Conservation Area and the Grade II Listed Building; the Landscape Value; the proximity to the Mersey Estuary Ramsar; and to the protection of best and most versatile agricultural land.

### Assessment of Potential Capacity

Percentage covered by development

Notational Site Capacity 0

Site Size 36.52 Eastings 352,644 Northings 388,311

**Description** A mix of commercial development, agricultural land and commercial storage land adjacent to residential properties on Mill Green Lane, Mill Lane and Derby Road, and Twford Lane. This Group comprises of parcels GB029, GB030, GB035, GB036, GB038 and GB040.

**Surrounding Uses** Surrounding uses include residential development and agricultural land.



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### Prohibitive Constraints

|                                                                                |    |                                               |    |
|--------------------------------------------------------------------------------|----|-----------------------------------------------|----|
| Flood Risk (Zone 3A and 3B)                                                    | No | Sites of Special Scientific Importance (SSSI) | No |
| Hazardous Installations and pipelines (Inner Zones) / Public Safety Zone (PSZ) | No | Ancient Woodland                              | No |
|                                                                                |    | Ramsar / SPA / SAC                            | No |

### Restrictive Constraints

|                                    |         |                                            |     |
|------------------------------------|---------|--------------------------------------------|-----|
| Conservation Area                  | No      | Hazardous Installation (Consultation Zone) | No  |
| Local Geological Importance        | No      | Local Wildlife Site                        | Yes |
| Listed Building / Ancient Monument | No      | Area of Landscape Value                    | No  |
| Flood Risk Zone 2                  | No      | Air Quality Management Area (AQMA)         | No  |
| Agricultural Land Classification   | Grade 2 | Potentially Contaminated Land              | Yes |
| Playing Pitches                    | No      | Proximity to Ramsar / SPA / SAC            | No  |

### Accessibility

|                                   |     |                                          |     |
|-----------------------------------|-----|------------------------------------------|-----|
| Within 400m of a Bus stop         | Yes | Within 800m of a Town or District Centre | No  |
| Within 800m of a Rail station     | No  | Within 600m of a Local Centre            | No  |
| Within 600m of a Primary School   | Yes | Within 800m of a Leisure Centre          | No  |
| Within 600m of a Secondary School | No  | Within 800m of a Post Office             | Yes |
| Within 600m of Further Education  | No  | Within 1km of a GP / Health Centre       | Yes |
| Within 2km of an employment area  | Yes | Within 800m of a Public Park / Play Area | Yes |



Open views from Derby Road across site GB036



Boundary adjacent to Mill Green Lane

### Purpose 1: To check the unrestricted sprawl of large built up areas

How well contained by the urban area is the parcel? Partially Contained

The site is adjacent to Widnes, with residential development to the south.

|                   |                                                                                                                                                           |                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| Boundary Strength | This parcel has mainly strong boundaries created by the road network in the area. The moderate boundary to the north is created by a continuous hedgerow. |                     |
| Northern Boundary | Moderate                                                                                                                                                  | Continuous hedgerow |
| Eastern Boundary  | Strong                                                                                                                                                    | Road network        |
| Southern Boundary | Strong                                                                                                                                                    | Road network        |
| Western Boundary  | Strong                                                                                                                                                    | Road network        |
| Contiguous        | Contiguous                                                                                                                                                |                     |

### Purpose 2: To prevent neighbouring towns from merging

Gap description This parcel would have limited impact on the resultant gap between Rainhill and Widnes to the north east. Gap Distance to Widnes = 1.09m. Gap Distance to Surrounding Settlements = 1954.44m. Gap Distance to Hale OR Cronton=2504.34m. It is considered to have a limited impact on the resultant gap between settlements.

### Purpose 3: Safeguarding the countryside from encroachment

|                        |                                                                                                                                                                       |                                                               |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| Existing Land Use      | Mix of uses                                                                                                                                                           |                                                               |
| Countryside Character  | The site is in a partial countryside use and provides a moderate contribution to preserving countryside character, displaying some natural and rural characteristics. |                                                               |
| Countryside Use        | Partial Countryside use                                                                                                                                               |                                                               |
| Rounding               | Release of this Group would not contribute to the rounding of the settlement boundary creating a bulge projecting northwards beyond the existing boundary.            |                                                               |
| Visual Encroachment    | Partial Visual Encroachment                                                                                                                                           | Widnes and development on Mill Lane encroaches on some views. |
| Views North            | Not Encroached                                                                                                                                                        | Views to the north are generally open.                        |
| Views East             | Not Encroached                                                                                                                                                        | Views to the east are generally open.                         |
| Views South            | Encroached                                                                                                                                                            | Views to the south are encroached by development in Widnes.   |
| Views West             | Encroached                                                                                                                                                            | Views to the west are encroached by development on Mill Lane. |
| Views through the Site | Not encroached                                                                                                                                                        | Views through the site are generally open.                    |
| Landscape Character    | This site is within the North Widnes Farmland landscape character area, which was assessed to have moderate character strength, but to be in a poor condition.        |                                                               |

### Purpose 4: To preserve the setting and special character of historic towns

|                                                                                   |                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the parcel help to preserve the setting of a historic town, village or park? | The parcel does not affect the setting of a 'historic town or village' or listed 'historic park' as there are no such designations within the study area. Other heritage assets are identified under Stage 2: Restrictive Constraints. |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Individual sites have not been assessed against this function, as no measurable criteria were identified in the study methodology.

### Overall Summary of Purpose

|            |                                                                                                                                                                    |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| GB Purpose | Partial                                                                                                                                                            |
| GB Overall | However, 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. |

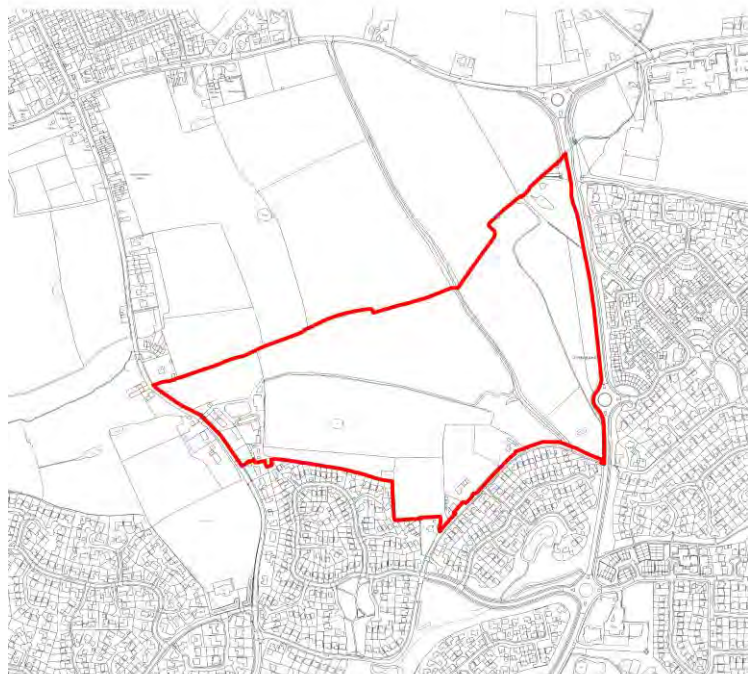
This parcel makes a partial contribution to the purposes of including land within the Green Belt. It is adjacent to the urban area, but with less than 50% of the boundary adjacent to development and is considered to be partially contained. This parcel would have limited impact on the resultant gap between Rainhill and Widnes to the north east. Gap Distance to Widnes = 1.09m. Gap Distance to Surrounding Settlements = 1954.44m. Gap Distance to Hale OR Cronton=2504.34m. It is considered to have a limited impact on the resultant gap between settlements. It is in a partial countryside use due to the mix of uses on the site or its use for equine uses or as a recreational area. It has some visual encroachment with views at certain points of the site overlooked by development. However, 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.

### Assessment of Potential Capacity

Percentage covered by development

Notational Site Capacity 0

|                  |                                                                                                                                                                                                                                                                     |          |         |           |         |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------|-----------|---------|
| Site Size        | 21.87                                                                                                                                                                                                                                                               | Eastings | 350,009 | Northings | 387,843 |
| Description      | A mix of agricultural arable and pasture land adjacent to Chapel Lane, Queensbury Way and to the south east by Residential properites and garden land at Old Upton Lane. This Group comprises of parcels GB001, GB002, GB003, GB004, GB005, GB006, GB007 and GB008. |          |         |           |         |
| Surrounding Uses | Surrounding uses include residential development and agricultural land.                                                                                                                                                                                             |          |         |           |         |



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### Prohibitive Constraints

|                                                                                |    |                                               |    |
|--------------------------------------------------------------------------------|----|-----------------------------------------------|----|
| Flood Risk (Zone 3A and 3B)                                                    | No | Sites of Special Scientific Importance (SSSI) | No |
| Hazardous Installations and pipelines (Inner Zones) / Public Safety Zone (PSZ) | No | Ancient Woodland                              | No |
|                                                                                |    | Ramsar / SPA / SAC                            | No |

### Restrictive Constraints

|                                    |         |                                            |     |
|------------------------------------|---------|--------------------------------------------|-----|
| Conservation Area                  | No      | Hazardous Installation (Consultation Zone) | No  |
| Local Geological Importance        | No      | Local Wildlife Site                        | No  |
| Listed Building / Ancient Monument | No      | Area of Landscape Value                    | No  |
| Flood Risk Zone 2                  | No      | Air Quality Management Area (AQMA)         | No  |
| Agricultural Land Classification   | Grade 2 | Potentially Contaminated Land              | Yes |
| Playing Pitches                    | No      | Proximity to Ramsar / SPA / SAC            | No  |

### Accessibility

|                                   |     |                                          |     |
|-----------------------------------|-----|------------------------------------------|-----|
| Within 400m of a Bus stop         | Yes | Within 800m of a Town or District Centre | No  |
| Within 800m of a Rail station     | No  | Within 600m of a Local Centre            | No  |
| Within 600m of a Primary School   | No  | Within 800m of a Leisure Centre          | Yes |
| Within 600m of a Secondary School | No  | Within 800m of a Post Office             | Yes |
| Within 600m of Further Education  | Yes | Within 1km of a GP / Health Centre       | Yes |
| Within 2km of an employment area  | Yes | Within 800m of a Public Park / Play Area | Yes |



Watercourse running along the northern boundary



Open views from Sandy Lane

### Purpose 1: To check the unrestricted sprawl of large built up areas

How well contained by the urban area is the parcel?

Partially Contained

This site is adjacent to Widnes, with residential development to the south and east.

|                   |                                                                                                                                                                                                                                                                     |              |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Boundary Strength | This parcel has a number of strong boundaries created by the road network in the area and a water course. Less strong boundaries are created by the residential boundaries to the south, although part of it has been strengthened through the creation of a ditch. |              |
| Northern Boundary | Strong                                                                                                                                                                                                                                                              | Watercourse  |
| Eastern Boundary  | Strong                                                                                                                                                                                                                                                              | Road network |
| Southern Boundary | Strong / Mo Road network / culvert                                                                                                                                                                                                                                  |              |
| Western Boundary  | Strong                                                                                                                                                                                                                                                              | Road network |
| Contiguous        | Contiguous                                                                                                                                                                                                                                                          |              |

### Purpose 2: To prevent neighbouring towns from merging

**Gap description** The gap between Widnes and the neighbouring towns (nearest being Rainhill) would be over 1600m should this site be released. However, the site also sits in the gap between Widnes and the village of Cronton. This gap is less than 500m in places. Release of this parcel would reduce the gap from the northern edge of this parcel to Cronton to less than 500m. Gap Distance to Widnes = 3.47m. Gap Distance to Surrounding Settlements = 1629.3m. Gap Distance to Hale OR Cronton= 465.31m. It is considered to provide an important role in preventing neighbouring towns from merging.

### Purpose 3: Safeguarding the countryside from encroachment

|                        |                                                                                                                                                                                                                                                     |                                                                                                                                          |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Existing Land Use      | Mix of uses                                                                                                                                                                                                                                         |                                                                                                                                          |
| Countryside Character  | The site is in a partial countryside use and provides a moderate contribution to preserving countryside character, displaying some natural and rural characteristics.                                                                               |                                                                                                                                          |
| Countryside Use        | Partial Countryside use                                                                                                                                                                                                                             |                                                                                                                                          |
| Rounding               | Release of this Group could partially contribute to the rounding of the settlement boundary, lying in the depression between Upton Grange and Linacre Lane, however the northeastern extent of the Group does project outwith this (notional) line. |                                                                                                                                          |
| Visual Encroachment    | High level of Visual Encroachment                                                                                                                                                                                                                   | Views are encroached by development in Widnes and Cronton.                                                                               |
| Views North            | Partially                                                                                                                                                                                                                                           | Views to the north are partially limited by woodland and part open across the fields but then interrupted by development within Cronton. |
| Views East             | Encroached                                                                                                                                                                                                                                          | Views to the east are encroached by development within Widnes.                                                                           |
| Views South            | Encroached                                                                                                                                                                                                                                          | Views to the south are encroached by development within Widnes.                                                                          |
| Views West             | Encroached                                                                                                                                                                                                                                          | Views to the west are encroached by development on Chapel Lane.                                                                          |
| Views through the Site | Partially                                                                                                                                                                                                                                           | Some of the views through the site are encroached by development within certain parts of the site.                                       |
| Landscape Character    | This site is within the North Widnes Farmland landscape character area, which was assessed to have moderate character strength, but to be in a poor condition.                                                                                      |                                                                                                                                          |

### Purpose 4: To preserve the setting and special character of historic towns

|                                                                                   |                                                                                                                                                                                                                                        |  |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Does the parcel help to preserve the setting of a historic town, village or park? | The parcel does not affect the setting of a 'historic town or village' or listed 'historic park' as there are no such designations within the study area. Other heritage assets are identified under Stage 2: Restrictive Constraints. |  |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

### Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Individual sites have not been assessed against this function, as no measurable criteria were identified in the study methodology.

## Overall Summary of Purpose

|            |          |
|------------|----------|
| GB Purpose | Moderate |
|------------|----------|

|            |                                                                                                                                                                                                                                                  |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| GB Overall | There are restrictive constraints identified for this site, consideration would need to be given to the heritage value of the setting of the nearby Grade II Listed Building and to the protection of best and most versatile agricultural land. |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

This parcel makes a moderate contribution to the purposes of including land within the Green Belt. It is adjacent to the urban area, but with less than 50% of the boundary adjacent to development and is considered to be partially contained. The gap between Widnes and the neighbouring towns (nearest being Rainhill) would be over 1600m should this site be released. However, the site also sits in the gap between Widnes and the village of Cronton. This gap is less than 500m in places. Release of this parcel would reduce the gap from the northern edge of this parcel to Cronton to less than 500m. Gap Distance to Widnes = 3.47m. Gap Distance to Surrounding Settlements = 1629.3m. Gap Distance to Hale OR Cronton=465.31m. It is considered to provide an important role in preventing neighbouring towns from merging. It is in a partial countryside use due to the mix of uses on the site or its use for equine uses or as a recreational area. It has high levels of visual encroachment with development overlooking the parcel. There are restrictive constraints identified for this site, consideration would need to be given to the heritage value of the setting of the nearby Grade II Listed Building and to the protection of best and most versatile agricultural land.

## Assessment of Potential Capacity

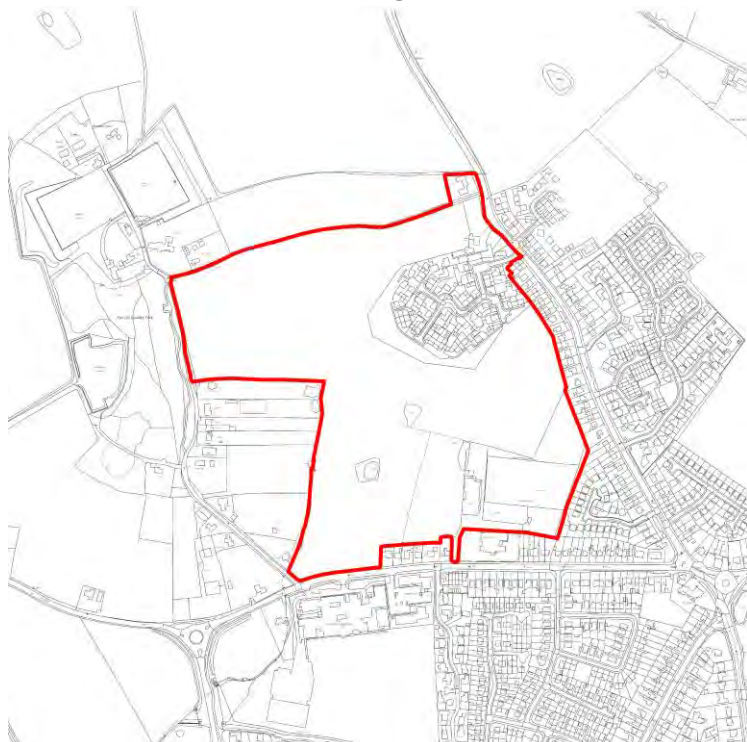
### Percentage covered by development

|                          |   |
|--------------------------|---|
| Notational Site Capacity | 0 |
|--------------------------|---|

Site Size 22.92 Eastings 350,496 Northings 388,660

Description A mix of agricultural pasture land. In addition to residential development and recreational sports facilities. This Group comprises of parcels GB020, GB021 and GB022.

Surrounding Uses Surrounding uses include residential development and agricultural land.



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### Prohibitive Constraints

|                                                                                |    |                                               |    |
|--------------------------------------------------------------------------------|----|-----------------------------------------------|----|
| Flood Risk (Zone 3A and 3B)                                                    | No | Sites of Special Scientific Importance (SSSI) | No |
| Hazardous Installations and pipelines (Inner Zones) / Public Safety Zone (PSZ) | No | Ancient Woodland                              | No |
|                                                                                |    | Ramsar / SPA / SAC                            | No |

### Restrictive Constraints

|                                    |     |                                            |     |
|------------------------------------|-----|--------------------------------------------|-----|
| Conservation Area                  | No  | Hazardous Installation (Consultation Zone) | No  |
| Local Geological Importance        | No  | Local Wildlife Site                        | No  |
| Listed Building / Ancient Monument | Yes | Area of Landscape Value                    | No  |
| Flood Risk Zone 2                  | No  | Air Quality Management Area (AQMA)         | No  |
| Agricultural Land Classification   | No  | Potentially Contaminated Land              | Yes |
| Playing Pitches                    | Yes | Proximity to Ramsar / SPA / SAC            | No  |

### Accessibility

|                                   |     |                                          |     |
|-----------------------------------|-----|------------------------------------------|-----|
| Within 400m of a Bus stop         | Yes | Within 800m of a Town or District Centre | No  |
| Within 800m of a Rail station     | No  | Within 600m of a Local Centre            | No  |
| Within 600m of a Primary School   | No  | Within 800m of a Leisure Centre          | Yes |
| Within 600m of a Secondary School | No  | Within 800m of a Post Office             | Yes |
| Within 600m of Further Education  | Yes | Within 1km of a GP / Health Centre       | No  |
| Within 2km of an employment area  | Yes | Within 800m of a Public Park / Play Area | No  |



View of Fords Sports and Social Club



Recreational fields abutting the urban edge



View of northern field boundary



View of western field boundary screening residential development

### Purpose 1: To check the unrestricted sprawl of large built up areas

How well contained by the urban area is the parcel?

Largely Contained

The site is adjacent to Widnes with residential development to the east, south and west.

|                   |                                                                                                                                                                                                                                                        |                                 |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| Boundary Strength | This parcel has a mix of boundaries, there are short areas of strong boundaries where the parcel abuts the road network. There are other moderate boundaries created by tree lines, and weaker boundaries where there residential boundary treatments. |                                 |
| Northern Boundary | Weak                                                                                                                                                                                                                                                   | Field boundary                  |
| Eastern Boundary  | Strong / We Road network / Residential boundary treatment                                                                                                                                                                                              |                                 |
| Southern Boundary | Weak                                                                                                                                                                                                                                                   | Residential boundary treatments |
| Western Boundary  | Moderate / Treeline / Road network                                                                                                                                                                                                                     |                                 |
| Contiguous        | Contiguous                                                                                                                                                                                                                                             |                                 |

### Purpose 2: To prevent neighbouring towns from merging

**Gap description** The site lies between the northern edge of Widnes and the settlement of Cronton, and further on to Rainhill. Release of this parcel would reduce the gap in this location, and in particular to less than 500m to Cronton. Gap Distance to Widnes = 1.23m. Gap Distance to Surrounding Settlements = 917.56m. Gap Distance to Hale OR Cronton=370.15m. It is considered to provide an important role in preventing neighbouring towns from merging.

### Purpose 3: Safeguarding the countryside from encroachment

|                        |                                                                                                                                                                                                                                                                |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Existing Land Use      | Mix of uses                                                                                                                                                                                                                                                    |
| Countryside Character  | The site is in a partial countryside use and provides a moderate contribution to preserving countryside character, displaying some natural and rural characteristics.                                                                                          |
| Countryside Use        | Partial Countryside use                                                                                                                                                                                                                                        |
| Rounding               | Whilst much of this Group lies within the 'gap' between Cronton and Norlands Lanes, release in its entirety would not contribute to the rounding of the settlement boundary creating a bulge projecting westwards towards the residential properties on Pex Hi |
| Visual Encroachment    | Partial Visual Encroachment      Development within Widnes encroaches on the site.                                                                                                                                                                             |
| Views North            | Not Encroached      Views to the north are generally open.                                                                                                                                                                                                     |
| Views East             | Encroached      Views to the east are encroached by development within Widnes.                                                                                                                                                                                 |
| Views South            | Encroached      Views to the south are encroached by development within Widnes.                                                                                                                                                                                |
| Views West             | Not Encroached      Views to the west are limited by treeline and topography.                                                                                                                                                                                  |
| Views through the Site | Partially      Views through the site are generally open with some views encroached to south.                                                                                                                                                                  |
| Landscape Character    | This site is within the North Widnes Farmland landscape character area, which was assessed to have moderate character strength, but to be in a poor condition.                                                                                                 |

### Purpose 4: To preserve the setting and special character of historic towns

|                                                                                   |                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the parcel help to preserve the setting of a historic town, village or park? | The parcel does not affect the setting of a 'historic town or village' or listed 'historic park' as there are no such designations within the study area. Other heritage assets are identified under Stage 2: Restrictive Constraints. |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Individual sites have not been assessed against this function, as no measurable criteria were identified in the study methodology.

### Overall Summary of Purpose

|            |                                                                                                                                                                                                                   |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| GB Purpose | Moderate                                                                                                                                                                                                          |
| GB Overall | There are restrictive constraints identified for this site, consideration would need to be given to the heritage value of the Listed Building and to the protection of best and most versatile agricultural land. |

This parcel makes a moderate contribution to the purposes of including land within the Green Belt. It is adjacent to the urban area, with approximately 50% to 75% of the boundary adjacent to development and is considered to be largely contained. The site lies between the northern edge of Widnes and the settlement of Cronton, and further on to Rainhill. Release of this parcel would reduce the gap in this location, and in particular to less than 500m to Cronton. Gap Distance to Widnes = 1.23m. Gap Distance to Surrounding Settlements = 917.56m. Gap Distance to Hale OR Cronton=370.15m. It is considered to provide an important role in preventing neighbouring towns from merging. It is in a partial countryside use due to the mix of uses on the site or its use for equine uses or as a recreational area. It has some visual encroachment with views at certain points of the site overlooked by development. There are restrictive constraints identified for this site, consideration would need to be given to the heritage value of the Listed Building and to the protection of best and most versatile agricultural land.

### Assessment of Potential Capacity

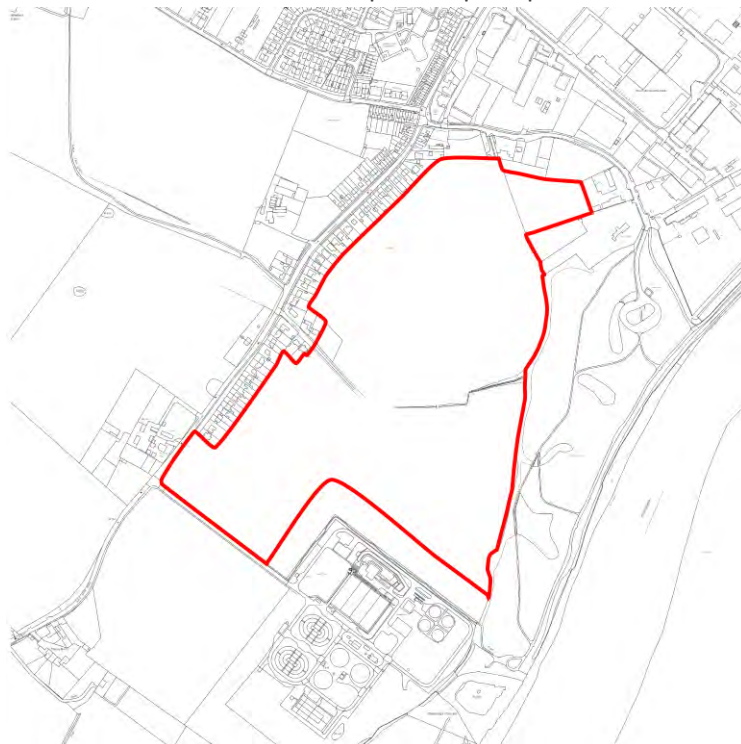
Percentage covered by development

Notational Site Capacity      0

Site Size 25.02 Eastings 348,421 Northings 383,454

Description Agricultural farmland adjacent to Pickerings Pasture surrounding uses include residential and industrial development. This Group comprises of parcels GB071, GB077 and GB089.

