

Annex 6:			

Independent Site Assessment - Land South of Chester Road November 2021



Site Name:	Land South of Chester Road, Walton				Key See Soundary
Site Address:	Land South of Chester Road, Walton				
Ward:	Stockton Heath				
Existing Use:	Agricultural				
Gross Site Area (ha):	5.85				多是
Net Developable Area (ha):	3.90				
Site Potential (capacity):	c. 200 homes				e*SCAPE[0]
Green Belt Assessment - Overall Contribution	Weak (independent assessment undertaken by Tyler Grange included in supporting Landscape and Visual Overview report)	The State of the S		1972 A 1922 Young Live Parket 2021	Course March Vision (Morrigans) The 222 The 224 The 22
Suitability		Availabili	ty	Achievabilit	1
Criteria	Traffic Light Assessment Significant positive effects - promotes sustainable growth Some positive effects - unlikely to have a major impact on trends Some negative effects likely - Mitigation may be required/unavoidable impacts Significant negative effects likely - Mitigation likely to be required/unavoidable impacts	Key Questions	Assessment	Key Questions	Assessment



Is there a physical point of highway access into the site?	Significant positive effect. Two appropriate vehicular access options available, firstly from Brookwood Close and secondly from Chester Road (which would require a new junction. Once the southern section of the WWL is completed, access achieved from a priority controlled access arrangement from a realigned Chester Road as part of the southern terminal junction of the WWL.	1. Was the site promoted by the owner?	Yes	Based on the high level viability review, is the site in a location of high, moderate or low viability?	High
Distance to Principal Road Network by vehicle?	Significant positive effect. Om using Chester Road. 350m using Brookwood Close.	2. Is there an extant planning consent on the site	No	2. Is there active developer interest in the site?	Yes
How close is the site to key employment sites?	Significant positive effect. DfT's journey time statistics for the LSOA in which the development site is located show that four different employment centres with at least 5,000 jobs available can be accessed by public transport or walking in 15 minutes. Ten different employment centres can be accessed within 30 minutes. Warrington town centre can be accessed in nine minutes by bus.	3. Is the site in active use?	No	3. Is there known demand for the form of provision approved/ proposed?