Surrounding Uses Surrounding uses include residential development, wastewater treatment plant, employment uses and public open space.



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### Prohibitive Constraints

|                                                                                |     |                                               |    |
|--------------------------------------------------------------------------------|-----|-----------------------------------------------|----|
| Flood Risk (Zone 3A and 3B)                                                    | No  | Sites of Special Scientific Importance (SSSI) | No |
| Hazardous Installations and pipelines (Inner Zones) / Public Safety Zone (PSZ) | Yes | Ancient Woodland                              | No |
|                                                                                |     | Ramsar / SPA / SAC                            | No |

### Restrictive Constraints

|                                    |         |                                            |     |
|------------------------------------|---------|--------------------------------------------|-----|
| Conservation Area                  | No      | Hazardous Installation (Consultation Zone) | Yes |
| Local Geological Importance        | No      | Local Wildlife Site                        | Yes |
| Listed Building / Ancient Monument | No      | Area of Landscape Value                    | Yes |
| Flood Risk Zone 2                  | Yes     | Air Quality Management Area (AQMA)         | No  |
| Agricultural Land Classification   | Grade 2 | Potentially Contaminated Land              | Yes |
| Playing Pitches                    | No      | Proximity to Ramsar / SPA / SAC            | Yes |

### Accessibility

|                                   |     |                                          |     |
|-----------------------------------|-----|------------------------------------------|-----|
| Within 400m of a Bus stop         | Yes | Within 800m of a Town or District Centre | No  |
| Within 800m of a Rail station     | No  | Within 600m of a Local Centre            | No  |
| Within 600m of a Primary School   | Yes | Within 800m of a Leisure Centre          | No  |
| Within 600m of a Secondary School | No  | Within 800m of a Post Office             | Yes |
| Within 600m of Further Education  | No  | Within 1km of a GP / Health Centre       | No  |
| Within 2km of an employment area  | Yes | Within 800m of a Public Park / Play Area | Yes |



Boundary adjacent to Pickerings Pasture



Boundary with ribbon development along Hale Gate Road



View south east illustrating well screened sewage works



View east towards Pickerings Pasture

### Purpose 1: To check the unrestricted sprawl of large built up areas

How well contained by the urban area is the parcel?

Largely Contained

The parcel is adjacent to Widnes, with residential to the north and west, employment to the north and the Water Treatment Works to the south.

**Boundary Strength** This parcel has a mix of boundaries with strong boundaries created where the site adjoins the road network and a strong boundary to the Water Treatment Works. There are moderate boundaries where the site adjoins Pickerings Pasture and a continuous treeline. There are weaker boundaries where the site adjoins residential garden boundary treatments.

**Northern Boundary** Weak Field boundary

**Eastern Boundary** Moderate Treeline

**Southern Boundary** Strong Road network

**Western Boundary** Weak Residential boundary treatment

**Contiguous** Contiguous

### Purpose 2: To prevent neighbouring towns from merging

**Gap description** This parcel would have limited impact on the resultant gap between settlements. Gap Distance to Widnes = 0.3m. Gap Distance to Surrounding Settlements = 2370.81m. Gap Distance to Hale OR Cronton=1060m. It is considered to have a limited impact on the resultant gap between settlements.

### Purpose 3: Safeguarding the countryside from encroachment

|                        |                                                                                                                                                                                                                                               |                                                                    |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| Existing Land Use      | Predominantly agricultural land                                                                                                                                                                                                               |                                                                    |
| Countryside Character  | The site is in countryside use and makes a strong contribution to preserving countryside character.                                                                                                                                           |                                                                    |
| Countryside Use        | Countryside use                                                                                                                                                                                                                               |                                                                    |
| Rounding               | Whilst much of this Group lies within the 'gap' between Hale Gate and Mersey View Rd, release in its entirety would not contribute to the rounding of the settlement boundary creating a bulge projecting southwards towards Hale Gate Marsh. |                                                                    |
| Visual Encroachment    | Partial Visual Encroachment                                                                                                                                                                                                                   | Views to the north and west are encroached by development.         |
| Views North            | Encroached                                                                                                                                                                                                                                    | Views to the north are encroached by adjacent employment area.     |
| Views East             | Not Encroached                                                                                                                                                                                                                                | Views to the east are limited by a treeline.                       |
| Views South            | Not Encroached                                                                                                                                                                                                                                | Views to the south are limited by a treeline.                      |
| Views West             | Encroached                                                                                                                                                                                                                                    | Views to the west are encroached by development on Hale Gate Road. |
| Views through the Site | Not encroached                                                                                                                                                                                                                                | Views through the site are generally open.                         |
| Landscape Character    | This site is within the Hale Shore and Farmland landscape character area, which was assessed as having strong character strength and to be in a moderate condition.                                                                           |                                                                    |

### Purpose 4: To preserve the setting and special character of historic towns

|                                                                                   |                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the parcel help to preserve the setting of a historic town, village or park? | The parcel does not affect the setting of a 'historic town or village' or listed 'historic park' as there are no such designations within the study area. Other heritage assets are identified under Stage 2: Restrictive Constraints. |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Individual sites have not been assessed against this function, as no measurable criteria were identified in the study methodology.

### Overall Summary of Purpose

|            |                                                                                                                                                                                                                                                                 |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| GB Purpose | Moderate                                                                                                                                                                                                                                                        |
| GB Overall | There are a number of restrictive constraints identified for this site. Consideration would need to be given to the wildlife value of the adjacent Pickerings Pasture Local Wildlife Site; the proximity to the Mersey Estuary Ramsar; the flood risk; the Land |

This parcel makes a moderate contribution to the purposes of including land within the Green Belt. It is adjacent to the urban area, with approximately 50% to 75% of the boundary adjacent to development and is considered to be largely contained. This parcel would have limited impact on the resultant gap between settlements. Gap Distance to Widnes = 0.3m. Gap Distance to Surrounding Settlements = 2370.81m. Gap Distance to Hale OR Cronton=1060m. 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. There are a number of restrictive constraints identified for this site. Consideration would need to be given to the wildlife value of the adjacent Pickerings Pasture Local Wildlife Site; the proximity to the Mersey Estuary Ramsar; the flood risk; the Landscape Value; and to the protection of best and most versatile agricultural land. The site is also within the Middle and Outer PADHI for a hazardous installation, with a very small area to the north of the parcel within the prohibitive Inner PADHI zone.

### Assessment of Potential Capacity

Percentage covered by development

Notational Site Capacity 0

## North of Watkinson Way (West)

Group K

|                  |                                                                                                                                                                                          |          |         |           |         |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------|-----------|---------|
| Site Size        | 16.35                                                                                                                                                                                    | Eastings | 350,973 | Northings | 389,525 |
| Description      | Predominantly agricultural land other uses include a garden centre, riding school and residential property. This Group comprises of parcels GB023, GB024, GB025, GB026, GB027 and GB028. |          |         |           |         |
| Surrounding Uses | Surrounding uses include road network.                                                                                                                                                   |          |         |           |         |



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### Prohibitive Constraints

|                                                                                |    |                                               |    |
|--------------------------------------------------------------------------------|----|-----------------------------------------------|----|
| Flood Risk (Zone 3A and 3B)                                                    | No | Sites of Special Scientific Importance (SSSI) | No |
| Hazardous Installations and pipelines (Inner Zones) / Public Safety Zone (PSZ) | No | Ancient Woodland                              | No |
|                                                                                |    | Ramsar / SPA / SAC                            | No |

### Restrictive Constraints

|                                    |         |                                            |     |
|------------------------------------|---------|--------------------------------------------|-----|
| Conservation Area                  | No      | Hazardous Installation (Consultation Zone) | No  |
| Local Geological Importance        | No      | Local Wildlife Site                        | No  |
| Listed Building / Ancient Monument | No      | Area of Landscape Value                    | No  |
| Flood Risk Zone 2                  | No      | Air Quality Management Area (AQMA)         | No  |
| Agricultural Land Classification   | Grade 2 | Potentially Contaminated Land              | Yes |
| Playing Pitches                    | No      | Proximity to Ramsar / SPA / SAC            | No  |

### Accessibility

|                                   |     |                                          |     |
|-----------------------------------|-----|------------------------------------------|-----|
| Within 400m of a Bus stop         | Yes | Within 800m of a Town or District Centre | No  |
| Within 800m of a Rail station     | No  | Within 600m of a Local Centre            | No  |
| Within 600m of a Primary School   | No  | Within 800m of a Leisure Centre          | No  |
| Within 600m of a Secondary School | No  | Within 800m of a Post Office             | Yes |
| Within 600m of Further Education  | No  | Within 1km of a GP / Health Centre       | No  |
| Within 2km of an employment area  | Yes | Within 800m of a Public Park / Play Area | No  |



View of Sandhills Farm Buildings



View of agricultural land from the southern boundary



Agricultural farm land and eastern boundary



View across the parcel from the eastern boundary

### Purpose 1: To check the unrestricted sprawl of large built up areas

How well contained by the urban area is the parcel?

Not Contained

This parcel is detached from the urban area.

|                   |                                                                                                                                               |              |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Boundary Strength | This parcel has all strong boundaries, created by the road network that surrounds the site (Warrington Road, Wilmere Lane and Watkinson Way). |              |
| Northern Boundary | Strong                                                                                                                                        | Road network |
| Eastern Boundary  | Strong                                                                                                                                        | Road network |
| Southern Boundary | Strong                                                                                                                                        | Road network |
| Western Boundary  | Strong                                                                                                                                        | Road network |
| Contiguous        | Non-Contiguous                                                                                                                                |              |

### Purpose 2: To prevent neighbouring towns from merging

**Gap description** The site lies between the northern edge of Widnes and the settlement of Rainhill. Release of this parcel would reduce the gap between Rainhill and Widnes in this location. It is considered that this Group provides an essential role in preventing neighbouring towns from merging and it will be important to ensure that it is retained within the Green Belt. Gap Distance to Widnes = 221.5m. Gap Distance to Surrounding Settlements = 216.78m. Gap Distance to Hale OR Cronton=1290.55m. It is considered to provide an essential role in preventing neighbouring towns from merging and it will be important to ensure that it is retained within the Green Belt.

### Purpose 3: Safeguarding the countryside from encroachment

|                        |                                                                                                                                                                       |                                                                                                         |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| Existing Land Use      | Mix of uses                                                                                                                                                           |                                                                                                         |
| Countryside Character  | The site is in a partial countryside use and provides a moderate contribution to preserving countryside character, displaying some natural and rural characteristics. |                                                                                                         |
| Countryside Use        | Partial Countryside use                                                                                                                                               |                                                                                                         |
| Rounding               | Group is detached from the settlement boundary and release individually or in conjunction would not contribute to rounding of any settlement boundaries.              |                                                                                                         |
| Visual Encroachment    | Partial Visual Encroachment                                                                                                                                           | There is some development within the site and adjacent to the site which encroach.                      |
| Views North            | Not Encroached                                                                                                                                                        | Views to the north are generally open.                                                                  |
| Views East             | Partially                                                                                                                                                             | Views to the east are generally open, although there are a couple of properties that encroach on views. |
| Views South            | Not Encroached                                                                                                                                                        | Views to the south are limited by trees on the road boundaries.                                         |
| Views West             | Not Encroached                                                                                                                                                        | Views to the west are limited by trees on the road boundaries.                                          |
| Views through the Site | Partially                                                                                                                                                             | Views through the site are partially encroached by development within the site.                         |
| Landscape Character    | This site is within the North Widnes Farmland landscape character area, which was assessed to have moderate character strength, but to be in a poor condition.        |                                                                                                         |

### Purpose 4: To preserve the setting and special character of historic towns

|                                                                                   |                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the parcel help to preserve the setting of a historic town, village or park? | The parcel does not affect the setting of a 'historic town or village' or listed 'historic park' as there are no such designations within the study area. Other heritage assets are identified under Stage 2: Restrictive Constraints. |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Individual sites have not been assessed against this function, as no measurable criteria were identified in the study methodology.

### Overall Summary of Purpose

|            |                                                                                                                                                                    |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| GB Purpose | Essential                                                                                                                                                          |
| GB Overall | However, 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. |

This parcel makes a essential contribution to the purposes of including land within the Green Belt. It is detached from the urban area and is not considered contained. The site lies between the northern edge of Widnes and the settlement of Rainhill. Release of this parcel would reduce the gap between Rainhill and Widnes in this location. It is considered that this Group provides an essential role in preventing neighbouring towns from merging and it will be important to ensure that it is retained within the Green Belt. Gap Distance to Widnes = 221.5m. Gap Distance to Surrounding Settlements = 216.78m. Gap Distance to Hale OR Cronton=1290.55m. It is considered to provide an essential role in preventing neighbouring towns from merging and it will be important to ensure that it is retained within the Green Belt. It is in a partial countryside use due to the mix of uses on the site or its use for equine uses or as a recreational area. It has some visual encroachment with views at certain points of the site overlooked by development. However, 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.

### Assessment of Potential Capacity

Percentage covered by development

Notational Site Capacity 0

Site Size 20.33 Eastings 350,753 Northings 389,303

Description Predominantly agricultural land bounded by Watkinson Way and Norlands Road. This Group comprises of parcels GB010, GB011, GB016, GB017, GB018 and GB019.

Surrounding Uses Surrounding uses include road network, agricultural land and residential development.



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### Prohibitive Constraints

|                                                                                |    |                                               |    |
|--------------------------------------------------------------------------------|----|-----------------------------------------------|----|
| Flood Risk (Zone 3A and 3B)                                                    | No | Sites of Special Scientific Importance (SSSI) | No |
| Hazardous Installations and pipelines (Inner Zones) / Public Safety Zone (PSZ) | No | Ancient Woodland                              | No |
|                                                                                |    | Ramsar / SPA / SAC                            | No |

### Restrictive Constraints

|                                    |                       |                                            |     |
|------------------------------------|-----------------------|--------------------------------------------|-----|
| Conservation Area                  | No                    | Hazardous Installation (Consultation Zone) | No  |
| Local Geological Importance        | No                    | Local Wildlife Site                        | No  |
| Listed Building / Ancient Monument | Yes (200m Setting of) | Area of Landscape Value                    | No  |
| Flood Risk Zone 2                  | No                    | Air Quality Management Area (AQMA)         | No  |
| Agricultural Land Classification   | II                    | Potentially Contaminated Land              | Yes |
| Playing Pitches                    | Yes                   | Proximity to Ramsar / SPA / SAC            | No  |

### Accessibility

|                                   |     |                                          |     |
|-----------------------------------|-----|------------------------------------------|-----|
| Within 400m of a Bus stop         | Yes | Within 800m of a Town or District Centre | No  |
| Within 800m of a Rail station     | No  | Within 600m of a Local Centre            | No  |
| Within 600m of a Primary School   | No  | Within 800m of a Leisure Centre          | Yes |
| Within 600m of a Secondary School | No  | Within 800m of a Post Office             | Yes |
| Within 600m of Further Education  | No  | Within 1km of a GP / Health Centre       | No  |
| Within 2km of an employment area  | Yes | Within 800m of a Public Park / Play Area | No  |



View of south east field boundary



View of the north western boundary



View of the south east boundary adjacent to Watkinson Way



View of parcel GB019 from the northwest boundary

**Purpose 1: To check the unrestricted sprawl of large built up areas**

|                                                                                                                                      |                                                                                                                                                                                                                                    |                               |
|--------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| How well contained by the urban area is the parcel?                                                                                  |                                                                                                                                                                                                                                    | Not Contained                 |
| The site is remote from urban development however, a portion of the adjacent land to the southern edge is an allocated housing site. |                                                                                                                                                                                                                                    |                               |
| Boundary Strength                                                                                                                    | This parcel has strong boundaries to the north and south west but has weaker boundaries to the eastern edge with a moderate boundary created by a continuous treeline and a weak boundary where the treeline becomes intermittent. |                               |
| Northern Boundary                                                                                                                    | Strong                                                                                                                                                                                                                             | Road network                  |
| Eastern Boundary                                                                                                                     | Moderate                                                                                                                                                                                                                           | Continuous treeline, hedgerow |
| Southern Boundary                                                                                                                    | Weak                                                                                                                                                                                                                               | Field boundary                |
| Western Boundary                                                                                                                     | Strong                                                                                                                                                                                                                             | Road network                  |
| Contiguous                                                                                                                           | Contiguous                                                                                                                                                                                                                         |                               |

## Purpose 2: To prevent neighbouring towns from merging

**Gap description** The site lies between the northern edge of Widnes and the settlement of Rainhill. Release of this parcel would reduce the gap between Rainhill and Widnes in this location to less than 500m. It is considered that this Group provides an essential role in preventing neighbouring towns from merging and it will be important to ensure that it is retained within the Green Belt. Gap Distance to Widnes = 4.71m. Gap Distance to Surrounding Settlements = 275.09m. Gap Distance to Hale OR Cronton=901.94m. It is considered to provide an important role in preventing neighbouring towns from merging.

## Purpose 3: Safeguarding the countryside from encroachment

|                        |                                                                                                                                                                |                                                                                |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| Existing Land Use      | Predominantly agricultural land                                                                                                                                |                                                                                |
| Countryside Character  | The site is in countryside use and makes a strong contribution to preserving countryside character.                                                            |                                                                                |
| Countryside Use        | Countryside use                                                                                                                                                |                                                                                |
| Rounding               | Group is located north of northernmost section of the Widnes settlement boundary and release would extend existing northern bulge.                             |                                                                                |
| Visual Encroachment    | Partial Visual Encroachment                                                                                                                                    | Views to the south are encroached by development within Widnes.                |
| Views North            | Encroached                                                                                                                                                     | Views to the north are encroached by development on the other side of the M62. |
| Views East             | Not Encroached                                                                                                                                                 | Views to the east are limited by trees to the road boundary.                   |
| Views South            | Encroached                                                                                                                                                     | Views to the south are encroached by development within Widnes.                |
| Views West             | Not Encroached                                                                                                                                                 | Views to the west are generally open.                                          |
| Views through the Site | Not Encroached                                                                                                                                                 | Views through the site are generally open.                                     |
| Landscape Character    | This site is within the North Widnes Farmland landscape character area, which was assessed to have moderate character strength, but to be in a poor condition. |                                                                                |

## Purpose 4: To preserve the setting and special character of historic towns

|                                                                                   |                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the parcel help to preserve the setting of a historic town, village or park? | The parcel does not affect the setting of a 'historic town or village' or listed 'historic park' as there are no such designations within the study area. Other heritage assets are identified under Stage 2: Restrictive Constraints. |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Individual sites have not been assessed against this function, as no measurable criteria were identified in the study methodology.

## Overall Summary of Purpose

GB Purpose      Essential

GB Overall      There are restrictive constraints identified for this site, consideration would need to be given to the heritage value of the setting of the nearby Grade II Listed Building and to the protection of best and most versatile agricultural land.

This parcel makes a essential contribution to the purposes of including land within the Green Belt. It is detached from the urban area and is not considered contained. The site lies between the northern edge of Widnes and the settlement of Rainhill. Release of this parcel would reduce the gap between Rainhill and Widnes in this location to less than 500m. It is considered that this Group provides an essential role in preventing neighbouring towns from merging and it will be important to ensure that it is retained within the Green Belt. Gap Distance to Widnes = 4.71m. Gap Distance to Surrounding Settlements = 275.09m. Gap Distance to Hale OR Cronton=901.94m. It is considered to provide an important role in preventing neighbouring towns from merging. 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. There are restrictive constraints identified for this site, consideration would need to be given to the heritage value of the setting of the nearby Grade II Listed Building and to the protection of best and most versatile agricultural land.

## Assessment of Potential Capacity

Percentage covered by development

Notational Site Capacity      0

Site Size 5.18 Eastings 351,056 Northings 389,167

Description This Group is a mix of pasture land, commercial, retail and residential development. It comprises of parcels GB012, GB013, GB014 and GB015.

Surrounding Uses Surrounding uses include road network and agricultural land.



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### Prohibitive Constraints

|                                                                                |    |                                               |    |
|--------------------------------------------------------------------------------|----|-----------------------------------------------|----|
| Flood Risk (Zone 3A and 3B)                                                    | No | Sites of Special Scientific Importance (SSSI) | No |
| Hazardous Installations and pipelines (Inner Zones) / Public Safety Zone (PSZ) | No | Ancient Woodland                              | No |
|                                                                                |    | Ramsar / SPA / SAC                            | No |

### Restrictive Constraints

|                                    |         |                                            |     |
|------------------------------------|---------|--------------------------------------------|-----|
| Conservation Area                  | No      | Hazardous Installation (Consultation Zone) | No  |
| Local Geological Importance        | No      | Local Wildlife Site                        | No  |
| Listed Building / Ancient Monument | No      | Area of Landscape Value                    | No  |
| Flood Risk Zone 2                  | No      | Air Quality Management Area (AQMA)         | No  |
| Agricultural Land Classification   | Grade 2 | Potentially Contaminated Land              | Yes |
| Playing Pitches                    | Yes     | Proximity to Ramsar / SPA / SAC            | No  |

### Accessibility

|                                   |     |                                          |     |
|-----------------------------------|-----|------------------------------------------|-----|
| Within 400m of a Bus stop         | Yes | Within 800m of a Town or District Centre | No  |
| Within 800m of a Rail station     | No  | Within 600m of a Local Centre            | No  |
| Within 600m of a Primary School   | No  | Within 800m of a Leisure Centre          | No  |
| Within 600m of a Secondary School | No  | Within 800m of a Post Office             | Yes |
| Within 600m of Further Education  | No  | Within 1km of a GP / Health Centre       | No  |
| Within 2km of an employment area  | Yes | Within 800m of a Public Park / Play Area | No  |



Mature tree line to the southern boundary



View from Wilmere Lane to the eastern boundary of the parcel



A mix of residential and commercial built development



View from the southern boundary looking back towards site GB014

### Purpose 1: To check the unrestricted sprawl of large built up areas

How well contained by the urban area is the parcel?

Not Contained

This parcel is detached from the urban area, by Wilmere Lane Playing Fields.

|                   |                                                                                                                                                                                                              |              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Boundary Strength | This parcel has strong boundaries to the north and east created by the road network (Watkinson Way and Wilmere Lane). The other boundaries are considered moderate and are created by a continuous treeline. |              |
| Northern Boundary | Strong                                                                                                                                                                                                       | Road network |
| Eastern Boundary  | Strong                                                                                                                                                                                                       | Road network |
| Southern Boundary | Moderate                                                                                                                                                                                                     | Treeline     |
| Western Boundary  | Moderate                                                                                                                                                                                                     | Treeline     |
| Contiguous        | Contiguous                                                                                                                                                                                                   |              |

### Purpose 2: To prevent neighbouring towns from merging

**Gap description** The site lies between the northern edge of Widnes and the settlement of Rainhill. Release of this parcel would reduce the gap between Rainhill and Widnes in this location. Gap Distance to Widnes = 2.69m. Gap Distance to Surrounding Settlements = 855.35m. Gap Distance to Hale OR Cronton= 1227.87m. It is considered that this parcel would reduce the gap between neighbouring towns, but it is not considered that it would lead to the merging of neighbouring towns.

### Purpose 3: Safeguarding the countryside from encroachment

|                        |                                                                                                                                                                                                   |                                                                                          |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| Existing Land Use      | Mix of uses                                                                                                                                                                                       |                                                                                          |
| Countryside Character  | The site is in a partial countryside use and provides a moderate contribution to preserving countryside character, displaying some natural and rural characteristics.                             |                                                                                          |
| Countryside Use        | Partial Countryside use                                                                                                                                                                           |                                                                                          |
| Rounding               | Group is located north east of northernmost section of the Widnes settlement boundary and release would create a separate 'bulge' into the Green Belt, unless combined with a release of Group D. |                                                                                          |
| Visual Encroachment    | Partial Visual Encroachment                                                                                                                                                                       | Views to the south are encroached by development within Widnes.                          |
| Views North            | Not Encroached                                                                                                                                                                                    | Views to the north are generally open.                                                   |
| Views East             | Not Encroached                                                                                                                                                                                    | Views to the east are generally open.                                                    |
| Views South            | Encroached                                                                                                                                                                                        | Views to the south are encroached by development in Widnes.                              |
| Views West             | Not Encroached                                                                                                                                                                                    | Views to the west are generally open.                                                    |
| Views through the Site | Partially                                                                                                                                                                                         | Views through the site are partially encroached, with views to the north generally open. |
| Landscape Character    | This site is within the North Widnes Farmland landscape character area, which was assessed to have moderate character strength, but to be in a poor condition.                                    |                                                                                          |

### Purpose 4: To preserve the setting and special character of historic towns

|                                                                                   |                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the parcel help to preserve the setting of a historic town, village or park? | The parcel does not affect the setting of a 'historic town or village' or listed 'historic park' as there are no such designations within the study area. Other heritage assets are identified under Stage 2: Restrictive Constraints. |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Individual sites have not been assessed against this function, as no measurable criteria were identified in the study methodology.

### Overall Summary of Purpose

|            |                                                                                                                                                                    |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| GB Purpose | Significant                                                                                                                                                        |
| GB Overall | However, 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. |

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. The site lies between the northern edge of Widnes and the settlement of Rainhill. Release of this parcel would reduce the gap between Rainhill and Widnes in this location. Gap Distance to Widnes = 2.69m. Gap Distance to Surrounding Settlements = 855.35m. Gap Distance to Hale OR Cronton = 1227.87m. It is considered that this parcel would reduce the gap between neighbouring towns, but it is not considered that it would lead to the merging of neighbouring towns. It is in a partial countryside use due to the mix of uses on the site or its use for equine uses or as a recreational area. It has some visual encroachment with views at certain points of the site overlooked by development. However, 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.

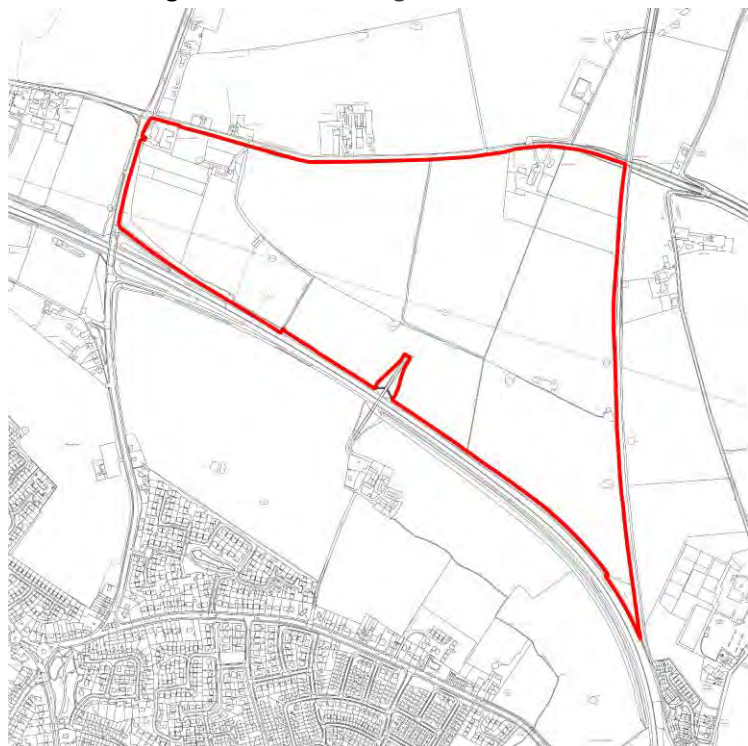
### Assessment of Potential Capacity

Percentage covered by development

Notational Site Capacity 0

|             |                                                                                                                                                                                                    |          |         |           |         |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------|-----------|---------|
| Site Size   | 61.61                                                                                                                                                                                              | Eastings | 351,793 | Northings | 389,205 |
| Description | Predominantly agricultural land other uses include a residential care home, farmhouse and outbuildings. This Group comprises of parcels GB061, GB062, GB063, GB064, GB065, GB066, GB067 and GB068. |          |         |           |         |

Surrounding Uses Surrounding uses include road network and agricultural land.



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### Prohibitive Constraints

|                                                                                |    |                                               |    |
|--------------------------------------------------------------------------------|----|-----------------------------------------------|----|
| Flood Risk (Zone 3A and 3B)                                                    | No | Sites of Special Scientific Importance (SSSI) | No |
| Hazardous Installations and pipelines (Inner Zones) / Public Safety Zone (PSZ) | No | Ancient Woodland                              | No |
|                                                                                |    | Ramsar / SPA / SAC                            | No |

### Restrictive Constraints

|                                    |     |                                            |     |
|------------------------------------|-----|--------------------------------------------|-----|
| Conservation Area                  | No  | Hazardous Installation (Consultation Zone) | No  |
| Local Geological Importance        | No  | Local Wildlife Site                        | Yes |
| Listed Building / Ancient Monument | Yes | Area of Landscape Value                    | No  |
| Flood Risk Zone 2                  | No  | Air Quality Management Area (AQMA)         | No  |
| Agricultural Land Classification   | II  | Potentially Contaminated Land              | Yes |
| Playing Pitches                    | No  | Proximity to Ramsar / SPA / SAC            | No  |

### Accessibility

|                                   |     |                                          |     |
|-----------------------------------|-----|------------------------------------------|-----|
| Within 400m of a Bus stop         | Yes | Within 800m of a Town or District Centre | No  |
| Within 800m of a Rail station     | No  | Within 600m of a Local Centre            | No  |
| Within 600m of a Primary School   | No  | Within 800m of a Leisure Centre          | No  |
| Within 600m of a Secondary School | No  | Within 800m of a Post Office             | Yes |
| Within 600m of Further Education  | No  | Within 1km of a GP / Health Centre       | No  |
| Within 2km of an employment area  | Yes | Within 800m of a Public Park / Play Area | No  |



Boundary with Warrington Road



View of northern field boundary



Hedgerow to southern field boundary



Boundary adjacent to Watkinson Way

### Purpose 1: To check the unrestricted sprawl of large built up areas

|                                                     |                                                                                                                                                                            |               |  |
|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--|
| How well contained by the urban area is the parcel? |                                                                                                                                                                            | Not Contained |  |
| This parcel is detached from the urban area.        |                                                                                                                                                                            |               |  |
| Boundary Strength                                   | This parcel has all strong boundaries created by the road network (Warrington Road, Wilmere Lane and Watkinson Way) and the former rail line (now Minerals Line Cycleway). |               |  |
| Northern Boundary                                   | Strong                                                                                                                                                                     | Road network  |  |
| Eastern Boundary                                    | Strong                                                                                                                                                                     | Road network  |  |
| Southern Boundary                                   | Strong                                                                                                                                                                     | Road network  |  |
| Western Boundary                                    | Strong                                                                                                                                                                     | Road network  |  |
| Contiguous                                          | Non-Contiguous                                                                                                                                                             |               |  |

### Purpose 2: To prevent neighbouring towns from merging

|                 |                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Gap description | This parcel would reduce the resultant gap between Rainhill and Widnes to the north west. Gap Distance to Widnes = 60.62m. Gap Distance to Surrounding Settlements = 945.61m. Gap Distance to Hale OR Cronton=1547.07m. It is considered that this parcel would reduce the gap between neighbouring towns, but it is not considered that it would lead to the merging of neighbouring towns. |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Purpose 3: Safeguarding the countryside from encroachment

|                        |                                                                                                                                                                |                                                                                                                 |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| Existing Land Use      | Predominantly agricultural land                                                                                                                                |                                                                                                                 |
| Countryside Character  | The site is in countryside use and makes a strong contribution to preserving countryside character.                                                            |                                                                                                                 |
| Countryside Use        | Countryside use                                                                                                                                                |                                                                                                                 |
| Rounding               | Group is detached form the settlement boundary and release individually or in conjunction would not contribute to rounding of any settlement boundaries.       |                                                                                                                 |
| Visual Encroachment    | Partial Visual Encroachment                                                                                                                                    | There are some views encroached by individual dwellings.                                                        |
| Views North            | Partially                                                                                                                                                      | Views to the north are partially encroached by development on the other side of Warrington Road.                |
| Views East             | Not Encroached                                                                                                                                                 | Views to the east are generally open.                                                                           |
| Views South            | Not Encroached                                                                                                                                                 | Views to the south are limited by the treeline along the road.                                                  |
| Views West             | Partially                                                                                                                                                      | Views to the west are open across the adjacent field, however, some longer views are encroached by development. |
| Views through the Site | Partially                                                                                                                                                      | There are some views within the site that are encroached by development.                                        |
| Landscape Character    | This site is within the North Widnes Farmland landscape character area, which was assessed to have moderate character strength, but to be in a poor condition. |                                                                                                                 |

### Purpose 4: To preserve the setting and special character of historic towns

|                                                                                   |                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the parcel help to preserve the setting of a historic town, village or park? | The parcel does not affect the setting of a 'historic town or village' or listed 'historic park' as there are no such designations within the study area. Other heritage assets are identified under Stage 2: Restrictive Constraints. |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Individual sites have not been assessed against this function, as no measurable criteria were identified in the study methodology.

### Overall Summary of Purpose

|            |                                                                                                                                                                                                                                          |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| GB Purpose | Significant                                                                                                                                                                                                                              |
| GB Overall | There are restrictive constraints identified for this site, consideration would need to be given to the heritage value of the setting of the nearby Ancient Monument and to the protection of best and most versatile agricultural land. |

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 reduce the resultant gap between Rainhill and Widnes to the north west. Gap Distance to Widnes = 60.62m. Gap Distance to Surrounding Settlements = 945.61m. Gap Distance to Hale OR Cronton=1547.07m. It is considered that this parcel would reduce the gap between neighbouring towns, but it is not considered that it would lead to the merging of neighbouring towns. 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. There are restrictive constraints identified for this site, consideration would need to be given to the heritage value of the setting of the nearby Ancient Monument and to the protection of best and most versatile agricultural land.

### Assessment of Potential Capacity

Percentage covered by development

Notational Site Capacity 0

Site Size 10.65 Eastings 352,460 Northings 388,991

Description Agricultural land bounded by Twyford Lane, the Mineral Line nature reserve and Warrington Road. Other uses on site include residential development. This Group comprises of parcels GB031, GB032, GB033 and GB034.

Surrounding Uses Surrounding uses include agriculutral land.



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### Prohibitive Constraints

|                                                                                |    |                                               |    |
|--------------------------------------------------------------------------------|----|-----------------------------------------------|----|
| Flood Risk (Zone 3A and 3B)                                                    | No | Sites of Special Scientific Importance (SSSI) | No |
| Hazardous Installations and pipelines (Inner Zones) / Public Safety Zone (PSZ) | No | Ancient Woodland                              | No |
|                                                                                |    | Ramsar / SPA / SAC                            | No |

### Restrictive Constraints

|                                    |     |                                            |     |
|------------------------------------|-----|--------------------------------------------|-----|
| Conservation Area                  | No  | Hazardous Installation (Consultation Zone) | No  |
| Local Geological Importance        | No  | Local Wildlife Site                        | Yes |
| Listed Building / Ancient Monument | Yes | Area of Landscape Value                    | No  |
| Flood Risk Zone 2                  | No  | Air Quality Management Area (AQMA)         | No  |
| Agricultural Land Classification   | II  | Potentially Contaminated Land              | Yes |
| Playing Pitches                    | No  | Proximity to Ramsar / SPA / SAC            | No  |

### Accessibility

|                                   |     |                                          |     |
|-----------------------------------|-----|------------------------------------------|-----|
| Within 400m of a Bus stop         | No  | Within 800m of a Town or District Centre | No  |
| Within 800m of a Rail station     | No  | Within 600m of a Local Centre            | No  |
| Within 600m of a Primary School   | No  | Within 800m of a Leisure Centre          | No  |
| Within 600m of a Secondary School | No  | Within 800m of a Post Office             | Yes |
| Within 600m of Further Education  | No  | Within 1km of a GP / Health Centre       | No  |
| Within 2km of an employment area  | Yes | Within 800m of a Public Park / Play Area | No  |



View of eastern boundary looking north along Twyford Lane



Model Farm House



Land to the rear of model farm



Boundary with Twyford Lane

### Purpose 1: To check the unrestricted sprawl of large built up areas

How well contained by the urban area is the parcel?

Not Contained

This parcel is detached from the urban area.

|                   |                                                                                                                                                                                                                                                                                 |                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| Boundary Strength | This parcel has strong boundaries to the east and north created by the road network (Warrington Road and Twyford Lane) and the west created by the former rail line (now the Mineral Line Cycleway). The southern boundary is a continuous hedgerow and is considered moderate. |                     |
| Northern Boundary | Strong                                                                                                                                                                                                                                                                          | Road network        |
| Eastern Boundary  | Strong                                                                                                                                                                                                                                                                          | Road network        |
| Southern Boundary | Moderate                                                                                                                                                                                                                                                                        | Continuous hedgerow |
| Western Boundary  | Strong                                                                                                                                                                                                                                                                          | Mineral Line        |
| Contiguous        | Non-Contiguous                                                                                                                                                                                                                                                                  |                     |

### Purpose 2: To prevent neighbouring towns from merging

Gap description This parcel would reduce the resultant gap between settlements, but it would remain more than 1km. Gap Distance to Widnes = 403.26m. Gap Distance to Surrounding Settlements = 1326.81m. Gap Distance to Hale OR Cronton=2504.23m. It is considered to have a limited impact on the resultant gap between settlements.

### Purpose 3: Safeguarding the countryside from encroachment

|                        |                                                                                                                                                                       |                                                                                                 |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| Existing Land Use      | Mix of uses including residential, gardens and agricultural land                                                                                                      |                                                                                                 |
| Countryside Character  | The site is in a partial countryside use and provides a moderate contribution to preserving countryside character, displaying some natural and rural characteristics. |                                                                                                 |
| Countryside Use        | Partial Countryside use                                                                                                                                               |                                                                                                 |
| Rounding               | Group is detached form the settlement boundary and release individually or in conjunction would not contribute to rounding of any settlement boundaries.              |                                                                                                 |
| Visual Encroachment    | Limited Visual Encroachment                                                                                                                                           | Views to the south are encroached by garden centre development to the south.                    |
| Views North            | Not Encroached                                                                                                                                                        | Views to the north are generally open.                                                          |
| Views East             | Not Encroached                                                                                                                                                        | Views to the east are generally open.                                                           |
| Views South            | Encroached                                                                                                                                                            | Views to the south are open across the adjacent field and then encroached by the garden centre. |
| Views West             | Not Encroached                                                                                                                                                        | Views to the west are generally open.                                                           |
| Views through the Site | Partially                                                                                                                                                             | Views through the site are partially encroached by development within the site.                 |
| Landscape Character    | This site is within the North Widnes Farmland landscape character area, which was assessed to have moderate character strength, but to be in a poor condition.        |                                                                                                 |

### Purpose 4: To preserve the setting and special character of historic towns

|                                                                                   |                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the parcel help to preserve the setting of a historic town, village or park? | The parcel does not affect the setting of a 'historic town or village' or listed 'historic park' as there are no such designations within the study area. Other heritage assets are identified under Stage 2: Restrictive Constraints. |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Individual sites have not been assessed against this function, as no measurable criteria were identified in the study methodology.

### Overall Summary of Purpose

|            |                                                                                                                                                                    |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| GB Purpose | Significant                                                                                                                                                        |
| GB Overall | However, 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. |

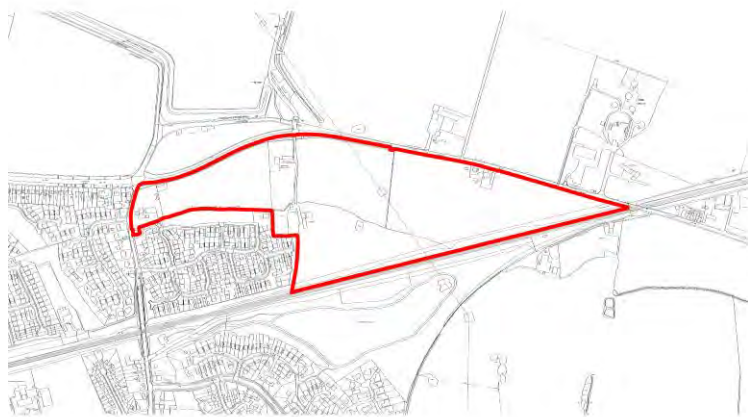
This parcel makes a significant contribution to the purposes of including land within the Green Belt. It is detached from the urban area and is not considered contained. This parcel would reduce the resultant gap between settlements, but it would remain more than 1km. Gap Distance to Widnes = 403.26m. Gap Distance to Surrounding Settlements = 1326.81m. Gap Distance to Hale OR Cronton=2504.23m. It is considered to have a limited impact on the resultant gap between settlements. It is in a partial countryside use due to the mix of uses on the site or its use for equine uses or as a recreational area. It has limited visual encroachment with most views open or with built development absent or well screened. However, 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.

### Assessment of Potential Capacity

Percentage covered by development

Notational Site Capacity 0

|                  |                                                                                                                                                                                                                                                           |          |         |           |         |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------|-----------|---------|
| Site Size        | 15.44                                                                                                                                                                                                                                                     | Eastings | 353,777 | Northings | 387,815 |
| Description      | Predominantly agricultural land to the south of South Lane and adjacent to the main railline. Other uses with the site include commercial and residential properties. This Group comprises of parcels GB042, GB043, GB044, GB045, GB046, GB047 and GB048. |          |         |           |         |
| Surrounding Uses | Surrounding uses include residential development and agricultural land.                                                                                                                                                                                   |          |         |           |         |



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### Prohibitive Constraints

|                                                                                |    |                                               |    |
|--------------------------------------------------------------------------------|----|-----------------------------------------------|----|
| Flood Risk (Zone 3A and 3B)                                                    | No | Sites of Special Scientific Importance (SSSI) | No |
| Hazardous Installations and pipelines (Inner Zones) / Public Safety Zone (PSZ) | No | Ancient Woodland                              | No |
|                                                                                |    | Ramsar / SPA / SAC                            | No |

### Restrictive Constraints

|                                    |         |                                            |     |
|------------------------------------|---------|--------------------------------------------|-----|
| Conservation Area                  | No      | Hazardous Installation (Consultation Zone) | No  |
| Local Geological Importance        | No      | Local Wildlife Site                        | No  |
| Listed Building / Ancient Monument | No      | Area of Landscape Value                    | No  |
| Flood Risk Zone 2                  | No      | Air Quality Management Area (AQMA)         | No  |
| Agricultural Land Classification   | Grade 2 | Potentially Contaminated Land              | Yes |
| Playing Pitches                    | No      | Proximity to Ramsar / SPA / SAC            | No  |

### Accessibility

|                                   |     |                                          |     |
|-----------------------------------|-----|------------------------------------------|-----|
| Within 400m of a Bus stop         | Yes | Within 800m of a Town or District Centre | No  |
| Within 800m of a Rail station     | No  | Within 600m of a Local Centre            | No  |
| Within 600m of a Primary School   | Yes | Within 800m of a Leisure Centre          | No  |
| Within 600m of a Secondary School | No  | Within 800m of a Post Office             | Yes |
| Within 600m of Further Education  | No  | Within 1km of a GP / Health Centre       | No  |
| Within 2km of an employment area  | Yes | Within 800m of a Public Park / Play Area | Yes |



View of southern boundary



View of adjoining built development



View of northern field boundary



View of southern boundary adjacent to the railway line and embankment.

### Purpose 1: To check the unrestricted sprawl of large built up areas

How well contained by the urban area is the parcel?

Partially Contained

This parcel is adjacent to the Barrows Green area of Widnes.

|                   |                                                                                                                                                                      |                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| Boundary Strength | This parcel has strong boundaries created by the road and rail network (South Lane and Barrows Green Lane). There is a more moderate boundary created by a treeline. |                                                          |
| Northern Boundary | Strong                                                                                                                                                               | Road network                                             |
| Eastern Boundary  | N/A                                                                                                                                                                  | N/A                                                      |
| Southern Boundary | Strong                                                                                                                                                               | Railway line                                             |
| Western Boundary  | Mixed                                                                                                                                                                | Road network / Treeline / Residential boundary treatment |
| Contiguous        | Contiguous                                                                                                                                                           |                                                          |

### Purpose 2: To prevent neighbouring towns from merging

**Gap description** This parcel would have limited impact on the resultant gap between Warrington and Widnes. Gap Distance to Widnes = 0.25m. Gap Distance to Surrounding Settlements = 1309.85m. Gap Distance to Hale OR Cronton=3370.79m. It is considered to have a limited impact on the resultant gap between settlements.

### Purpose 3: Safeguarding the countryside from encroachment

|                        |                                                                                                                                                                       |                                                                                           |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| Existing Land Use      | Mix of uses including residential, gardens and agricultural land                                                                                                      |                                                                                           |
| Countryside Character  | The site is in a partial countryside use and provides a moderate contribution to preserving countryside character, displaying some natural and rural characteristics. |                                                                                           |
| Countryside Use        | Partial Countryside use                                                                                                                                               |                                                                                           |
| Rounding               | Release of this Group would not contribute to rounding off of the settlement boundary, creating a pronounced extension eastwards towards Warrington.                  |                                                                                           |
| Visual Encroachment    | Partial Visual Encroachment                                                                                                                                           | Views to the west are encroached by development within Widnes.                            |
| Views North            | Not Encroached                                                                                                                                                        | Views to the north are generally open.                                                    |
| Views East             | Partially                                                                                                                                                             | Views to the east are interrupted in places by individual dwellings.                      |
| Views South            | Not encroached                                                                                                                                                        | Views to the south are generally limited by trees along the boundary to the railway line. |
| Views West             | Encroached                                                                                                                                                            | Views to the west are encroached by development in Widnes.                                |
| Views through the Site | Partially                                                                                                                                                             | Views through the site are partially encroached by development within the site.           |
| Landscape Character    | This site is within the North Widnes Farmland landscape character area, which was assessed to have moderate character strength, but to be in a poor condition.        |                                                                                           |

### Purpose 4: To preserve the setting and special character of historic towns

|                                                                                   |                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the parcel help to preserve the setting of a historic town, village or park? | The parcel does not affect the setting of a 'historic town or village' or listed 'historic park' as there are no such designations within the study area. Other heritage assets are identified under Stage 2: Restrictive Constraints. |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Individual sites have not been assessed against this function, as no measurable criteria were identified in the study methodology.

### Overall Summary of Purpose

|            |                                                                                                                                                                    |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| GB Purpose | Moderate                                                                                                                                                           |
| GB Overall | However, 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. |

This parcel makes a moderate contribution to the purposes of including land within the Green Belt. It is adjacent to the urban area, but with less than 50% of the boundary adjacent to development and is considered to be partially contained. This parcel would have limited impact on the resultant gap between Warrington and Widnes. Gap Distance to Widnes = 0.25m. Gap Distance to Surrounding Settlements = 1309.85m. Gap Distance to Hale OR Cronton=3370.79m. It is considered to have a limited impact on the resultant gap between settlements. It is in a partial countryside use due to the mix of uses on the site or its use for equine uses or as a recreational area. It has some visual encroachment with views at certain points of the site overlooked by development. However, 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.

### Assessment of Potential Capacity

Percentage covered by development

Notational Site Capacity 0

Site Size 17.04 Eastings 347,213 Northings 384,162

Description A mix of arable and pasture agricultural land also within the parcel are existing farm and outbuildings and residential property. This Group comprises of parcels GB135, GB137, GB138, GB139 and GB 232.

Surrounding Uses Surrounding uses include agricultural land.



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### Prohibitive Constraints

|                                                                                |     |                                               |    |
|--------------------------------------------------------------------------------|-----|-----------------------------------------------|----|
| Flood Risk (Zone 3A and 3B)                                                    | No  | Sites of Special Scientific Importance (SSSI) | No |
| Hazardous Installations and pipelines (Inner Zones) / Public Safety Zone (PSZ) | Yes | Ancient Woodland                              | No |
|                                                                                |     | Ramsar / SPA / SAC                            | No |

### Restrictive Constraints

|                                    |         |                                            |     |
|------------------------------------|---------|--------------------------------------------|-----|
| Conservation Area                  | No      | Hazardous Installation (Consultation Zone) | Yes |
| Local Geological Importance        | No      | Local Wildlife Site                        | No  |
| Listed Building / Ancient Monument | No      | Area of Landscape Value                    | Yes |
| Flood Risk Zone 2                  | No      | Air Quality Management Area (AQMA)         | No  |
| Agricultural Land Classification   | Grade 2 | Potentially Contaminated Land              | Yes |
| Playing Pitches                    | No      | Proximity to Ramsar / SPA / SAC            | No  |

### Accessibility

|                                   |     |                                          |     |
|-----------------------------------|-----|------------------------------------------|-----|
| Within 400m of a Bus stop         | Yes | Within 800m of a Town or District Centre | No  |
| Within 800m of a Rail station     | No  | Within 600m of a Local Centre            | No  |
| Within 600m of a Primary School   | No  | Within 800m of a Leisure Centre          | No  |
| Within 600m of a Secondary School | No  | Within 800m of a Post Office             | Yes |
| Within 600m of Further Education  | No  | Within 1km of a GP / Health Centre       | No  |
| Within 2km of an employment area  | Yes | Within 800m of a Public Park / Play Area | No  |



Southern boundary



Eastern Boundary



Western boundary adjacent to Carr Lane

**Purpose 1: To check the unrestricted sprawl of large built up areas**

|                                                     |                                                                                                                                           |                |
|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| How well contained by the urban area is the parcel? |                                                                                                                                           | Not Contained  |
| This parcel is detached from the urban area.        |                                                                                                                                           |                |
| Boundary Strength                                   | This parcel has strong boundaries created by Halebank Road and Carr Lane. It has weak boundaries to the east created by field boundaries. |                |
| Northern Boundary                                   | Strong                                                                                                                                    | Road network   |
| Eastern Boundary                                    | Weak                                                                                                                                      | Field boundary |
| Southern Boundary                                   | Strong                                                                                                                                    | Road network   |
| Western Boundary                                    | Strong                                                                                                                                    | Road network   |
| Contiguous                                          | Non-Contiguous                                                                                                                            |                |

**Purpose 2: To prevent neighbouring towns from merging**

|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Gap description | The site lies between the western edge of Widnes and the eastern edge of Liverpool. Release of this parcel would reduce the gap between these two settlements in this location. Gap Distance to Widnes = 261.42m. Gap Distance to Surrounding Settlements = 926.27m. Gap Distance to Hale OR Cronton=1087.29m. It is considered that this parcel would reduce the gap between neighbouring towns, but it is not considered that it would lead to the merging of neighbouring towns. |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Purpose 3: Safeguarding the countryside from encroachment

|                        |                                                                                                                                                                     |                                                                                                                                     |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Existing Land Use      | Predominantly agricultural land                                                                                                                                     |                                                                                                                                     |
| Countryside Character  | The site is in countryside use and makes a strong contribution to preserving countryside character.                                                                 |                                                                                                                                     |
| Countryside Use        | Countryside use                                                                                                                                                     |                                                                                                                                     |
| Rounding               | Group is detached form the settlement boundary and release individually or in conjunction would not contribute to rounding of any settlement boundaries.            |                                                                                                                                     |
| Visual Encroachment    | Partial Visual Encroachment                                                                                                                                         | Views are encroached by development on Halebank Road, and by areas of development within the site.                                  |
| Views North            | Encroached                                                                                                                                                          | Views to the north are interrupted by residential development, rail infrastructure and encroached by industrial development beyond. |
| Views East             | Partially                                                                                                                                                           | Views to the east are partially encroached by development on Halebank Road.                                                         |
| Views South            | Not Encroached                                                                                                                                                      | Views to the south are generally open.                                                                                              |
| Views West             | Not Encroached                                                                                                                                                      | Views to the west are generally open.                                                                                               |
| Views through the Site | Partially                                                                                                                                                           | Views through the site are encroached by the farm development on Carr Lane, other views through the site are generally open.        |
| Landscape Character    | This site is within the Hale Shore and Farmland landscape character area, which was assessed as having strong character strength and to be in a moderate condition. |                                                                                                                                     |

### Purpose 4: To preserve the setting and special character of historic towns

|                                                                                   |                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the parcel help to preserve the setting of a historic town, village or park? | The parcel does not affect the setting of a 'historic town or village' or listed 'historic park' as there are no such designations within the study area. Other heritage assets are identified under Stage 2: Restrictive Constraints. |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Individual sites have not been assessed against this function, as no measurable criteria were identified in the study methodology.

### Overall Summary of Purpose

|            |                                                                                                                               |
|------------|-------------------------------------------------------------------------------------------------------------------------------|
| GB Purpose | Significant                                                                                                                   |
| GB Overall | However, part of this parcel is subject to a prohibitive constraint, it is within the Inner Zone of a Hazardous Installation. |

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. The site lies between the western edge of Widnes and the eastern edge of Liverpool. Release of this parcel would reduce the gap between these two settlements in this location. Gap Distance to Widnes = 261.42m. Gap Distance to Surrounding Settlements = 926.27m. Gap Distance to Hale OR Cronton=1087.29m. It is considered that this parcel would reduce the gap between neighbouring towns, but it is not considered that it would lead to the merging of neighbouring towns. 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. However, part of this parcel is subject to a prohibitive constraint, it is within the Inner Zone of a Hazardous Installation.

### Assessment of Potential Capacity

Percentage covered by development

Notational Site Capacity 0

Site Size 54.01 Eastings 347,572 Northings 383,943

**Description** A mix of arable and pasture agricultural land also within the parcel are existing farm and outbuildings and residential property. This Group comprises of parcels GB143, GB144, GB145, GB146, GB147, GB148, GB151, GB160 and GB161.

**Surrounding Uses** Surrounding uses include residential and agricultural land.



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### Prohibitive Constraints

|                                                                                |     |                                               |    |
|--------------------------------------------------------------------------------|-----|-----------------------------------------------|----|
| Flood Risk (Zone 3A and 3B)                                                    | No  | Sites of Special Scientific Importance (SSSI) | No |
| Hazardous Installations and pipelines (Inner Zones) / Public Safety Zone (PSZ) | Yes | Ancient Woodland                              | No |
|                                                                                |     | Ramsar / SPA / SAC                            | No |

### Restrictive Constraints

|                                    |          |                                            |     |
|------------------------------------|----------|--------------------------------------------|-----|
| Conservation Area                  | Halebank | Hazardous Installation (Consultation Zone) | Yes |
| Local Geological Importance        | No       | Local Wildlife Site                        | Yes |
| Listed Building / Ancient Monument | No       | Area of Landscape Value                    | Yes |
| Flood Risk Zone 2                  | No       | Air Quality Management Area (AQMA)         | No  |
| Agricultural Land Classification   | Grade 2  | Potentially Contaminated Land              | Yes |
| Playing Pitches                    | No       | Proximity to Ramsar / SPA / SAC            | No  |

### Accessibility

|                                   |     |                                          |     |
|-----------------------------------|-----|------------------------------------------|-----|
| Within 400m of a Bus stop         | Yes | Within 800m of a Town or District Centre | No  |
| Within 800m of a Rail station     | No  | Within 600m of a Local Centre            | No  |
| Within 600m of a Primary School   | Yes | Within 800m of a Leisure Centre          | No  |
| Within 600m of a Secondary School | No  | Within 800m of a Post Office             | Yes |
| Within 600m of Further Education  | No  | Within 1km of a GP / Health Centre       | No  |
| Within 2km of an employment area  | Yes | Within 800m of a Public Park / Play Area | Yes |



View from Carr Lane



View from Hale Bank Road

### Purpose 1: To check the unrestricted sprawl of large built up areas

How well contained by the urban area is the parcel? Partially Contained

This parcel is adjacent to residential development along Halebank Road.

**Boundary Strength** This parcel has a strong boundary to the north created by Halebank Road the remainder of the boundaries are field boundaries created by fencing and intermittent hedges and field margins are considered weak.

**Northern Boundary** Strong Road network

**Eastern Boundary** Moderate / Access road / Field boundary

**Southern Boundary** Weak / Stro Field boundary / Woodland

**Western Boundary** Strong / We Road network / Field boundary

**Contiguous** Non-Contiguous

### Purpose 2: To prevent neighbouring towns from merging

**Gap description** This parcel is developed and lies on the western edge of Widnes (Halebank) and in the gap to the eastern edge of Liverpool. The development of this parcel would reduce the resultant gap between the two settlements, it would also reduce the gap to Hale to the south. Gap Distance to Widnes = 11m. Gap Distance to Surrounding Settlements = 1233.17m. Gap Distance to Hale OR Cronton= 868.23m. It is considered that this parcel would reduce the gap between neighbouring towns, but it is not considered that it would lead to the merging of neighbouring towns.

### **Purpose 3: Safeguarding the countryside from encroachment**

|                        |                                                                                                                                                                       |                                                                            |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| Existing Land Use      | Mix of uses including residential, gardens and agricultural land                                                                                                      |                                                                            |
| Countryside Character  | The site is in a partial countryside use and provides a moderate contribution to preserving countryside character, displaying some natural and rural characteristics. |                                                                            |
| Countryside Use        | Partial Countryside use                                                                                                                                               |                                                                            |
| Rounding               | Release of this Group would not contribute to rounding off of the settlement boundary, creating a pronounced, partially disjointed extension southwards towards Hale. |                                                                            |
| Visual Encroachment    | Partial Visual Encroachment                                                                                                                                           | Views are encroached by development on Halebank Road and Hale Gate Road.   |
| Views North            | Encroached                                                                                                                                                            | Views to the north are encroached by development on Halebank Road.         |
| Views East             | Encroached                                                                                                                                                            | Views to the east are encroached by development on Hale Gate Road.         |
| Views South            | Not Encroached                                                                                                                                                        | Views to the south are generally open.                                     |
| Views West             | Partially                                                                                                                                                             | Views to the west are in part encroached by farm development on Carr Lane. |
| Views through the Site | Not Encroached                                                                                                                                                        | Views through the site are generally open.                                 |
| Landscape Character    | This site is within the Hale Shore and Farmland landscape character area, which was assessed as having strong character strength and to be in a moderate condition.   |                                                                            |

### **Purpose 4: To preserve the setting and special character of historic towns**

|                                                                                   |                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the parcel help to preserve the setting of a historic town, village or park? | The parcel does not affect the setting of a 'historic town or village' or listed 'historic park' as there are no such designations within the study area. Other heritage assets are identified under Stage 2: Restrictive Constraints. |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### **Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

Individual sites have not been assessed against this function, as no measurable criteria were identified in the study methodology.

## Overall Summary of Purpose

|            |                                                                                                                                                                                                                                                                |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| GB Purpose | Moderate                                                                                                                                                                                                                                                       |
| GB Overall | There are a number of restrictive constraints identified for this site, consideration would need to be given to the heritage value of the Halebank Conservation Area; the Landscape Value; and to the protection of best and most versatile agricultural land. |

This parcel makes a moderate contribution to the purposes of including land within the Green Belt. It is adjacent to the urban area, but with less than 50% of the boundary adjacent to development and is considered to be partially contained. This parcel is developed and lies on the western edge of Widnes (Halebank) and in the gap to the eastern edge of Liverpool. The development of this parcel would reduce the resultant gap between the two settlements, it would also reduce the gap to Hale to the south. Gap Distance to Widnes = 11m. Gap Distance to Surrounding Settlements = 1233.17m. Gap Distance to Hale OR Cronton=868.23m. It is considered that this parcel would reduce the gap between neighbouring towns, but it is not considered that it would lead to the merging of neighbouring towns. It is in a partial countryside use due to the mix of uses on the site or its use for equine uses or as a recreational area. It has some visual encroachment with views at certain points of the site overlooked by development. There are a number of restrictive constraints identified for this site, consideration would need to be given to the heritage value of the Halebank Conservation Area; the Landscape Value; and to the protection of best and most versatile agricultural land. The site is also within the Middle and Outer PADHI for a hazardous installation, with a very small area to the north of the parcel within the prohibitive Inner PADHI zone.

## Assessment of Potential Capacity

Percentage covered by development

Notational Site Capacity 0

Site Size 28.09 Eastings 348,091 Northings 383,674

**Description** A mix of arable and pasture agricultural land also within the parcel are existing farm and outbuildings and residential property. This Group comprises of parcels GB149, GB150, GB162, GB163, GB164, GB165, GB167, GB168, GB169, GB170, GB171 and GB172.

**Surrounding Uses** Surrounding uses include residential and agricultural land.



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### Prohibitive Constraints

|                                                                                |    |                                               |    |
|--------------------------------------------------------------------------------|----|-----------------------------------------------|----|
| Flood Risk (Zone 3A and 3B)                                                    | No | Sites of Special Scientific Importance (SSSI) | No |
| Hazardous Installations and pipelines (Inner Zones) / Public Safety Zone (PSZ) | No | Ancient Woodland                              | No |
|                                                                                |    | Ramsar / SPA / SAC                            | No |

### Restrictive Constraints

|                                    |         |                                            |     |
|------------------------------------|---------|--------------------------------------------|-----|
| Conservation Area                  | No      | Hazardous Installation (Consultation Zone) | Yes |
| Local Geological Importance        | No      | Local Wildlife Site                        | No  |
| Listed Building / Ancient Monument | No      | Area of Landscape Value                    | Yes |
| Flood Risk Zone 2                  | No      | Air Quality Management Area (AQMA)         | No  |
| Agricultural Land Classification   | Grade 2 | Potentially Contaminated Land              | Yes |
| Playing Pitches                    | No      | Proximity to Ramsar / SPA / SAC            | No  |

### Accessibility

|                                   |     |                                          |     |
|-----------------------------------|-----|------------------------------------------|-----|
| Within 400m of a Bus stop         | Yes | Within 800m of a Town or District Centre | No  |
| Within 800m of a Rail station     | No  | Within 600m of a Local Centre            | No  |
| Within 600m of a Primary School   | Yes | Within 800m of a Leisure Centre          | No  |
| Within 600m of a Secondary School | No  | Within 800m of a Post Office             | Yes |
| Within 600m of Further Education  | No  | Within 1km of a GP / Health Centre       | No  |
| Within 2km of an employment area  | Yes | Within 800m of a Public Park / Play Area | Yes |



View from Hale Gate Road



Boundary with Hale Gate Road

### Purpose 1: To check the unrestricted sprawl of large built up areas

How well contained by the urban area is the parcel? Partially Contained

This parcel is adjacent to the residential area of Halebank.

**Boundary Strength** This parcel has strong boundaries created by Halebank Road and Halegate Road. There are weaker boundaries where the parcel is bounded by residential garden treatments and the field boundary treatments. There is a more moderate boundary created by Potters Lane.

**Northern Boundary** Strong Road network

**Eastern Boundary** Weak / Stro Residential boundary / Road network

**Southern Boundary** Weak Field boundary

**Western Boundary** Moderate / Access road / Field boundary

**Contiguous** Contiguous

### Purpose 2: To prevent neighbouring towns from merging

**Gap description** This parcel lies on the western edge of Widnes (Halebank) and in the gap to the eastern edge of Hale. Development of this site would reduce the resultant gaps between these two settlements, however, this may only be to a similar level already seen along Hale Gate Road. The development of this parcel would also impact on the overall gap between Liverpool and Widnes. Gap Distance to Widnes = 6.51m. Gap Distance to Surrounding Settlements = 1925.02m. Gap Distance to Hale OR Cronton=959.48m. It is considered that this parcel would reduce the gap between neighbouring towns, but it is not considered that it would lead to the merging of neighbouring towns.

### **Purpose 3: Safeguarding the countryside from encroachment**

|                        |                                                                                                                                                                                                                                                           |                                                                               |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| Existing Land Use      | Mix of uses including residential, gardens and agricultural land                                                                                                                                                                                          |                                                                               |
| Countryside Character  | The site is in a partial countryside use and provides a moderate contribution to preserving countryside character, displaying some natural and rural characteristics.                                                                                     |                                                                               |
| Countryside Use        | Partial Countryside use                                                                                                                                                                                                                                   |                                                                               |
| Rounding               | Whilst much of this Group lies within the 'gap' between Hale Bank Road and Mersey View Rd, release in its entirety would not contribute to the rounding of the settlement boundary creating a bulge projecting southeastwards towards Little Boar's Wood. |                                                                               |
| Visual Encroachment    | Partial Visual Encroachment                                                                                                                                                                                                                               | This site is encroached by development on Halebank Road and Hale Gate Road.   |
| Views North            | Encroached                                                                                                                                                                                                                                                | Views to the north are encroached by development on Halebank Road.            |
| Views East             | Encroached                                                                                                                                                                                                                                                | Views to the east are encroached by development on Hale Gate Road.            |
| Views South            | Partially                                                                                                                                                                                                                                                 | Views to the south are partially encroached by development on Hale Gate Road. |
| Views West             | Not Encroached                                                                                                                                                                                                                                            | Views to the west are generally open.                                         |
| Views through the Site | Not Encroached                                                                                                                                                                                                                                            | Views through the site are generally open.                                    |
| Landscape Character    | This site is within the Hale Shore and Farmland landscape character area, which was assessed as having strong character strength and to be in a moderate condition.                                                                                       |                                                                               |

### **Purpose 4: To preserve the setting and special character of historic towns**

|                                                                                   |                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the parcel help to preserve the setting of a historic town, village or park? | The parcel does not affect the setting of a 'historic town or village' or listed 'historic park' as there are no such designations within the study area. Other heritage assets are identified under Stage 2: Restrictive Constraints. |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### **Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

Individual sites have not been assessed against this function, as no measurable criteria were identified in the study methodology.

## Overall Summary of Purpose

|            |                                                                                                                                                                                                                                                                 |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| GB Purpose | Moderate                                                                                                                                                                                                                                                        |
| GB Overall | There are restrictive constraints identified for this site, consideration would need to be given to the Landscape Value, the Middle and Outer PADHIs zones for a hazardous installation; the proximity to the Mersey Estuary Ramsar and to the protection of be |

This parcel makes a moderate contribution to the purposes of including land within the Green Belt. It is adjacent to the urban area, but with less than 50% of the boundary adjacent to development and is considered to be partially contained. This parcel lies on the western edge of Widnes (Halebank) and in the gap to the eastern edge of Hale. Development of this site would reduce the resultant gaps between these two settlements, however, this may only be to a similar level already seen along Hale Gate Road. The development of this parcel would also impact on the overall gap between Liverpool and Widnes. Gap Distance to Widnes = 6.51m. Gap Distance to Surrounding Settlements = 1925.02m. Gap Distance to Hale OR Cronton=959.48m. It is considered that this parcel would reduce the gap between neighbouring towns, but it is not considered that it would lead to the merging of neighbouring towns. It is in a partial countryside use due to the mix of uses on the site or its use for equine uses or as a recreational area. It has some visual encroachment with views at certain points of the site overlooked by development. There are restrictive constraints identified for this site, consideration would need to be given to the Landscape Value, the Middle and Outer PADHIs zones for a hazardous installation; the proximity to the Mersey Estuary Ramsar and to the protection of best and most versatile agricultural land.

## Assessment of Potential Capacity

### Percentage covered by development

|                          |   |
|--------------------------|---|
| Notational Site Capacity | 0 |
|--------------------------|---|

|                  |                                                                                                                                              |          |         |           |         |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------|---------|-----------|---------|
| Site Size        | 5.8                                                                                                                                          | Eastings | 346,208 | Northings | 382,839 |
| Description      | A mix of residential, commercial and pastureland. This Group comprises of parcels GB111, GB112, GB113, GB114, GB115, GB116, GB117 and GB118. |          |         |           |         |
| Surrounding Uses | Surrounding uses include residential and agricultural land.                                                                                  |          |         |           |         |



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### Prohibitive Constraints

|                                                                                |    |                                               |    |
|--------------------------------------------------------------------------------|----|-----------------------------------------------|----|
| Flood Risk (Zone 3A and 3B)                                                    | No | Sites of Special Scientific Importance (SSSI) | No |
| Hazardous Installations and pipelines (Inner Zones) / Public Safety Zone (PSZ) | No | Ancient Woodland                              | No |
|                                                                                |    | Ramsar / SPA / SAC                            | No |

### Restrictive Constraints

|                                    |         |                                            |     |
|------------------------------------|---------|--------------------------------------------|-----|
| Conservation Area                  | No      | Hazardous Installation (Consultation Zone) | No  |
| Local Geological Importance        | No      | Local Wildlife Site                        | No  |
| Listed Building / Ancient Monument | No      | Area of Landscape Value                    | Yes |
| Flood Risk Zone 2                  | No      | Air Quality Management Area (AQMA)         | No  |
| Agricultural Land Classification   | Grade 2 | Potentially Contaminated Land              | Yes |
| Playing Pitches                    | No      | Proximity to Ramsar / SPA / SAC            | No  |

### Accessibility

|                                   |     |                                          |     |
|-----------------------------------|-----|------------------------------------------|-----|
| Within 400m of a Bus stop         | Yes | Within 800m of a Town or District Centre | No  |
| Within 800m of a Rail station     | No  | Within 600m of a Local Centre            | No  |
| Within 600m of a Primary School   | No  | Within 800m of a Leisure Centre          | No  |
| Within 600m of a Secondary School | No  | Within 800m of a Post Office             | Yes |
| Within 600m of Further Education  | No  | Within 1km of a GP / Health Centre       | Yes |
| Within 2km of an employment area  | Yes | Within 800m of a Public Park / Play Area | Yes |



View of northern boundary adjacent to site GB114



View from Ramsbrook Lane



View of southern field boundary adjoining site GB074



View of north eastern boundary with Ramsbrook Lane

### Purpose 1: To check the unrestricted sprawl of large built up areas

How well contained by the urban area is the parcel?

Partially Contained

The parcel is adjacent to Hale Village

|                   |                                                                                                                                                                                                                                                        |                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| Boundary Strength | This parcel has a strong boundary to the east created by Ramsbrook Lane. However, it has moderate boundaries to the west, north and south created by continuous tree and hedgelines. The weak boundaries are created by less defined field boundaries. |                                          |
| Northern Boundary | Weak / Mo                                                                                                                                                                                                                                              | Field boundary / treeline and hedgerow   |
| Eastern Boundary  | Strong                                                                                                                                                                                                                                                 | Road network                             |
| Southern Boundary | Moderate /                                                                                                                                                                                                                                             | Field boundary / ditch / PRow / Treeline |
| Western Boundary  | Moderate /                                                                                                                                                                                                                                             | Continuous hedgerow / field boundary     |
| Contiguous        | Contiguous                                                                                                                                                                                                                                             |                                          |

## Purpose 2: To prevent neighbouring towns from merging

**Gap description** This site lies to the western edge of Hale, travelling out towards the eastern edge of Speke (Liverpool). Development of this parcel would reduce the gap between these two settlements in this location, it will also impact on the overall gap between Liverpool and Widnes. It is considered that this grouped parcel provides an important role in preventing neighbouring settlements from merging. Gap Distance to Widnes = 1873.09m. Gap Distance to Surrounding Settlements = 708.6m. Gap Distance to Hale OR Cronton=0.74m. It is considered that this parcel would reduce the gap between neighbouring towns, but it is not considered that it would lead to the merging of neighbouring towns.

## Purpose 3: Safeguarding the countryside from encroachment

|                        |                                                                                                                                                                                                        |                                                                                |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| Existing Land Use      | Mix of uses                                                                                                                                                                                            |                                                                                |
| Countryside Character  | The site is in a partial countryside use and provides a moderate contribution to preserving countryside character, displaying some natural and rural characteristics.                                  |                                                                                |
| Countryside Use        | Partial Countryside use                                                                                                                                                                                |                                                                                |
| Rounding               | Release of this would not contribute to rounding of the settlement boundary, instead it would create a new projection north west from the northwestern most point of the existing settlement boundary. |                                                                                |
| Visual Encroachment    | Partial Visual Encroachment                                                                                                                                                                            | Views through the site are encroached by development within Hale village.      |
| Views North            | Not Encroached                                                                                                                                                                                         | View to the north are generally open.                                          |
| Views East             | Encroached                                                                                                                                                                                             | Views to the east are encroached by development on the other side of the road. |
| Views South            | Encroached                                                                                                                                                                                             | Views to the south are encroached by development in Hale village.              |
| Views West             | Not Encroached                                                                                                                                                                                         | Views to the west are generally open.                                          |
| Views through the Site | Encroached                                                                                                                                                                                             | Views through the site are encroached by development within the site.          |
| Landscape Character    | This site is within the Hale Shore and Farmland landscape character area, which was assessed as having strong character strength and to be in a moderate condition.                                    |                                                                                |

## Purpose 4: To preserve the setting and special character of historic towns

|                                                                                   |                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the parcel help to preserve the setting of a historic town, village or park? | The parcel does not affect the setting of a 'historic town or village' or listed 'historic park' as there are no such designations within the study area. Other heritage assets are identified under Stage 2: Restrictive Constraints. |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Individual sites have not been assessed against this function, as no measurable criteria were identified in the study methodology.

## Overall Summary of Purpose

GB Purpose      Significant

GB Overall      There are a number of restrictive constraints identified for this site. Consideration would need to be given to the heritage value of the nearby Grade II Listed Building; the Landscape Value; and to the protection of best and most versatile agricultural I

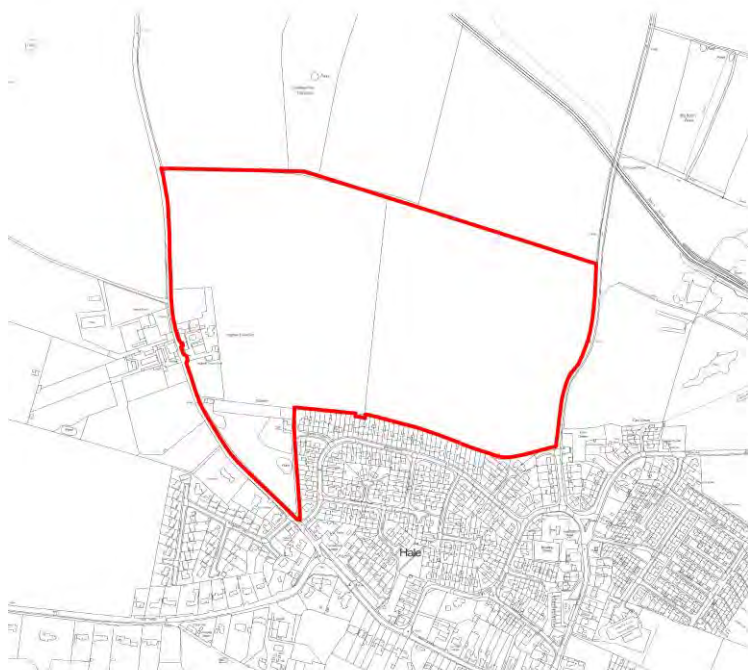
This parcel makes a significant contribution to the purposes of including land within the Green Belt. It is adjacent to the urban area, but with less than 50% of the boundary adjacent to development and is considered to be partially contained. This site lies to the western edge of Hale, travelling out towards the eastern edge of Speke (Liverpool). Development of this parcel would reduce the gap between these two settlements in this location, it will also impact on the overall gap between Liverpool and Widnes. It is considered that this grouped parcel provides an important role in preventing neighbouring settlements from merging. Gap Distance to Widnes = 1873.09m. Gap Distance to Surrounding Settlements = 708.6m. Gap Distance to Hale OR Cronton=0.74m. It is considered that this parcel would reduce the gap between neighbouring towns, but it is not considered that it would lead to the merging of neighbouring towns. It is in a partial countryside use due to the mix of uses on the site or its use for equine uses or as a recreational area. It has some visual encroachment with views at certain points of the site overlooked by development. There are a number of restrictive constraints identified for this site. Consideration would need to be given to the heritage value of the nearby Grade II Listed Building; the Landscape Value; and to the protection of best and most versatile agricultural land.

## Assessment of Potential Capacity

Percentage covered by development

Notational Site Capacity      0

|                  |                                                                                                                                                                                    |          |         |           |         |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------|-----------|---------|
| Site Size        | 25.51                                                                                                                                                                              | Eastings | 346,633 | Northings | 382,880 |
| Description      | Predominantly agricultural land other uses within this parcel include existing residential and commercial property. This Group comprises of parcels GB110, GB125, GB129 and GB132. |          |         |           |         |
| Surrounding Uses | Surrounding uses include residential and agricultural land.                                                                                                                        |          |         |           |         |



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### Prohibitive Constraints

|                                                                                |    |                                               |    |
|--------------------------------------------------------------------------------|----|-----------------------------------------------|----|
| Flood Risk (Zone 3A and 3B)                                                    | No | Sites of Special Scientific Importance (SSSI) | No |
| Hazardous Installations and pipelines (Inner Zones) / Public Safety Zone (PSZ) | No | Ancient Woodland                              | No |
|                                                                                |    | Ramsar / SPA / SAC                            | No |

### Restrictive Constraints

|                                    |                       |                                            |     |
|------------------------------------|-----------------------|--------------------------------------------|-----|
| Conservation Area                  | No                    | Hazardous Installation (Consultation Zone) | No  |
| Local Geological Importance        | No                    | Local Wildlife Site                        | No  |
| Listed Building / Ancient Monument | Yes (200m Setting of) | Area of Landscape Value                    | Yes |
| Flood Risk Zone 2                  | No                    | Air Quality Management Area (AQMA)         | No  |
| Agricultural Land Classification   | II                    | Potentially Contaminated Land              | Yes |
| Playing Pitches                    | No                    | Proximity to Ramsar / SPA / SAC            | No  |

### Accessibility

|                                   |     |                                          |     |
|-----------------------------------|-----|------------------------------------------|-----|
| Within 400m of a Bus stop         | Yes | Within 800m of a Town or District Centre | No  |
| Within 800m of a Rail station     | No  | Within 600m of a Local Centre            | No  |
| Within 600m of a Primary School   | Yes | Within 800m of a Leisure Centre          | No  |
| Within 600m of a Secondary School | No  | Within 800m of a Post Office             | Yes |
| Within 600m of Further Education  | No  | Within 1km of a GP / Health Centre       | Yes |
| Within 2km of an employment area  | Yes | Within 800m of a Public Park / Play Area | Yes |



Southern boundary of site



Land to the north of Houghton Towers Farm



View of eastern paddock boundary



Boundary adjacent to Arklow Drive, Hale

**Purpose 1: To check the unrestricted sprawl of large built up areas**

How well contained by the urban area is the parcel? Partially Contained

This parcel is adjacent to Hale Village along the entire southern edge.

|                   |                                                                                                                                                                                                                                                                                                                                       |                                          |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| Boundary Strength | This parcel has strong boundaries to the east and west created by Carr Lane and Ramsbrook Lane, it has a weaker boundary to the south created by the residential boundary treatments and a weaker boundary to the north created by field boundaries. The small strong boundary is created where the parcel adjoins the woodland area. |                                          |
| Northern Boundary | Mixed                                                                                                                                                                                                                                                                                                                                 | Field boundary / Woodland / Access track |
| Eastern Boundary  | Strong                                                                                                                                                                                                                                                                                                                                | Road network                             |
| Southern Boundary | Moderate                                                                                                                                                                                                                                                                                                                              | PRoW                                     |
| Western Boundary  | Strong                                                                                                                                                                                                                                                                                                                                | Road network                             |
| Contiguous        | Contiguous                                                                                                                                                                                                                                                                                                                            |                                          |

## Purpose 2: To prevent neighbouring towns from merging

**Gap description** This site lies to the north of Hale, almost to the centre of the gap between the eastern edge of Liverpool and the western edge of Widnes (Halebank). Development of this site would reduce the resultant gaps between these two settlements at this point, however, it would only have a similar impact to that already created by Hale. Gap Distance to Widnes = 1199.79m. Gap Distance to Surrounding Settlements = 874.39m. Gap Distance to Hale OR Cronton=2.67m. It is considered that this parcel would reduce the gap between neighbouring towns, but it is not considered that it would lead to the merging of neighbouring towns.

## Purpose 3: Safeguarding the countryside from encroachment

|                        |                                                                                                                                                                        |                                                                                   |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| Existing Land Use      | Mix of uses                                                                                                                                                            |                                                                                   |
| Countryside Character  | The site is in a partial countryside use and provides a moderate contribution to preserving countryside character, displaying some natural and rural characteristics.  |                                                                                   |
| Countryside Use        | Partial Countryside use                                                                                                                                                |                                                                                   |
| Rounding               | Release of this Group would not contribute to rounding of the settlement boundary and would create a very substantial extension northwards of the existing settlement. |                                                                                   |
| Visual Encroachment    | Partial Visual Encroachment                                                                                                                                            | Site is encroached by development in Hale village and on Ramsbrook Lane.          |
| Views North            | Not Encroached                                                                                                                                                         | View to the north are generally open.                                             |
| Views East             | Not Encroached                                                                                                                                                         | Views to the east are generally open.                                             |
| Views South            | Encroached                                                                                                                                                             | Views to the south are encroached by development within Hale village.             |
| Views West             | Partially                                                                                                                                                              | Views to the west are partially encroached by development on Ramsbrook Lane.      |
| Views through the Site | Partially                                                                                                                                                              | Views through the site are partially encroached by development on Ramsbrook Lane. |
| Landscape Character    | This site is within the Hale Shore and Farmland landscape character area, which was assessed as having strong character strength and to be in a moderate condition.    |                                                                                   |

## Purpose 4: To preserve the setting and special character of historic towns

|                                                                                   |                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the parcel help to preserve the setting of a historic town, village or park? | The parcel does not affect the setting of a 'historic town or village' or listed 'historic park' as there are no such designations within the study area. Other heritage assets are identified under Stage 2: Restrictive Constraints. |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Individual sites have not been assessed against this function, as no measurable criteria were identified in the study methodology.

## Overall Summary of Purpose

|            |                                                                                                                                                                                                                                                                 |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| GB Purpose | Moderate                                                                                                                                                                                                                                                        |
| GB Overall | There are a number of restrictive constraints identified for this site. Consideration would need to be given to the heritage value of the nearby Grade II Listed Building; the Landscape Value; the proximity to the Mersey Estuary Ramsar and to the protectio |

This parcel makes a moderate contribution to the purposes of including land within the Green Belt. It is adjacent to the urban area, but with less than 50% of the boundary adjacent to development and is considered to be partially contained. This site lies to the north of Hale, almost to the centre of the gap between the eastern edge of Liverpool and the western edge of Widnes (Halebank). Development of this site would reduce the resultant gaps between these two settlements at this point, however, it would only have a similar impact to that already created by Hale. Gap Distance to Widnes = 1199.79m. Gap Distance to Surrounding Settlements = 874.39m. Gap Distance to Hale OR Cronton=2.67m. It is considered that this parcel would reduce the gap between neighbouring towns, but it is not considered that it would lead to the merging of neighbouring towns. It is in a partial countryside use due to the mix of uses on the site or its use for equine uses or as a recreational area. It has some visual encroachment with views at certain points of the site overlooked by development. There are a number of restrictive constraints identified for this site. Consideration would need to be given to the heritage value of the nearby Grade II Listed Building; the Landscape Value; the proximity to the Mersey Estuary Ramsar and to the protection of best and most versatile agricultural land.

## Assessment of Potential Capacity

Percentage covered by development

Notational Site Capacity 0

## North of Elwood Close

Group V

Site Size 4.3 Eastings 347,020 Northings 382,857

Description Pasture grazing land adjacent to Carr Lane and north of Elwood Close. This Group comprises of parcels GB212, GB213, GB214 and GB215.

Surrounding Uses Surrounding uses include residential and agricultural land.



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### Prohibitive Constraints

|                                                                                |    |                                               |    |
|--------------------------------------------------------------------------------|----|-----------------------------------------------|----|
| Flood Risk (Zone 3A and 3B)                                                    | No | Sites of Special Scientific Importance (SSSI) | No |
| Hazardous Installations and pipelines (Inner Zones) / Public Safety Zone (PSZ) | No | Ancient Woodland                              | No |
|                                                                                |    | Ramsar / SPA / SAC                            | No |

### Restrictive Constraints

|                                    |                       |                                            |     |
|------------------------------------|-----------------------|--------------------------------------------|-----|
| Conservation Area                  | No                    | Hazardous Installation (Consultation Zone) | No  |
| Local Geological Importance        | No                    | Local Wildlife Site                        | No  |
| Listed Building / Ancient Monument | Yes (200m Setting of) | Area of Landscape Value                    | Yes |
| Flood Risk Zone 2                  | Yes                   | Air Quality Management Area (AQMA)         | No  |
| Agricultural Land Classification   | II                    | Potentially Contaminated Land              | Yes |
| Playing Pitches                    | No                    | Proximity to Ramsar / SPA / SAC            | Yes |

### Accessibility

|                                   |     |                                          |     |
|-----------------------------------|-----|------------------------------------------|-----|
| Within 400m of a Bus stop         | Yes | Within 800m of a Town or District Centre | No  |
| Within 800m of a Rail station     | No  | Within 600m of a Local Centre            | No  |
| Within 600m of a Primary School   | Yes | Within 800m of a Leisure Centre          | No  |
| Within 600m of a Secondary School | No  | Within 800m of a Post Office             | Yes |
| Within 600m of Further Education  | No  | Within 1km of a GP / Health Centre       | Yes |
| Within 2km of an employment area  | Yes | Within 800m of a Public Park / Play Area | Yes |



Agricultural grazing land adjacent to flood zone



View east from Carr Lane



View east from Carr Lane



Ciss Green

### Purpose 1: To check the unrestricted sprawl of large built up areas

How well contained by the urban area is the parcel?

Partially Contained

This parcel is adjacent to Hale Village.

|                   |                                                                                                                                                                                                                |                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| Boundary Strength | This parcel has strong boundaries created by Carr Lane and Town Lane. There is a weak boundary to the south created by the residential boundary treatments and to the north created by the flood risk contour. |                        |
| Northern Boundary | N/A                                                                                                                                                                                                            | N/A                    |
| Eastern Boundary  | Weak                                                                                                                                                                                                           | Indeterminate boundary |
| Southern Boundary | Weak / Stro Residential boundary treatments / road network                                                                                                                                                     |                        |
| Western Boundary  | Strong                                                                                                                                                                                                         | Road network           |
| Contiguous        | Contiguous                                                                                                                                                                                                     |                        |

### Purpose 2: To prevent neighbouring towns from merging

**Gap description** This site lies to the north of Hale, almost to the centre of the gap between the eastern edge of Liverpool and the western edge of Widnes (Halebank). Development of this site would reduce the resultant gaps between these two settlements at this point, however, it would only have a similar impact to that already created by Hale. Gap Distance to Widnes = 1050.14m. Gap Distance to Surrounding Settlements = 1527.72m. Gap Distance to Hale OR Cronton=0m. It is considered to have a limited impact on the resultant gap between settlements.

### **Purpose 3: Safeguarding the countryside from encroachment**

|                        |                                                                                                                                                                                              |                                                                       |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| Existing Land Use      | Mix of uses                                                                                                                                                                                  |                                                                       |
| Countryside Character  | The site is in a partial countryside use and provides a moderate contribution to preserving countryside character, displaying some natural and rural characteristics.                        |                                                                       |
| Countryside Use        | Partial Countryside use                                                                                                                                                                      |                                                                       |
| Rounding               | Release of this Group would not contribute to rounding of the settlement boundary and would create a substantial extension northwards from the north west corner of the existing settlement. |                                                                       |
| Visual Encroachment    | Partial Visual Encroachment                                                                                                                                                                  | This site is encroached by development within Hale village.           |
| Views North            | Not Encroached                                                                                                                                                                               | Views to the north are generally open.                                |
| Views East             | Not Encroached                                                                                                                                                                               | Views to the east are generally open.                                 |
| Views South            | Encroached                                                                                                                                                                                   | Views to the south are encroached by development within Hale village. |
| Views West             | Not Encroached                                                                                                                                                                               | Views to the west are generally open.                                 |
| Views through the Site | Not Encroached                                                                                                                                                                               | Views through the site are generally open.                            |
| Landscape Character    | This site is within the Hale Shore and Farmland landscape character area, which was assessed as having strong character strength and to be in a moderate condition.                          |                                                                       |

### **Purpose 4: To preserve the setting and special character of historic towns**

|                                                                                   |                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the parcel help to preserve the setting of a historic town, village or park? | The parcel does not affect the setting of a 'historic town or village' or listed 'historic park' as there are no such designations within the study area. Other heritage assets are identified under Stage 2: Restrictive Constraints. |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### **Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

Individual sites have not been assessed against this function, as no measurable criteria were identified in the study methodology.

## Overall Summary of Purpose

|            |          |
|------------|----------|
| GB Purpose | Moderate |
|------------|----------|

|            |                                                                                                                                                                                                                                                                 |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| GB Overall | There are a number of restrictive constraints identified for this site. Consideration would need to be given to the heritage value of the nearby Grade II Listed Building; the Landscape Value; the proximity to the Mersey Estuary Ramsar and to the protectio |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

This parcel makes a moderate contribution to the purposes of including land within the Green Belt. It is adjacent to the urban area, but with less than 50% of the boundary adjacent to development and is considered to be partially contained. This site lies to the north of Hale, almost to the centre of the gap between the eastern edge of Liverpool and the western edge of Widnes (Halebank). Development of this site would reduce the resultant gaps between these two settlements at this point, however, it would only have a similar impact to that already created by Hale. Gap Distance to Widnes = 1050.14m. Gap Distance to Surrounding Settlements = 1527.72m. Gap Distance to Hale OR Cronton=0m. It is considered to have a limited impact on the resultant gap between settlements. It is in a partial countryside use due to the mix of uses on the site or its use for equine uses or as a recreational area. It has some visual encroachment with views at certain points of the site overlooked by development. There are a number of restrictive constraints identified for this site. Consideration would need to be given to the heritage value of the nearby Grade II Listed Building; the Landscape Value; the proximity to the Mersey Estuary Ramsar and to the protection of best and most versatile agricultural land.

## Assessment of Potential Capacity

### Percentage covered by development

|                          |   |
|--------------------------|---|
| Notational Site Capacity | 0 |
|--------------------------|---|

Site Size

33.29

Eastings

357,695

Northings

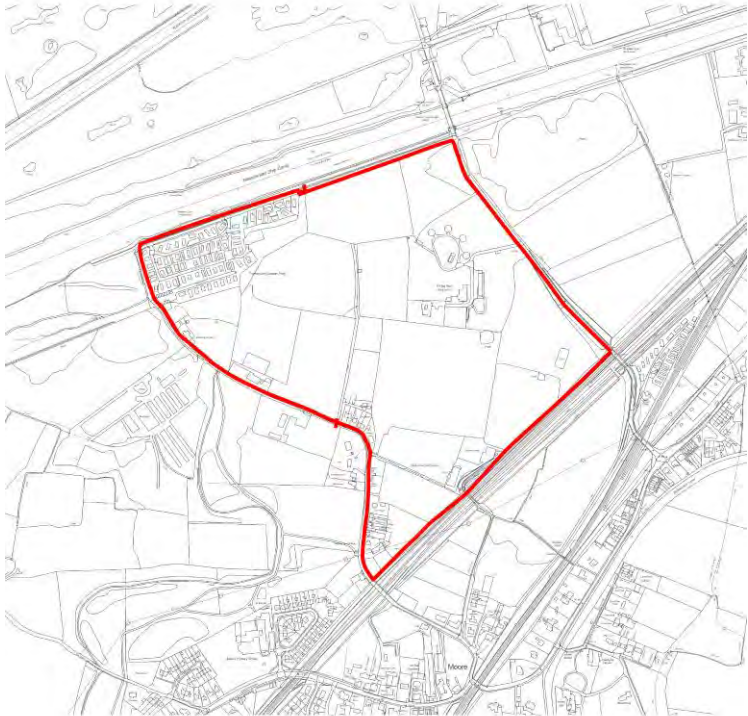
384,860

Description

This parcels contains residential development along Moss Lane, the Park Home development along the Manchester Ship Canal, a riding centre, a rugby club and grazing land. This group comprises of parcels GB238, GB239, GB240, GB241, GB242, GB243, GB244, GB245, GB246, GB247, GB248, GB261, GB262.

Surrounding Uses

Surrounding uses include the canal, the railway line, a water body, grazing land, residential development and a nursery.



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## Prohibitive Constraints

|                                                                                |     |                                               |    |
|--------------------------------------------------------------------------------|-----|-----------------------------------------------|----|
| Flood Risk (Zone 3A and 3B)                                                    | No  | Sites of Special Scientific Importance (SSSI) | No |
| Hazardous Installations and pipelines (Inner Zones) / Public Safety Zone (PSZ) | Yes | Ancient Woodland                              | No |
|                                                                                |     | Ramsar / SPA / SAC                            | No |

## Restrictive Constraints

|                                    |     |                                            |     |
|------------------------------------|-----|--------------------------------------------|-----|
| Conservation Area                  | No  | Hazardous Installation (Consultation Zone) | Yes |
| Local Geological Importance        | No  | Local Wildlife Site                        | No  |
| Listed Building / Ancient Monument | Yes | Area of Landscape Value                    | No  |
| Flood Risk Zone 2                  | No  | Air Quality Management Area (AQMA)         | No  |
| Agricultural Land Classification   | II  | Potentially Contaminated Land              | Yes |
| Playing Pitches                    | Yes | Proximity to Ramsar / SPA / SAC            | No  |

## Accessibility

|                                   |     |                                          |     |
|-----------------------------------|-----|------------------------------------------|-----|
| Within 400m of a Bus stop         | Yes | Within 800m of a Town or District Centre | No  |
| Within 800m of a Rail station     | No  | Within 600m of a Local Centre            | No  |
| Within 600m of a Primary School   | Yes | Within 800m of a Leisure Centre          | No  |
| Within 600m of a Secondary School | No  | Within 800m of a Post Office             | Yes |
| Within 600m of Further Education  | No  | Within 1km of a GP / Health Centre       | No  |
| Within 2km of an employment area  | Yes | Within 800m of a Public Park / Play Area | Yes |



View west along Moss Lane



View through the site towards Big Hand Riding School

## Purpose 1: To check the unrestricted sprawl of large built up areas

How well contained by the urban area is the parcel? Partially Contained

This parcel is detached from the urban area of Runcorn, however, it contains part of the ribbon development stretching out of Moore along Moss Lane.

|                   |                                                                                              |                       |
|-------------------|----------------------------------------------------------------------------------------------|-----------------------|
| Boundary Strength | This parcel has entirely strong boundaries created by the road network and the railway line. |                       |
| Northern Boundary | Strong                                                                                       | Manchester Ship Canal |
| Eastern Boundary  | Strong                                                                                       | Moore Lane            |
| Southern Boundary | Strong                                                                                       | Railway line          |
| Western Boundary  | Strong                                                                                       | Moss Lane             |
| Contiguous        | Contiguous                                                                                   |                       |

## Purpose 2: To prevent neighbouring towns from merging

**Gap description** This site lies adjacent to the urban area. Development of this parcel would reduce the gap to Warrington at this point, although it would remain more than 1km. However, parts of this parcel are already developed, therefore its impact on the gap between settlements is somewhat limited. Gap Distance to Runcorn = 0m. Gap Distance to Warrington = 1161.95m. It is considered to have a limited impact on the resultant gap between settlements.

## Purpose 3: Safeguarding the countryside from encroachment

|                        |                                                                                                                                                                                                                      |                                                                                                                                                    |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Existing Land Use      | Mix of uses including residential, recreational and grazing land                                                                                                                                                     |                                                                                                                                                    |
| Countryside Character  | This site is in a mixture of uses, part of which is considered to be a countryside use, and provides a moderate contribution to preserving countryside character, displaying some natural and rural characteristics. |                                                                                                                                                    |
| Countryside Use        | Partial Countryside Use                                                                                                                                                                                              |                                                                                                                                                    |
| Rounding               | Release of this group would not contribute to the rounding off of the settlement boundary and release on its own would create a protrusion to the north eastern edge of Runcorn.                                     |                                                                                                                                                    |
| Visual Encroachment    | Partial Visual Encroachment                                                                                                                                                                                          | Views through the site and to the west are encroached by development. Other views are limited by trees and vegetation.                             |
| Views North            | Not Encroached                                                                                                                                                                                                       | Views to the north are in part limited by trees and vegetation and in part open across the Manchester Ship Canal and over to Moore Nature Reserve. |
| Views East             | Not Encroached                                                                                                                                                                                                       | Views to the east are in part limited by trees along the road and around the water body and part open across adjacent fields.                      |
| Views South            | Not Encroached                                                                                                                                                                                                       | Views to the south are limited by trees and vegetation along the rail line.                                                                        |
| Views West             | Encroached                                                                                                                                                                                                           | Views to the west are encroached by residential and commercial development along Moss Lane.                                                        |
| Views through the Site | Encroached                                                                                                                                                                                                           | Views through the site are encroached by developments within the site including, residential, park homes, a rugby club and riding stables.         |
| Landscape Character    | Site is within the Moore Village and Keckwick Brook Valley Landscape Character Area, this is identified as an area to be conserved and enhanced.                                                                     |                                                                                                                                                    |

## Purpose 4: To preserve the setting and special character of historic towns

|                                                                                   |                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the parcel help to preserve the setting of a historic town, village or park? | The parcel does not affect the setting of a 'historic town or village' or listed 'historic park' as there are no such designations within the study area. Other heritage assets are identified under Stage 2: Restrictive Constraints. |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Individual sites have not been assessed against this function, as no measurable criteria were identified in the study methodology.

## Overall Summary of Purpose

GB Purpose      Moderate

### GB Overall

This parcel makes a moderate contribution to the purposes of including land within the Green Belt. It is adjacent to the urban area, but with less than 50% of the boundary adjacent to development and is considered to be partially contained. This site lies adjacent to the urban area. Development of this parcel would reduce the gap to Warrington at this point, although it would remain more than 1km. However, parts of this parcel are already developed, therefore its impact on the gap between settlements is somewhat limited. Gap Distance to Runcorn = 0m. Gap Distance to Warrington = 1161.95m. It is considered to have a limited impact on the resultant gap between settlements. It is in a partial countryside use due to the mix of uses on the site or its use for equine uses or as a recreational area. It has some visual encroachment with views at certain points of the site overlooked by development.

## Assessment of Potential Capacity

Percentage covered by development      0.25

Notational Site Capacity      699

|                  |                                                                                                                                                                                              |          |         |           |         |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------|-----------|---------|
| Site Size        | 18.57                                                                                                                                                                                        | Eastings | 357,040 | Northings | 384,158 |
| Description      | This parcel consists of residential development along Runcorn Road and Six Acre Lane, and open space at Moore Meadows. This group comprises of parcels GB289, GB290, GB291, GB292 and GB424. |          |         |           |         |
| Surrounding Uses | Surrounding uses include employment development, residential development and agricultural land.                                                                                              |          |         |           |         |



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### Prohibitive Constraints

|                                                                                |     |                                               |    |
|--------------------------------------------------------------------------------|-----|-----------------------------------------------|----|
| Flood Risk (Zone 3A and 3B)                                                    | Yes | Sites of Special Scientific Importance (SSSI) | No |
| Hazardous Installations and pipelines (Inner Zones) / Public Safety Zone (PSZ) | Yes | Ancient Woodland                              | No |
|                                                                                |     | Ramsar / SPA / SAC                            | No |

### Restrictive Constraints

|                                    |     |                                            |     |
|------------------------------------|-----|--------------------------------------------|-----|
| Conservation Area                  | No  | Hazardous Installation (Consultation Zone) | Yes |
| Local Geological Importance        | No  | Local Wildlife Site                        | Yes |
| Listed Building / Ancient Monument | Yes | Area of Landscape Value                    | No  |
| Flood Risk Zone 2                  | Yes | Air Quality Management Area (AQMA)         | No  |
| Agricultural Land Classification   | II  | Potentially Contaminated Land              | Yes |
| Playing Pitches                    | No  | Proximity to Ramsar / SPA / SAC            | No  |

### Accessibility

|                                   |     |                                          |     |
|-----------------------------------|-----|------------------------------------------|-----|
| Within 400m of a Bus stop         | Yes | Within 800m of a Town or District Centre | No  |
| Within 800m of a Rail station     | No  | Within 600m of a Local Centre            | No  |
| Within 600m of a Primary School   | Yes | Within 800m of a Leisure Centre          | No  |
| Within 600m of a Secondary School | No  | Within 800m of a Post Office             | Yes |
| Within 600m of Further Education  | No  | Within 1km of a GP / Health Centre       | No  |
| Within 2km of an employment area  | Yes | Within 800m of a Public Park / Play Area | Yes |



View along the edge of the site with development at Manor Park and Fiddler Ferry beyond.



Property along Runcorn road

### Purpose 1: To check the unrestricted sprawl of large built up areas

How well contained by the urban area is the parcel?

Partially Contained

This parcel is adjacent to the urban area of Runcorn at Sandymoor and Manor Park. It also includes ribbon development along Runcorn Road.

|                   |                                                                                                                             |                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| Boundary Strength | This parcel has strong boundaries to the north, east and south. It has a weak boundary where the parcel adjoins Manor Park. |                                                                       |
| Northern Boundary | Strong                                                                                                                      | Six Acre Lane                                                         |
| Eastern Boundary  | Strong                                                                                                                      | Runcorn Road                                                          |
| Southern Boundary | Strong                                                                                                                      | Daresbury Expressway                                                  |
| Western Boundary  | Weak                                                                                                                        | There are no defined physical features creating the western boundary. |
| Contiguous        | Contiguous                                                                                                                  |                                                                       |

### Purpose 2: To prevent neighbouring towns from merging

**Gap description** This site lies adjacent to the urban area. Development of this parcel would reduce the gap to Warrington at this point, although it would remain more than 2km. However, parts of this parcel are already developed, therefore its impact on the gap between settlements is somewhat limited. Gap Distance to Runcorn = 0m. Gap Distance to Warrington = 2164.37m. It is considered to have a very limited impact on the resultant gap between settlements.

### Purpose 3: Safeguarding the countryside from encroachment

|                        |                                                                                                                                                                                                                      |                                                                                                                              |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| Existing Land Use      | Mix of uses including residential, recreational and agricultural land                                                                                                                                                |                                                                                                                              |
| Countryside Character  | This site is in a mixture of uses, part of which is considered to be a countryside use, and provides a moderate contribution to preserving countryside character, displaying some natural and rural characteristics. |                                                                                                                              |
| Countryside Use        | Partial Countryside Use                                                                                                                                                                                              |                                                                                                                              |
| Rounding               | Release of this parcel is considered to provide opportunity to round the settlement. It would fill an area between Manor Park, ribbon development from Moore village and Sandymoor.                                  |                                                                                                                              |
| Visual Encroachment    | High level of visual encroachment                                                                                                                                                                                    | Manor Park, development within the site and development within Moore village all encroach on the site.                       |
| Views North            | Partially                                                                                                                                                                                                            | Views to the north are partially encroached by development at Manor Park and partially open across adjacent fields.          |
| Views East             | Encroached                                                                                                                                                                                                           | Views to the east are encroached by development within Moore village.                                                        |
| Views South            | Not Encroached                                                                                                                                                                                                       | Views to the south are generally open across adjacent fields, although there is some interruption by railway infrastructure. |
| Views West             | Encroached                                                                                                                                                                                                           | Views to the west are encroached by development at Manor Park.                                                               |
| Views through the Site | Partially                                                                                                                                                                                                            | Views through the site are encroached in parts by residential development on Runcorn Road.                                   |
| Landscape Character    | Site is within the Moore Village and Keckwick Brook Valley Landscape Character Area, this is identified as an area to be conserved and enhanced.                                                                     |                                                                                                                              |

### Purpose 4: To preserve the setting and special character of historic towns

|                                                                                   |                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the parcel help to preserve the setting of a historic town, village or park? | The parcel does not affect the setting of a 'historic town or village' or listed 'historic park' as there are no such designations within the study area. Other heritage assets are identified under Stage 2: Restrictive Constraints. |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Individual sites have not been assessed against this function, as no measurable criteria were identified in the study methodology.

### Overall Summary of Purpose

GB Purpose Limited

GB Overall

This parcel makes a limited contribution to the purposes of including land within the Green Belt. It is adjacent to the urban area, but with less than 50% of the boundary adjacent to development and is considered to be partially contained. This site lies adjacent to the urban area. Development of this parcel would reduce the gap to Warrington at this point, although it would remain more than 2km. However, parts of this parcel are already developed, therefore its impact on the gap between settlements is somewhat limited. Gap Distance to Runcorn = 0m. Gap Distance to Warrington = 2164.37m. It is considered to have a very limited impact on the resultant gap between settlements. It is in a partial countryside use due to the mix of uses on the site or its use for equine uses or as a recreational area. It has high levels of visual encroachment with development overlooking the parcel.

### Assessment of Potential Capacity

Percentage covered by development

0.13

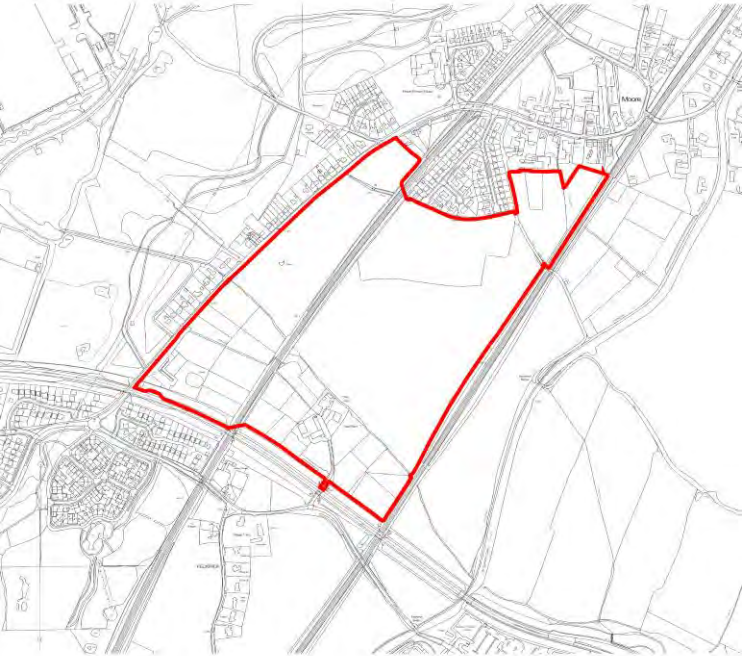
Notational Site Capacity

390

Land between Runcorn Road, the railway, Daresbury epressway and Moore village.

Group Y

|                  |                                                                                                                                                                                                                                                                                                                                                            |          |         |           |         |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------|-----------|---------|
| Site Size        | 28.05                                                                                                                                                                                                                                                                                                                                                      | Eastings | 357,363 | Northings | 383,885 |
| Description      | This parcel contains predominantly agricultural land and grazing land. There is a riding school and stable block within the site, there is a second stabling and grazing area and a cattery. There are also a couple of residential properties. A railway line also disects the site.This group comprises of parcels GB275, GB293, GB294, GB297 and GB298. |          |         |           |         |
| Surrounding Uses | Surrounding uses include the railway line, road network, residential development and                                                                                                                                                                                                                                                                       |          |         |           |         |



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### Prohibitive Constraints

|                                                                                |     |                                               |    |
|--------------------------------------------------------------------------------|-----|-----------------------------------------------|----|
| Flood Risk (Zone 3A and 3B)                                                    | No  | Sites of Special Scientific Importance (SSSI) | No |
| Hazardous Installations and pipelines (Inner Zones) / Public Safety Zone (PSZ) | Yes | Ancient Woodland                              | No |
|                                                                                |     | Ramsar / SPA / SAC                            | No |

### Restrictive Constraints

|                                    |                       |                                            |     |
|------------------------------------|-----------------------|--------------------------------------------|-----|
| Conservation Area                  | Moore                 | Hazardous Installation (Consultation Zone) | Yes |
| Local Geological Importance        | No                    | Local Wildlife Site                        | No  |
| Listed Building / Ancient Monument | Yes (200m Setting of) | Area of Landscape Value                    | No  |
| Flood Risk Zone 2                  | No                    | Air Quality Management Area (AQMA)         | No  |
| Agricultural Land Classification   | II                    | Potentially Contaminated Land              | Yes |
| Playing Pitches                    | No                    | Proximity to Ramsar / SPA / SAC            | No  |

### Accessibility

|                                   |     |                                          |     |
|-----------------------------------|-----|------------------------------------------|-----|
| Within 400m of a Bus stop         | Yes | Within 800m of a Town or District Centre | No  |
| Within 800m of a Rail station     | No  | Within 600m of a Local Centre            | No  |
| Within 600m of a Primary School   | Yes | Within 800m of a Leisure Centre          | No  |
| Within 600m of a Secondary School | No  | Within 800m of a Post Office             | Yes |
| Within 600m of Further Education  | No  | Within 1km of a GP / Health Centre       | No  |
| Within 2km of an employment area  | Yes | Within 800m of a Public Park / Play Area | Yes |



Stable blocks adjacent to Runcorn Road.



View north of boundary with Runcorn Road



View of site GB274 and its boundary to the canal

**Purpose 1: To check the unrestricted sprawl of large built up areas**

|                                                                                                                                                                        |                                                                                                                                                                                                       |                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| How well contained by the urban area is the parcel?                                                                                                                    | Largely Contained                                                                                                                                                                                     |                                                 |
| This parcel is adjacent to the urban area of Runcorn at Sandyrmoor. It is also adjacent to the village of Moore and the development stretching out along Runcorn Road. |                                                                                                                                                                                                       |                                                 |
| Boundary Strength                                                                                                                                                      | This parcel has strong boundaries to the east, south and west, the northern boundary where the site adjoins Moore village is weaker and consists of residential boundary treatments and access roads. |                                                 |
| Northern Boundary                                                                                                                                                      | Weak / Mo                                                                                                                                                                                             | Residential boundary treatments / Access tracks |
| Eastern Boundary                                                                                                                                                       | Strong                                                                                                                                                                                                | Rail line                                       |
| Southern Boundary                                                                                                                                                      | Strong                                                                                                                                                                                                | Daresbury Expressway                            |
| Western Boundary                                                                                                                                                       | Strong                                                                                                                                                                                                | Runcorn Road                                    |
| Contiguous                                                                                                                                                             | Contiguous                                                                                                                                                                                            |                                                 |

**Purpose 2: To prevent neighbouring towns from merging**

|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Gap description | This site lies adjacent to the urban area. Development of this parcel would reduce the gap to Warrington at this point, although it would remain more than 1.5km. However, the parcel is between Runcorn and Moore, and the village of Moore would remain closer to Warrington than this parcel. Gap Distance to Runcorn = 0m. Gap Distance to Warrington = 1919.89m. It is considered to have a limited impact on the resultant gap between settlements. |  |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

### Purpose 3: Safeguarding the countryside from encroachment

|                        |                                                                                                                                                                                                                                  |                                                                                                                                                                                          |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Existing Land Use      | Mix of uses including residential, horsiculture, grazing land and agricultural land.                                                                                                                                             |                                                                                                                                                                                          |
| Countryside Character  | This site is in a mixture of uses, part of which is considered to be a countryside use, and provides a moderate contribution to preserving countryside character, displaying some natural and rural characteristics.             |                                                                                                                                                                                          |
| Countryside Use        | Partial Countryside Use                                                                                                                                                                                                          |                                                                                                                                                                                          |
| Rounding               | On its own release of this site would not contribute to rounding off of the settlement boundary, however, it may contribute to rounding off as part of a wider grouping of sites. It could create an urban extension to Runcorn. |                                                                                                                                                                                          |
| Visual Encroachment    | Partial visual encroachment                                                                                                                                                                                                      | Views to the north are encroached by development within the village. Whilst views through the site and to the west are partially encroached.                                             |
| Views North            | Encroached                                                                                                                                                                                                                       | Views to the north are encroached by development within the village.                                                                                                                     |
| Views East             | Not Encroached                                                                                                                                                                                                                   | Views to the east are good and open.                                                                                                                                                     |
| Views South            | Not Encroached                                                                                                                                                                                                                   | Views to the south are screened by the embankment to the Daresbury Expressway and vegetation on the verge.                                                                               |
| Views West             | Partially                                                                                                                                                                                                                        | Residential devleopment impinges on views to the west along Runcorn Road. Although again from the centre of the site the views appear open with only the tops of the properties visible. |
| Views through the Site | Partially                                                                                                                                                                                                                        | Views through the site are partially encroached by development to the south of the site.                                                                                                 |
| Landscape Character    | Site is within the Moore Village and Keckwick Brook Valley Landscape Character Area, this is identified as an area to be conserved and enhanced.                                                                                 |                                                                                                                                                                                          |

### Purpose 4: To preserve the setting and special character of historic towns

|                                                                                   |                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the parcel help to preserve the setting of a historic town, village or park? | The parcel does not affect the setting of a 'historic town or village' or listed 'historic park' as there are no such designations within the study area. Other heritage assets are identified under Stage 2: Restrictive Constraints. |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Individual sites have not been assessed against this function, as no measurable criteria were identified in the study methodology.

### Overall Summary of Purpose

GB Purpose Partial

GB Overall

This parcel makes a partial contribution to the purposes of including land within the Green Belt. It is adjacent to the urban area, with approximately 50% to 75% of the boundary adjacent to development and is considered to be largely contained. This site lies adjacent to the urban area. Development of this parcel would reduce the gap to Warrington at this point, although it would remain more than 1.5km. However, the parcel is between Runcorn and Moore, and the village of Moore would remain closer to Warrington than this parcel. Gap Distance to Runcorn = 0m. Gap Distance to Warrington = 1919.89m. It is considered to have a limited impact on the resultant gap between settlements. It is in a partial countryside use due to the mix of uses on the site or its use for equine uses or as a recreational area. It has some visual encroachment with views at certain points of the site overlooked by development.

### Assessment of Potential Capacity

|                                   |      |  |
|-----------------------------------|------|--|
| Percentage covered by development | 0.05 |  |
| Notational Site Capacity          | 589  |  |

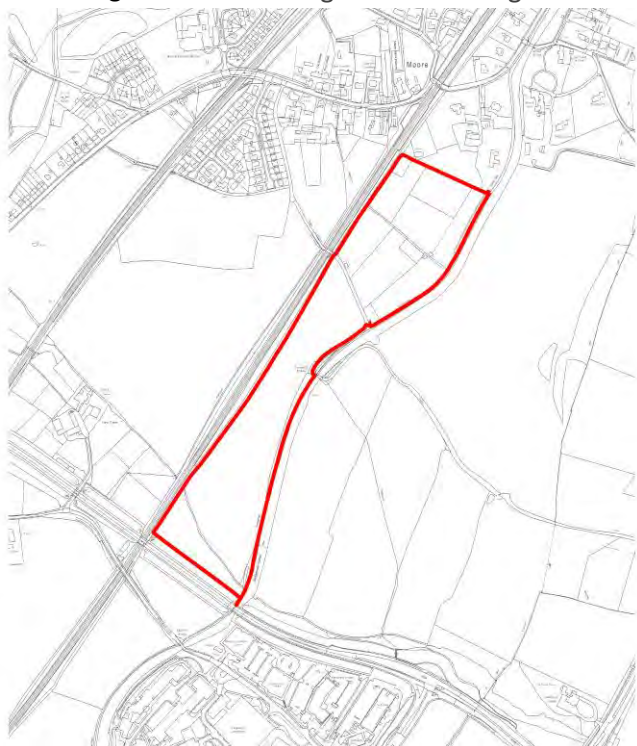
# Land to between the Bridgewater Canal, the railway line, the Daresbury expressway and Moore village

Group Z

Site Size 10.09 Eastings 357,683 Northings 383,890

Description This parcels contains predominantly agricultural land. The group comprises of parcels GB274 and GB299.

Surrounding Uses Surrounding uses include agricultural grazing land and residential.



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## Prohibitive Constraints

|                                                                                |     |                                               |    |
|--------------------------------------------------------------------------------|-----|-----------------------------------------------|----|
| Flood Risk (Zone 3A and 3B)                                                    | No  | Sites of Special Scientific Importance (SSSI) | No |
| Hazardous Installations and pipelines (Inner Zones) / Public Safety Zone (PSZ) | Yes | Ancient Woodland                              | No |
|                                                                                |     | Ramsar / SPA / SAC                            | No |

## Restrictive Constraints

|                                    |                       |                                            |     |
|------------------------------------|-----------------------|--------------------------------------------|-----|
| Conservation Area                  | Moore                 | Hazardous Installation (Consultation Zone) | Yes |
| Local Geological Importance        | No                    | Local Wildlife Site                        | No  |
| Listed Building / Ancient Monument | Yes (200m Setting of) | Area of Landscape Value                    | No  |
| Flood Risk Zone 2                  | No                    | Air Quality Management Area (AQMA)         | No  |
| Agricultural Land Classification   | II                    | Potentially Contaminated Land              | Yes |
| Playing Pitches                    | No                    | Proximity to Ramsar / SPA / SAC            | No  |

## Accessibility

|                                   |     |                                          |     |
|-----------------------------------|-----|------------------------------------------|-----|
| Within 400m of a Bus stop         | Yes | Within 800m of a Town or District Centre | No  |
| Within 800m of a Rail station     | No  | Within 600m of a Local Centre            | No  |
| Within 600m of a Primary School   | Yes | Within 800m of a Leisure Centre          | No  |
| Within 600m of a Secondary School | No  | Within 800m of a Post Office             | Yes |
| Within 600m of Further Education  | No  | Within 1km of a GP / Health Centre       | No  |
| Within 2km of an employment area  | Yes | Within 800m of a Public Park / Play Area | Yes |



View across the site showing grazing, paddocks and lighting on the menage



Western boundary adjoining the Railway Line

### Purpose 1: To check the unrestricted sprawl of large built up areas

How well contained by the urban area is the parcel? Partially Contained

This parcel is adjacent to the urban area of Runcorn and to the village of Moore.

|                   |                                                                                                                                                                                      |                                 |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| Boundary Strength | This parcel has strong boundaries to the east, south and west, the northern boundary where the site adjoins Moore village is weaker and consists of residential boundary treatments. |                                 |
| Northern Boundary | Weak                                                                                                                                                                                 | Residential boundary treatments |
| Eastern Boundary  | Strong                                                                                                                                                                               | Bridgewater Canal               |
| Southern Boundary | Strong                                                                                                                                                                               | Daresbury Expressway            |
| Western Boundary  | Strong                                                                                                                                                                               | Railway line                    |
| Contiguous        | Contiguous                                                                                                                                                                           |                                 |

### Purpose 2: To prevent neighbouring towns from merging

**Gap description** This site lies adjacent to the urban area. Development of this parcel would reduce the gap to Warrington at this point, although it would remain more than 1.5km. However, the parcel is between Runcorn and Moore, and the village of Moore would remain closer to Warrington than this parcel. Gap Distance to Runcorn = 65.48m. Gap Distance to Warrington = 1889.89m. It is considered to have a limited impact on the resultant gap between settlements.

### Purpose 3: Safeguarding the countryside from encroachment

|                        |                                                                                                                                                                                                                                  |                                                                                                                                                                                                    |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Existing Land Use      | Agricultural land                                                                                                                                                                                                                |                                                                                                                                                                                                    |
| Countryside Character  | The site is in countryside use and makes a strong contribution to preserving countryside character.                                                                                                                              |                                                                                                                                                                                                    |
| Countryside Use        | Countryside use                                                                                                                                                                                                                  |                                                                                                                                                                                                    |
| Rounding               | On its own release of this site would not contribute to rounding off of the settlement boundary, however, it may contribute to rounding off as part of a wider grouping of sites. It could create an urban extension to Runcorn. |                                                                                                                                                                                                    |
| Visual Encroachment    | Partial visual encroachment                                                                                                                                                                                                      | Views through the site and to the east are generally open. Views to the north are encroached by development, other views are partially encroached.                                                 |
| Views North            | Encroached                                                                                                                                                                                                                       | Views to the north are interrupted by residential development.                                                                                                                                     |
| Views East             | Not Encroached                                                                                                                                                                                                                   | View to the east are good and open across adjoining arable farmland and grazing paddocks.                                                                                                          |
| Views South            | Partially                                                                                                                                                                                                                        | Views to the south are partially screened by the embankment to the Daresbury Expressway and the vegetation on the verge. However, parts of the Daresbury Sci-Tech are visible over the embankment. |
| Views West             | Partially                                                                                                                                                                                                                        | Views to the west are open across the railway line which is lower, than the site. However, residential development is visible in part of the view at Beechmoore and Hollybank.                     |
| Views through the Site | Not Encroached                                                                                                                                                                                                                   | Views through the site are generally open.                                                                                                                                                         |
| Landscape Character    | Site is within the Daresbury Sandstone Escarpment landscape character area, this is identified as an area to be conserved and enhanced.                                                                                          |                                                                                                                                                                                                    |

### Purpose 4: To preserve the setting and special character of historic towns

|                                                                                   |                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the parcel help to preserve the setting of a historic town, village or park? | The parcel does not affect the setting of a 'historic town or village' or listed 'historic park' as there are no such designations within the study area. Other heritage assets are identified under Stage 2: Restrictive Constraints. |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Individual sites have not been assessed against this function, as no measurable criteria were identified in the study methodology.

## Overall Summary of Purpose

GB Purpose          Partial

GB Overall

This parcel makes a partial contribution to the purposes of including land within the Green Belt. It is adjacent to the urban area, but with less than 50% of the boundary adjacent to development and is considered to be partially contained. This site lies adjacent to the urban area. Development of this parcel would reduce the gap to Warrington at this point, although it would remain more than 1.5km. However, the parcel is between Runcorn and Moore, and the village of Moore would remain closer to Warrington than this parcel. Gap Distance to Runcorn = 65.48m. Gap Distance to Warrington = 1889.89m. 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.

## Assessment of Potential Capacity

Percentage covered by development

0

Notational Site Capacity

212

|                                                                                             |  |  |  |                 |
|---------------------------------------------------------------------------------------------|--|--|--|-----------------|
| <b>Land between Bridgewater Canal, Moore village, Chester Road and Daresbury Expressway</b> |  |  |  | <b>Group AA</b> |
|---------------------------------------------------------------------------------------------|--|--|--|-----------------|

|           |       |          |         |           |         |
|-----------|-------|----------|---------|-----------|---------|
| Site Size | 38.73 | Eastings | 357,915 | Northings | 383,607 |
|-----------|-------|----------|---------|-----------|---------|

|             |                                                                                                                              |  |  |  |  |
|-------------|------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|
| Description | This parcel includes agricultural land, woodland and the Dental Academy. The group comprises parcels GB272, GB300 and GB301. |  |  |  |  |
|-------------|------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|

|                  |                                                                                                 |  |  |  |  |
|------------------|-------------------------------------------------------------------------------------------------|--|--|--|--|
| Surrounding Uses | Surrounding uses include agricultural land, Daresbury Sci-Tech, the road network and the canal. |  |  |  |  |
|------------------|-------------------------------------------------------------------------------------------------|--|--|--|--|



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### Prohibitive Constraints

|                                                                                |     |                                               |    |
|--------------------------------------------------------------------------------|-----|-----------------------------------------------|----|
| Flood Risk (Zone 3A and 3B)                                                    | No  | Sites of Special Scientific Importance (SSSI) | No |
| Hazardous Installations and pipelines (Inner Zones) / Public Safety Zone (PSZ) | Yes | Ancient Woodland                              | No |
|                                                                                |     | Ramsar / SPA / SAC                            | No |

### Restrictive Constraints

|                                    |                       |                                            |     |
|------------------------------------|-----------------------|--------------------------------------------|-----|
| Conservation Area                  | Moore                 | Hazardous Installation (Consultation Zone) | Yes |
| Local Geological Importance        | No                    | Local Wildlife Site                        | No  |
| Listed Building / Ancient Monument | Yes (200m Setting of) | Area of Landscape Value                    | No  |
| Flood Risk Zone 2                  | No                    | Air Quality Management Area (AQMA)         | No  |
| Agricultural Land Classification   | II                    | Potentially Contaminated Land              | Yes |
| Playing Pitches                    | No                    | Proximity to Ramsar / SPA / SAC            | No  |

### Accessibility

|                                   |     |                                          |     |
|-----------------------------------|-----|------------------------------------------|-----|
| Within 400m of a Bus stop         | Yes | Within 800m of a Town or District Centre | No  |
| Within 800m of a Rail station     | No  | Within 600m of a Local Centre            | No  |
| Within 600m of a Primary School   | Yes | Within 800m of a Leisure Centre          | No  |
| Within 600m of a Secondary School | No  | Within 800m of a Post Office             | Yes |
| Within 600m of Further Education  | No  | Within 1km of a GP / Health Centre       | No  |
| Within 2km of an employment area  | Yes | Within 800m of a Public Park / Play Area | Yes |



View towards Daresbury Sci Tech.



Daresbury Lodge, the Dental Academy

### Purpose 1: To check the unrestricted sprawl of large built up areas

How well contained by the urban area is the parcel?

Partially Contained

This parcel is adjacent to the urban area of Runcorn at Daresbury Sci-Tech, and to residential development stretching out of Moore village along Hobb Lane.

|                   |                                                                                                    |                                                                |
|-------------------|----------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| Boundary Strength | This parcel has strong boundaries to the south and west but weak boundaries to the north and east. |                                                                |
| Northern Boundary | Weak                                                                                               | Residential boundary treatments                                |
| Eastern Boundary  | Weak                                                                                               | No physical features - boundary is created by Borough boundary |
| Southern Boundary | Strong                                                                                             | Daresbury Expressway                                           |
| Western Boundary  | Strong                                                                                             | Bridgewater Canal                                              |
| Contiguous        | Contiguous                                                                                         |                                                                |

### Purpose 2: To prevent neighbouring towns from merging

**Gap description** This site lies adjacent to the urban area. Development of this parcel would reduce the gap to Warrington at this point, although it would remain more than 1.5km. However, the parcel is between Runcorn and Moore, and the village of Moore would remain closer to Warrington than this parcel. Gap Distance to Runcorn = 0.5m. Gap Distance to Warrington = 1715.04m. It is considered to have a limited impact on the resultant gap between settlements.

### Purpose 3: Safeguarding the countryside from encroachment

|                        |                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Existing Land Use      | Agricultural land                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                |
| Countryside Character  | The site is in countryside use and makes a strong contribution to preserving countryside character.                                                                                                                              |                                                                                                                                                                                                                                                                |
| Countryside Use        | Countryside use                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                |
| Rounding               | On its own release of this site would not contribute to rounding off of the settlement boundary, however, it may contribute to rounding off as part of a wider grouping of sites. It could create an urban extension to Runcorn. |                                                                                                                                                                                                                                                                |
| Visual Encroachment    | Partial visual encroachment                                                                                                                                                                                                      | Views are encroached by development to the north and in longer views to the the east, south and west.                                                                                                                                                          |
| Views North            | Encroached                                                                                                                                                                                                                       | Residential development limit views to the north.                                                                                                                                                                                                              |
| Views East             | Partially                                                                                                                                                                                                                        | Views to the east are good and open, until the residential development on Chester Road.                                                                                                                                                                        |
| Views South            | Partially                                                                                                                                                                                                                        | Views to the south are partially encroached by development along Keckwick Lane                                                                                                                                                                                 |
| Views West             | Partially                                                                                                                                                                                                                        | Views to the west are partially encroached due to residential development on Beechmoore and Hollybank. However, there are long open views as well only slightly encroached by employment development at Manor Park, where it possible to see to Fiddlers Ferry |
| Views through the Site | Partially                                                                                                                                                                                                                        | Views through the site are generally open. However, there is a small area that will be encroached by development at the Dental Academy.                                                                                                                        |
| Landscape Character    | Site is within the Daresbury Sandstone Escarpment landscape character area, this is identified as an area to be conserved and enhanced.                                                                                          |                                                                                                                                                                                                                                                                |

### Purpose 4: To preserve the setting and special character of historic towns

|                                                                                   |                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the parcel help to preserve the setting of a historic town, village or park? | The parcel does not affect the setting of a 'historic town or village' or listed 'historic park' as there are no such designations within the study area. Other heritage assets are identified under Stage 2: Restrictive Constraints. |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Individual sites have not been assessed against this function, as no measurable criteria were identified in the study methodology.

### Overall Summary of Purpose

GB Purpose Moderate

GB Overall

This parcel makes a moderate contribution to the purposes of including land within the Green Belt. It is adjacent to the urban area, but with less than 50% of the boundary adjacent to development and is considered to be partially contained. This site lies adjacent to the urban area. Development of this parcel would reduce the gap to Warrington at this point, although it would remain more than 1.5km. However, the parcel is between Runcorn and Moore, and the village of Moore would remain closer to Warrington than this parcel. Gap Distance to Runcorn = 0.5m. Gap Distance to Warrington = 1715.04m. 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.

### Assessment of Potential Capacity

|                                   |      |  |
|-----------------------------------|------|--|
| Percentage covered by development | 0.01 |  |
| Notational Site Capacity          | 813  |  |

Land between A56 Chester Road and Chester Road

Group  
AB

|                  |                                                                                                                                                                                                                                                                                                                |          |         |           |         |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------|-----------|---------|
| Site Size        | 7.11                                                                                                                                                                                                                                                                                                           | Eastings | 357,785 | Northings | 382,590 |
| Description      | This parcel includes development along Chester Road within Darebsury village, this incorporates a public house, the village hall, a primary school and residential development. The parcel also includes an area of agricultural land. The group comprises parcels GB306, GB307, GB308, GB309, GB310 and GB395 |          |         |           |         |
| Surrounding Uses | Surrounding uses include the road network, residential development, agricultural land and a place of worship.                                                                                                                                                                                                  |          |         |           |         |



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## Prohibitive Constraints

|                                                                                |    |                                               |    |
|--------------------------------------------------------------------------------|----|-----------------------------------------------|----|
| Flood Risk (Zone 3A and 3B)                                                    | No | Sites of Special Scientific Importance (SSSI) | No |
| Hazardous Installations and pipelines (Inner Zones) / Public Safety Zone (PSZ) | No | Ancient Woodland                              | No |
|                                                                                |    | Ramsar / SPA / SAC                            | No |

## Restrictive Constraints

|                                    |           |                                            |     |
|------------------------------------|-----------|--------------------------------------------|-----|
| Conservation Area                  | Daresbury | Hazardous Installation (Consultation Zone) | Yes |
| Local Geological Importance        | No        | Local Wildlife Site                        | No  |
| Listed Building / Ancient Monument | Yes       | Area of Landscape Value                    | Yes |
| Flood Risk Zone 2                  | No        | Air Quality Management Area (AQMA)         | No  |
| Agricultural Land Classification   | II        | Potentially Contaminated Land              | Yes |
| Playing Pitches                    | No        | Proximity to Ramsar / SPA / SAC            | No  |

## Accessibility

|                                   |     |                                          |     |
|-----------------------------------|-----|------------------------------------------|-----|
| Within 400m of a Bus stop         | Yes | Within 800m of a Town or District Centre | No  |
| Within 800m of a Rail station     | No  | Within 600m of a Local Centre            | No  |
| Within 600m of a Primary School   | Yes | Within 800m of a Leisure Centre          | Yes |
| Within 600m of a Secondary School | No  | Within 800m of a Post Office             | Yes |
| Within 600m of Further Education  | No  | Within 1km of a GP / Health Centre       | No  |
| Within 2km of an employment area  | Yes | Within 800m of a Public Park / Play Area | No  |



Darebsury Primary School



Residential properties on Chester Road

## Purpose 1: To check the unrestricted sprawl of large built up areas

How well contained by the urban area is the parcel? Partially Contained

This parcel is adjacent to Runcorn and to Daresbury village.

|                   |                                                                         |                  |
|-------------------|-------------------------------------------------------------------------|------------------|
| Boundary Strength | This parcel has entirely strong boundaries created by the road network. |                  |
| Northern Boundary | Strong                                                                  | Chester Road     |
| Eastern Boundary  | Strong                                                                  | Chester Road     |
| Southern Boundary | Strong                                                                  | Chester Road     |
| Western Boundary  | Strong                                                                  | A56 Chester Road |
| Contiguous        | Contiguous                                                              |                  |

## Purpose 2: To prevent neighbouring towns from merging

**Gap description** Development of this parcel would reduce the gap to Warrington at this point, although it would remain more than 2km. Gap Distance to Runcorn = 11.2m. Gap Distance to Warrington = 2963.15m. It is considered to have a very limited impact on the resultant gap between settlements.

## Purpose 3: Safeguarding the countryside from encroachment

|                        |                                                                                                                                                                                                                      |                                                                                                                                                   |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Existing Land Use      | Mixture of uses including a public house, residential, community use and agricultural land.                                                                                                                          |                                                                                                                                                   |
| Countryside Character  | This site is in a mixture of uses, part of which is considered to be a countryside use, and provides a moderate contribution to preserving countryside character, displaying some natural and rural characteristics. |                                                                                                                                                   |
| Countryside Use        | Partial Countryside Use                                                                                                                                                                                              |                                                                                                                                                   |
| Rounding               | This parcel could contribute to the rounding of Runcorn.                                                                                                                                                             |                                                                                                                                                   |
| Visual Encroachment    | High level of visual encroachment                                                                                                                                                                                    | Views are encroached by development within the village and by development on the other side of Chester Road.                                      |
| Views North            | Not Encroached                                                                                                                                                                                                       | Views to the north are screened by trees adjacent to Daresbury Bypass and Chester Road.                                                           |
| Views East             | Encroached                                                                                                                                                                                                           | Views to the east are encroached by residential development                                                                                       |
| Views South            | Not Encroached                                                                                                                                                                                                       | Views to the south are limited by trees.                                                                                                          |
| Views West             | Partially                                                                                                                                                                                                            | Most views to the west are considered generally open, however, there is a small area infringed by residential development on Delph Lane.          |
| Views through the Site | Encroached                                                                                                                                                                                                           | Views through the site encroached by development along Chester Road, including residential development, the pub, the school and the village hall. |
| Landscape Character    | Site is within the Daresbury Sandstone Escarpment landscape character area, this is identified as an area to be conserved and enhanced.                                                                              |                                                                                                                                                   |

## Purpose 4: To preserve the setting and special character of historic towns

|                                                                                   |                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the parcel help to preserve the setting of a historic town, village or park? | The parcel does not affect the setting of a 'historic town or village' or listed 'historic park' as there are no such designations within the study area. Other heritage assets are identified under Stage 2: Restrictive Constraints. |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Individual sites have not been assessed against this function, as no measurable criteria were identified in the study methodology.

## Overall Summary of Purpose

GB Purpose      Limited

### GB Overall

This parcel makes a limited contribution to the purposes of including land within the Green Belt. It is adjacent to the urban area, but with less than 50% of the boundary adjacent to development and is considered to be partially contained. Development of this parcel would reduce the gap to Warrington at this point, although it would remain more than 2km. Gap Distance to Runcorn = 11.2m. Gap Distance to Warrington = 2963.15m. It is considered to have a very limited impact on the resultant gap between settlements. It is in a partial countryside use due to the mix of uses on the site or its use for equine uses or as a recreational area. It has high levels of visual encroachment with development overlooking the parcel.

## Assessment of Potential Capacity

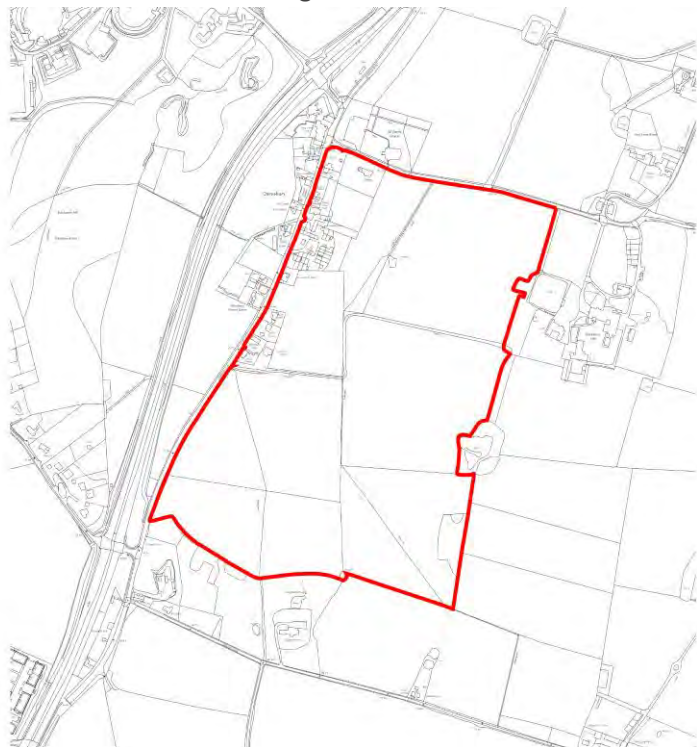
Percentage covered by development      0.3

Notational Site Capacity      149

## Land between Chester Road, Daresbury Lane and Daresbury Hall

**Group  
AC**

|                  |                                                                                                                                                                                         |          |         |           |         |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------|-----------|---------|
| Site Size        | 34.2                                                                                                                                                                                    | Eastings | 358,001 | Northings | 382,436 |
| Description      | This parcel includes residential development on Chester Road and Daresbury Lane, and agricultural land. The group comprises parcels GB311, GB312, GB313, GB314, GB315, GB327 and GB407. |          |         |           |         |
| Surrounding Uses | Surrounding uses include residential development, a place of worship, a public house, a school and agricultural land.                                                                   |          |         |           |         |



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### Prohibitive Constraints

|                                                                                |     |                                               |    |
|--------------------------------------------------------------------------------|-----|-----------------------------------------------|----|
| Flood Risk (Zone 3A and 3B)                                                    | No  | Sites of Special Scientific Importance (SSSI) | No |
| Hazardous Installations and pipelines (Inner Zones) / Public Safety Zone (PSZ) | Yes | Ancient Woodland                              | No |
|                                                                                |     | Ramsar / SPA / SAC                            | No |

### Restrictive Constraints

|                                    |           |                                            |     |
|------------------------------------|-----------|--------------------------------------------|-----|
| Conservation Area                  | Daresbury | Hazardous Installation (Consultation Zone) | Yes |
| Local Geological Importance        | No        | Local Wildlife Site                        | No  |
| Listed Building / Ancient Monument | Yes       | Area of Landscape Value                    | Yes |
| Flood Risk Zone 2                  | No        | Air Quality Management Area (AQMA)         | No  |
| Agricultural Land Classification   | II*       | Potentially Contaminated Land              | Yes |
| Playing Pitches                    | No        | Proximity to Ramsar / SPA / SAC            | No  |

### Accessibility

|                                   |     |                                          |     |
|-----------------------------------|-----|------------------------------------------|-----|
| Within 400m of a Bus stop         | Yes | Within 800m of a Town or District Centre | No  |
| Within 800m of a Rail station     | No  | Within 600m of a Local Centre            | No  |
| Within 600m of a Primary School   | Yes | Within 800m of a Leisure Centre          | Yes |
| Within 600m of a Secondary School | No  | Within 800m of a Post Office             | Yes |
| Within 600m of Further Education  | No  | Within 1km of a GP / Health Centre       | No  |
| Within 2km of an employment area  | Yes | Within 800m of a Public Park / Play Area | No  |



Northern boundary with Daresbury Lane



Properties along Chester Road.

**Purpose 1: To check the unrestricted sprawl of large built up areas**

|                                                      |                                                                                                                                                                        |                |
|------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| How well contained by the urban area is the parcel?  | Partially Contained                                                                                                                                                    |                |
| This parcel is adajcent to the village of Daresbury. |                                                                                                                                                                        |                |
| Boundary Strength                                    | This parcel has strong boundaries created by the road network and woodland, a moderate boundary created by a treeline and a weak boundary created by field boundaries. |                |
| Northern Boundary                                    | Strong                                                                                                                                                                 | Daresbury Lane |
| Eastern Boundary                                     | Strong / Mo Woodland / Treeline                                                                                                                                        |                |
| Southern Boundary                                    | Weak                                                                                                                                                                   | Field boundary |
| Western Boundary                                     | Strong                                                                                                                                                                 | Chester Road   |
| Contiguous                                           | Non-Contiguous                                                                                                                                                         |                |

**Purpose 2: To prevent neighbouring towns from merging**

|                 |                                                                                                                                                                                                                                                                                        |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Gap description | Development of this parcel would reduce the gap to Warrington at this point, although it would remain more than 2km. Gap Distance to Runcorn = 62.41m. Gap Distance to Warrington = 2887.58m. It is considered to have a very limited impact on the resultant gap between settlements. |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Purpose 3: Safeguarding the countryside from encroachment

|                        |                                                                                                                                                                                                                      |                                                                                                           |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| Existing Land Use      | Residential and agricultural land                                                                                                                                                                                    |                                                                                                           |
| Countryside Character  | This site is in a mixture of uses, part of which is considered to be a countryside use, and provides a moderate contribution to preserving countryside character, displaying some natural and rural characteristics. |                                                                                                           |
| Countryside Use        | Partial Countryside Use                                                                                                                                                                                              |                                                                                                           |
| Rounding               | Parts of this parcel could contribute to rounding, however, the larger grouping will create a bulge to the east of Runcorn.                                                                                          |                                                                                                           |
| Visual Encroachment    | Partial visual encroachment                                                                                                                                                                                          | Views are encroached by development within the village.                                                   |
| Views North            | Partially                                                                                                                                                                                                            | Views to the north are partially encroached by Daresbury Church.                                          |
| Views East             | Not Encroached                                                                                                                                                                                                       | Views to the east are limited by trees along the boundary to Daresbury Hall and along the field boundary. |
| Views South            | Not Encroached                                                                                                                                                                                                       | Views to the south are generally open.                                                                    |
| Views West             | Encroached                                                                                                                                                                                                           | Views to the west are encroached by development on Chester Road.                                          |
| Views through the Site | Encroached                                                                                                                                                                                                           | Views through the site encroached by development along Chester Road.                                      |
| Landscape Character    | Site is within the Daresbury Sandstone Escarpment landscape character area, this is identified as an area to be conserved and enhanced.                                                                              |                                                                                                           |

### Purpose 4: To preserve the setting and special character of historic towns

|                                                                                   |                                                                                                                                                                                                                                        |  |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Does the parcel help to preserve the setting of a historic town, village or park? | The parcel does not affect the setting of a 'historic town or village' or listed 'historic park' as there are no such designations within the study area. Other heritage assets are identified under Stage 2: Restrictive Constraints. |  |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

### Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Individual sites have not been assessed against this function, as no measurable criteria were identified in the study methodology.

### Overall Summary of Purpose

GB Purpose Partial

GB Overall

This parcel makes a partial contribution to the purposes of including land within the Green Belt. It is adjacent to the urban area, but with less than 50% of the boundary adjacent to development and is considered to be partially contained. Development of this parcel would reduce the gap to Warrington at this point, although it would remain more than 2km. Gap Distance to Runcorn = 62.41m. Gap Distance to Warrington = 2887.58m. It is considered to have a very limited impact on the resultant gap between settlements. It is in a partial countryside use due to the mix of uses on the site or its use for equine uses or as a recreational area. It has some visual encroachment with views at certain points of the site overlooked by development.

### Assessment of Potential Capacity

|                                   |      |  |
|-----------------------------------|------|--|
| Percentage covered by development | 0.07 |  |
| Notational Site Capacity          | 718  |  |

Land between the M56, the A56 Chester Road and the Bridgewater Canal

Group  
AD

|                  |                                                                                                                                                                                                |          |         |           |         |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------|-----------|---------|
| Site Size        | 8.83                                                                                                                                                                                           | Eastings | 356,880 | Northings | 380,963 |
| Description      | This parcel contains an agricultural field, a wooded area, a telecoms mast and some commercial premises adjacent to the Bridgewater Canal. The group comprises parcels GB414, GB415 and GB417. |          |         |           |         |
| Surrounding Uses | Surrounding uses include the road network, a nursery, grazing land, an electric bike track, the Bridgewater Canal and residential development.                                                 |          |         |           |         |



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## Prohibitive Constraints

|                                                                                |    |                                               |    |
|--------------------------------------------------------------------------------|----|-----------------------------------------------|----|
| Flood Risk (Zone 3A and 3B)                                                    | No | Sites of Special Scientific Importance (SSSI) | No |
| Hazardous Installations and pipelines (Inner Zones) / Public Safety Zone (PSZ) | No | Ancient Woodland                              | No |
|                                                                                |    | Ramsar / SPA / SAC                            | No |

## Restrictive Constraints

|                                    |                       |                                            |     |
|------------------------------------|-----------------------|--------------------------------------------|-----|
| Conservation Area                  | No                    | Hazardous Installation (Consultation Zone) | No  |
| Local Geological Importance        | No                    | Local Wildlife Site                        | No  |
| Listed Building / Ancient Monument | Yes (200m Setting of) | Area of Landscape Value                    | No  |
| Flood Risk Zone 2                  | No                    | Air Quality Management Area (AQMA)         | No  |
| Agricultural Land Classification   | No                    | Potentially Contaminated Land              | Yes |
| Playing Pitches                    | No                    | Proximity to Ramsar / SPA / SAC            | No  |

## Accessibility

|                                   |     |                                          |     |
|-----------------------------------|-----|------------------------------------------|-----|
| Within 400m of a Bus stop         | Yes | Within 800m of a Town or District Centre | No  |
| Within 800m of a Rail station     | No  | Within 600m of a Local Centre            | No  |
| Within 600m of a Primary School   | No  | Within 800m of a Leisure Centre          | Yes |
| Within 600m of a Secondary School | No  | Within 800m of a Post Office             | Yes |
| Within 600m of Further Education  | No  | Within 1km of a GP / Health Centre       | Yes |
| Within 2km of an employment area  | Yes | Within 800m of a Public Park / Play Area | Yes |



Midland Changers building within the site and trees and the motorway to the boundaries beyond.



View through the site to the west showing overhead lines within the site and trees to the western edge and the view beyond.

### **Purpose 1: To check the unrestricted sprawl of large built up areas**

How well contained by the urban area is the parcel? Partially Contained

The parcel is adjacent to the urban area of Runcorn, Preston Brook and Preston on the Hill.

Boundary Strength This parcel has strong boundaries created by the road network and the canal.

Northern Boundary Strong M56 Motorway

Eastern Boundary Strong M56 Junction 11

Southern Boundary Strong A56 Chester Road

Western Boundary Strong Bridgewater Canal

Contiguous Contiguous

### **Purpose 2: To prevent neighbouring towns from merging**

Gap description Development of this parcel would reduce the gap to Warrington at this point, although it would remain more than 4km. Gap Distance to Runcorn = 40.89m. Gap Distance to Warrington = 4678.86m. It is considered to have a very limited impact on the resultant gap between settlements.

### **Purpose 3: Safeguarding the countryside from encroachment**

Existing Land Use Agricultural land, along with boat and water related commercial activities

Countryside Character This site is considered to be in a partial countryside use and to make a limited contribution to preserving the character of the countryside.

Countryside Use Partial Countryside Use

Rounding Release of this group could contribute to rounding of Runcorn.

Visual Encroachment High level of visual encroachment Views are encroached by development at Daresbury Park, Preston Brook and Preston on the Hill.

Views North Encroached Views to the north are encroached by the motorway and the development at Daresbury Park beyond.

Views East Encroached Views to the east are encroached by the motorway junction.

Views South Partially Views to the south are in part limited by trees and vegetation. Where views are possibly some of them are impinged by development in Preston on the Hill and Preston Brook.

Views West Encroached Views to the west are encroached by development on the other side of the canal.

Views through the Site Partially Views through the site are interrupted by commercial development adjacent to the canal, overhead lines and a telephone mast.

Landscape Character Site is within the Moore Village and Keckwick Brook Valley Landscape Character Area, this is identified as an area to be conserved and enhanced.

### **Purpose 4: To preserve the setting and special character of historic towns**

Does the parcel help to preserve the setting of a historic town, village or park? The parcel does not affect the setting of a 'historic town or village' or listed 'historic park' as there are no such designations within the study area. Other heritage assets are identified under Stage 2: Restrictive Constraints.

### **Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

Individual sites have not been assessed against this function, as no measurable criteria were identified in the study methodology.

## Overall Summary of Purpose

GB Purpose      Limited

### GB Overall

This parcel makes a limited contribution to the purposes of including land within the Green Belt. It is adjacent to the urban area, but with less than 50% of the boundary adjacent to development and is considered to be partially contained. Development of this parcel would reduce the gap to Warrington at this point, although it would remain more than 4km. Gap Distance to Runcorn = 40.89m. Gap Distance to Warrington = 4678.86m. It is considered to have a very limited impact on the resultant gap between settlements. It is in a partial countryside use due to the mix of uses on the site or its use for equine uses or as a recreational area. It has high levels of visual encroachment with development overlooking the parcel.

## Assessment of Potential Capacity

Percentage covered by development      0.05

Notational Site Capacity      185

# Land between Chester Road, Windmill Lane and Hill Top Road

**Group  
AE**

Site Size 5.36 Eastings 356,982 Northings 380,812

Description This parcel includes residential development, an electric bike track and a field. This parcel comprises parcels GB336, GB337, GB338 and GB339.

Surrounding Uses Surrounding uses include residential development, agricultural land, a farm and a nursery.



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## Prohibitive Constraints

|                                                                                |    |                                               |    |
|--------------------------------------------------------------------------------|----|-----------------------------------------------|----|
| Flood Risk (Zone 3A and 3B)                                                    | No | Sites of Special Scientific Importance (SSSI) | No |
| Hazardous Installations and pipelines (Inner Zones) / Public Safety Zone (PSZ) | No | Ancient Woodland                              | No |
|                                                                                |    | Ramsar / SPA / SAC                            | No |

## Restrictive Constraints

|                                    |                       |                                            |     |
|------------------------------------|-----------------------|--------------------------------------------|-----|
| Conservation Area                  | No                    | Hazardous Installation (Consultation Zone) | No  |
| Local Geological Importance        | No                    | Local Wildlife Site                        | No  |
| Listed Building / Ancient Monument | Yes (200m Setting of) | Area of Landscape Value                    | Yes |
| Flood Risk Zone 2                  | No                    | Air Quality Management Area (AQMA)         | No  |
| Agricultural Land Classification   | No                    | Potentially Contaminated Land              | Yes |
| Playing Pitches                    | No                    | Proximity to Ramsar / SPA / SAC            | No  |

## Accessibility

|                                   |     |                                          |     |
|-----------------------------------|-----|------------------------------------------|-----|
| Within 400m of a Bus stop         | Yes | Within 800m of a Town or District Centre | No  |
| Within 800m of a Rail station     | No  | Within 600m of a Local Centre            | No  |
| Within 600m of a Primary School   | No  | Within 800m of a Leisure Centre          | Yes |
| Within 600m of a Secondary School | No  | Within 800m of a Post Office             | Yes |
| Within 600m of Further Education  | No  | Within 1km of a GP / Health Centre       | Yes |
| Within 2km of an employment area  | Yes | Within 800m of a Public Park / Play Area | Yes |



Residential property, Windmill Lane



View across the site

### Purpose 1: To check the unrestricted sprawl of large built up areas

How well contained by the urban area is the parcel? Partially Contained

This parcel is adjacent to the village of Preston on the Hill.

|                   |                                                                    |                  |
|-------------------|--------------------------------------------------------------------|------------------|
| Boundary Strength | This parcel has all strong boundaries created by the road network. |                  |
| Northern Boundary | N/A                                                                | N/A              |
| Eastern Boundary  | Strong                                                             | Windmill Lane    |
| Southern Boundary | Strong                                                             | Hill Top Road    |
| Western Boundary  | Strong                                                             | A56 Chester Road |
| Contiguous        | Non-Contiguous                                                     |                  |

### Purpose 2: To prevent neighbouring towns from merging

Gap description Development of this parcel would reduce the gap to Warrington at this point, although it would remain more than 4km. Gap Distance to Runcorn = 136.34m. Gap Distance to Warrington = 4890.85m. It is considered to have a very limited impact on the resultant gap between settlements.

### Purpose 3: Safeguarding the countryside from encroachment

|                        |                                                                                                                                                  |                                                                                                                                                                     |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Existing Land Use      | Residential, e-scape and field.                                                                                                                  |                                                                                                                                                                     |
| Countryside Character  | This site is considered to be in a partial countryside use and to make a limited contribution to preserving the character of the countryside.    |                                                                                                                                                                     |
| Countryside Use        | Partial Countryside Use                                                                                                                          |                                                                                                                                                                     |
| Rounding               | Release of this parcel could contribute to the rounding of Runcorn alongside other parcels.                                                      |                                                                                                                                                                     |
| Visual Encroachment    | High level of visual encroachment                                                                                                                | Views are encroached by development at Preston Brook and Preston on the Hill.                                                                                       |
| Views North            | Not Encroached                                                                                                                                   | Views to the north are limited by trees and vegetation.                                                                                                             |
| Views East             | Encroached                                                                                                                                       | Views to the east are encroached by development on Windmill Lane.                                                                                                   |
| Views South            | Encroached                                                                                                                                       | Residential development limit and farm buildings encroach on views to the south.                                                                                    |
| Views West             | Partially                                                                                                                                        | Views to the west are limited to the south of the site by trees but from higher within the site they are impinged by development around the canal at Preston Brook. |
| Views through the Site | Encroached                                                                                                                                       | Residential development, recreational buildings and facilities and the Methodist Church all encroach on views within the site.                                      |
| Landscape Character    | Site is within the Moore Village and Keckwick Brook Valley Landscape Character Area, this is identified as an area to be conserved and enhanced. |                                                                                                                                                                     |

### Purpose 4: To preserve the setting and special character of historic towns

|                                                                                   |                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the parcel help to preserve the setting of a historic town, village or park? | The parcel does not affect the setting of a 'historic town or village' or listed 'historic park' as there are no such designations within the study area. Other heritage assets are identified under Stage 2: Restrictive Constraints. |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Individual sites have not been assessed against this function, as no measurable criteria were identified in the study methodology.

### Overall Summary of Purpose

GB Purpose Limited

GB Overall

This parcel makes a limited contribution to the purposes of including land within the Green Belt. It is adjacent to the urban area, but with less than 50% of the boundary adjacent to development and is considered to be partially contained. Development of this parcel would reduce the gap to Warrington at this point, although it would remain more than 4km. Gap Distance to Runcorn = 136.34m. Gap Distance to Warrington = 4890.85m. It is considered to have a very limited impact on the resultant gap between settlements. It is in a partial countryside use due to the mix of uses on the site or its use for equine uses or as a recreational area. It has high levels of visual encroachment with development overlooking the parcel.

### Assessment of Potential Capacity

|                                   |      |  |
|-----------------------------------|------|--|
| Percentage covered by development | 0.25 |  |
| Notational Site Capacity          | 113  |  |

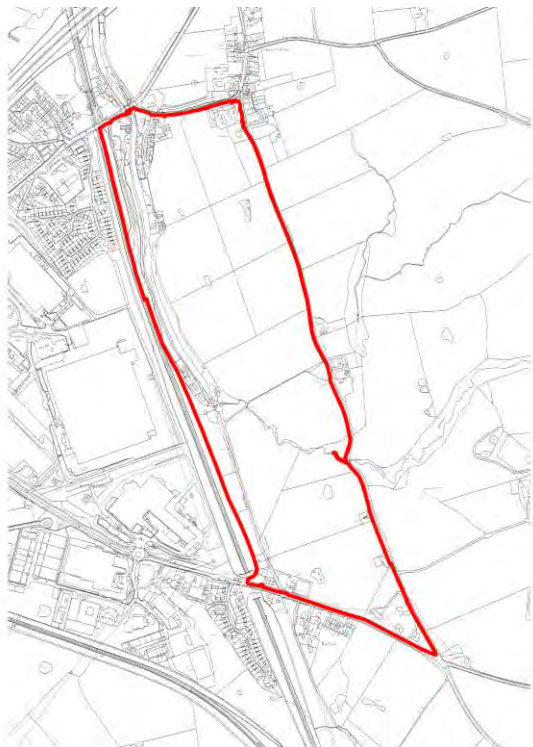
## Land between Hill Top Road, Barkers Hollow Road, Northwich Road and the railway line adjacent to Whitehouse Industrial Estate.

Group AF

Site Size 52.81 Eastings 357,182 Northings 379,943

**Description** This parcel includes residential development, the Bridgewater Canal, a public house and agricultural land. This group comprises parcels GB278, G402, GB403, GB404, GB405, GB406, GB408, GB409, GB410, GB411 and GB425.

**Surrounding Uses** Surrounding uses include residential development, Whitehouse Industrial Estate and agricultural land.



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### Prohibitive Constraints

|                                                                                |     |                                               |    |
|--------------------------------------------------------------------------------|-----|-----------------------------------------------|----|
| Flood Risk (Zone 3A and 3B)                                                    | Yes | Sites of Special Scientific Importance (SSSI) | No |
| Hazardous Installations and pipelines (Inner Zones) / Public Safety Zone (PSZ) | Yes | Ancient Woodland                              | No |
|                                                                                |     | Ramsar / SPA / SAC                            | No |

### Restrictive Constraints

|                                    |     |                                            |     |
|------------------------------------|-----|--------------------------------------------|-----|
| Conservation Area                  | No  | Hazardous Installation (Consultation Zone) | Yes |
| Local Geological Importance        | No  | Local Wildlife Site                        | No  |
| Listed Building / Ancient Monument | Yes | Area of Landscape Value                    | Yes |
| Flood Risk Zone 2                  | Yes | Air Quality Management Area (AQMA)         | No  |
| Agricultural Land Classification   | II  | Potentially Contaminated Land              | Yes |
| Playing Pitches                    | No  | Proximity to Ramsar / SPA / SAC            | No  |

### Accessibility

|                                   |     |                                          |     |
|-----------------------------------|-----|------------------------------------------|-----|
| Within 400m of a Bus stop         | Yes | Within 800m of a Town or District Centre | No  |
| Within 800m of a Rail station     | No  | Within 600m of a Local Centre            | No  |
| Within 600m of a Primary School   | No  | Within 800m of a Leisure Centre          | No  |
| Within 600m of a Secondary School | No  | Within 800m of a Post Office             | Yes |
| Within 600m of Further Education  | No  | Within 1km of a GP / Health Centre       | Yes |
| Within 2km of an employment area  | Yes | Within 800m of a Public Park / Play Area | Yes |



Views across the site to Whitehouse Industrial Estate



Tunnel Top Public House



Views through the site , and the adjacent field to residential development near the canal.



Residential properties within the site.

### Purpose 1: To check the unrestricted sprawl of large built up areas

How well contained by the urban area is the parcel?

Largely Contained

This parcel is adjacent to the urban area of Runcorn, to Preston Brook and Preston on the Hill.

|                   |                                                                                              |                     |
|-------------------|----------------------------------------------------------------------------------------------|---------------------|
| Boundary Strength | This parcel has all strong boundaries created by the road network and the Bridgewater Canal. |                     |
| Northern Boundary | Strong                                                                                       | Hill Top Road       |
| Eastern Boundary  | Strong                                                                                       | Barkers Hollow Road |
| Southern Boundary | Strong                                                                                       | Northwich Road      |
| Western Boundary  | Strong                                                                                       | Bridgewater Canal   |
| Contiguous        | Contiguous                                                                                   |                     |

### Purpose 2: To prevent neighbouring towns from merging

Gap description Development of this parcel would reduce the gap to Warrington at this point, although it would remain more than 5km. Gap Distance to Runcorn = 3.97m. Gap Distance to Warrington = 5026.65m. It is considered to have a very limited impact on the resultant gap between settlements.

### Purpose 3: Safeguarding the countryside from encroachment

|                        |                                                                                                                                                                                                     |                                                                                                                                                            |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Existing Land Use      | This site is in a mix of uses including residential, network rail workings, woodland, public house, canal and agricultural land.                                                                    |                                                                                                                                                            |
| Countryside Character  | This site is in a mixture of uses, part of which is considered to be a countryside use, however, it is considered to provide a limited contribution to preserving the character of the countryside. |                                                                                                                                                            |
| Countryside Use        | Partial Countryside Use                                                                                                                                                                             |                                                                                                                                                            |
| Rounding               | Release of this parcel could contribute to the rounding of Runcorn alongside other parcels.                                                                                                         |                                                                                                                                                            |
| Visual Encroachment    | High level of visual encroachment                                                                                                                                                                   | Views are encroached by development at Whitehouse, Preston Brook and Preston on the Hill.                                                                  |
| Views North            | Partially                                                                                                                                                                                           | Views to the north are partially limited by development within both Preton Brook and Preston on the Hill, some views are limited due trees and vegetation. |
| Views East             | Not Encroached                                                                                                                                                                                      | Views to the east are generally good and open, with a slight infringement from development on Barkers Hollow Road.                                         |
| Views South            | Encroached                                                                                                                                                                                          | Views to the south are encroached by residential and commercial development                                                                                |
| Views West             | Encroached                                                                                                                                                                                          | Views to the west are encroached by development at Whitehouse Industrial estate.                                                                           |
| Views through the Site | Partially                                                                                                                                                                                           | Views through the site in some areas are interrupted by development including residential properties and a public house.                                   |
| Landscape Character    | Site is within the Moore Village and Keckwick Brook Valley Landscape Character Area, this is identified as an area to be conserved and enhanced.                                                    |                                                                                                                                                            |

### Purpose 4: To preserve the setting and special character of historic towns

|                                                                                   |                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the parcel help to preserve the setting of a historic town, village or park? | The parcel does not affect the setting of a 'historic town or village' or listed 'historic park' as there are no such designations within the study area. Other heritage assets are identified under Stage 2: Restrictive Constraints. |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Individual sites have not been assessed against this function, as no measurable criteria were identified in the study methodology.

### Overall Summary of Purpose

GB Purpose Limited

GB Overall

This parcel makes a limited contribution to the purposes of including land within the Green Belt. It is adjacent to the urban area, with approximately 50% to 75% of the boundary adjacent to development and is considered to be largely contained. Development of this parcel would reduce the gap to Warrington at this point, although it would remain more than 5km. Gap Distance to Runcorn = 3.97m. Gap Distance to Warrington = 5026.65m. It is considered to have a very limited impact on the resultant gap between settlements. It is in a partial countryside use due to the mix of uses on the site or its use for equine uses or as a recreational area. It has high levels of visual encroachment with development overlooking the parcel.

### Assessment of Potential Capacity

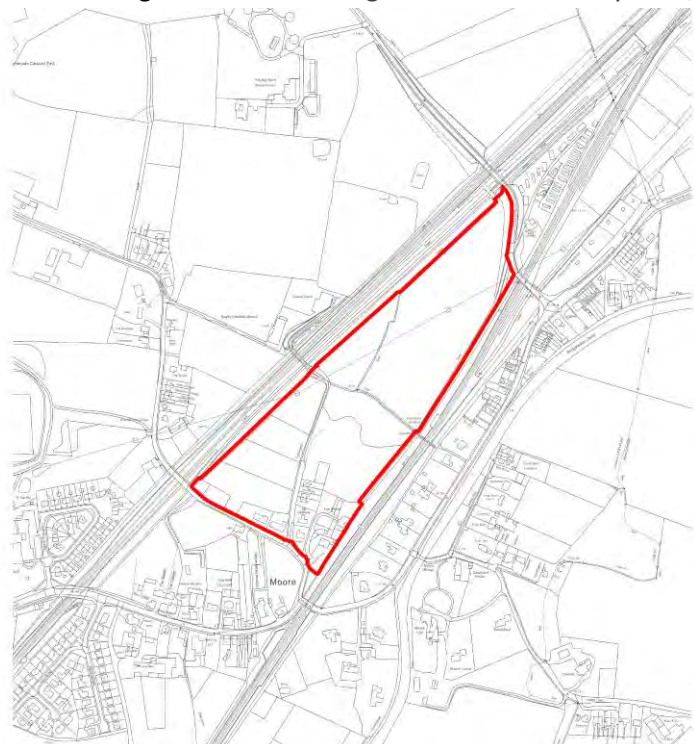
|                                   |      |  |
|-----------------------------------|------|--|
| Percentage covered by development | 0.15 |  |
| Notational Site Capacity          | 1109 |  |

## Land between Moss Lane, Moore Lane and two railway lines

**Group  
AG**

|             |                                                                                                                                                                                                             |          |         |           |         |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------|-----------|---------|
| Site Size   | 8.16                                                                                                                                                                                                        | Eastings | 357,943 | Northings | 384,536 |
| Description | This parcel contains an area of residential development to the south east, with grazing land and paddocks covering much of the remainder. This group comprises parcels GB255, GB257, GB258, GB259 and GB260 |          |         |           |         |

**Surrounding Uses** Surrounding uses include railway lines, residential development, a rugby club and fields.



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### Prohibitive Constraints

|                                                                                |    |                                               |    |
|--------------------------------------------------------------------------------|----|-----------------------------------------------|----|
| Flood Risk (Zone 3A and 3B)                                                    | No | Sites of Special Scientific Importance (SSSI) | No |
| Hazardous Installations and pipelines (Inner Zones) / Public Safety Zone (PSZ) | No | Ancient Woodland                              | No |
|                                                                                |    | Ramsar / SPA / SAC                            | No |

### Restrictive Constraints

|                                    |                       |                                            |     |
|------------------------------------|-----------------------|--------------------------------------------|-----|
| Conservation Area                  | Moore                 | Hazardous Installation (Consultation Zone) | No  |
| Local Geological Importance        | No                    | Local Wildlife Site                        | Yes |
| Listed Building / Ancient Monument | Yes (200m Setting of) | Area of Landscape Value                    | No  |
| Flood Risk Zone 2                  | No                    | Air Quality Management Area (AQMA)         | No  |
| Agricultural Land Classification   | II                    | Potentially Contaminated Land              | Yes |
| Playing Pitches                    | No                    | Proximity to Ramsar / SPA / SAC            | No  |

### Accessibility

|                                   |     |                                          |     |
|-----------------------------------|-----|------------------------------------------|-----|
| Within 400m of a Bus stop         | Yes | Within 800m of a Town or District Centre | No  |
| Within 800m of a Rail station     | No  | Within 600m of a Local Centre            | No  |
| Within 600m of a Primary School   | Yes | Within 800m of a Leisure Centre          | No  |
| Within 600m of a Secondary School | No  | Within 800m of a Post Office             | Yes |
| Within 600m of Further Education  | No  | Within 1km of a GP / Health Centre       | No  |
| Within 2km of an employment area  | Yes | Within 800m of a Public Park / Play Area | Yes |



Pylons and overhead power lines crossing the site



Western boundary adjoining the railway line



Residential property Moss Lane

### Purpose 1: To check the unrestricted sprawl of large built up areas

How well contained by the urban area is the parcel?

Largely Contained

This parcel is adjacent to Moore village.

|                   |                                                                                     |              |
|-------------------|-------------------------------------------------------------------------------------|--------------|
| Boundary Strength | This parcel has strong boundaries created by the road network and the rail network. |              |
| Northern Boundary | Strong                                                                              | Moore Lane   |
| Eastern Boundary  | Strong                                                                              | Railway line |
| Southern Boundary | Strong                                                                              | Moss Lane    |
| Western Boundary  | Strong                                                                              | Railway line |
| Contiguous        | Non-Contiguous                                                                      |              |

### Purpose 2: To prevent neighbouring towns from merging

**Gap description** Development of this parcel would reduce the gap to Warrington at this point, although it would remain more than 1km. It is also noted that there is further development within Moore village that remains closer to Warrington than this site. Gap Distance to Runcorn = 377.23m. Gap Distance to Warrington = 1165.04m. It is considered to have a limited impact on the resultant gap between settlements.

### Purpose 3: Safeguarding the countryside from encroachment

|                        |                                                                                                                                                                                                                      |                                                                                                                                                                                        |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Existing Land Use      | Residential and agricultural land                                                                                                                                                                                    |                                                                                                                                                                                        |
| Countryside Character  | This site is in a mixture of uses, part of which is considered to be a countryside use, and provides a moderate contribution to preserving countryside character, displaying some natural and rural characteristics. |                                                                                                                                                                                        |
| Countryside Use        | Partial Countryside Use                                                                                                                                                                                              |                                                                                                                                                                                        |
| Rounding               | This parcel would not contribute to rounding Runcorn. It could potentially contribute to the rounding of Moore village.                                                                                              |                                                                                                                                                                                        |
| Visual Encroachment    | Partial visual encroachment                                                                                                                                                                                          | Views are limited by the topography of the site and the trees and vegetation surrounding it. Some views are encroached by residential development within Moore village.                |
| Views North            | Not Encroached                                                                                                                                                                                                       | Views to the north are limited due to the levels change and trees on the site boundary and beyond.                                                                                     |
| Views East             | Not Encroached                                                                                                                                                                                                       | Views to the east are limited due to trees and vegetation along the field boundary adjacent to the railway line                                                                        |
| Views South            | Partially                                                                                                                                                                                                            | Views to the south are limited by the trees and vegetation on the other side of Moss Lane, where views are possible they are interrupted by residential development and the Scout Hut. |
| Views West             | Not Encroached                                                                                                                                                                                                       | Views to the west are screened by trees and vegetation along the railway line.                                                                                                         |
| Views through the Site | Partially                                                                                                                                                                                                            | Views through the site are partially encroached by a residential development, a pylon and overhead power cables.                                                                       |
| Landscape Character    | Site is within the Moore Village and Keckwick Brook Valley Landscape Character Area, this is identified as an area to be conserved and enhanced.                                                                     |                                                                                                                                                                                        |

### Purpose 4: To preserve the setting and special character of historic towns

|                                                                                   |                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the parcel help to preserve the setting of a historic town, village or park? | The parcel does not affect the setting of a 'historic town or village' or listed 'historic park' as there are no such designations within the study area. Other heritage assets are identified under Stage 2: Restrictive Constraints. |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land

Individual sites have not been assessed against this function, as no measurable criteria were identified in the study methodology.

### Overall Summary of Purpose

GB Purpose Partial

GB Overall

This parcel makes a partial contribution to the purposes of including land within the Green Belt. It is adjacent to the urban area, with approximately 50% to 75% of the boundary adjacent to development and is considered to be largely contained. Development of this parcel would reduce the gap to Warrington at this point, although it would remain more than 1km. It is also noted that there is further development within Moore village that remains closer to Warrington than this site. Gap Distance to Runcorn = 377.23m. Gap Distance to Warrington = 1165.04m. It is considered to have a limited impact on the resultant gap between settlements. It is in a partial countryside use due to the mix of uses on the site or its use for equine uses or as a recreational area. It has some visual encroachment with views at certain points of the site overlooked by development.

### Assessment of Potential Capacity

Percentage covered by development

0.1

Notational Site Capacity

171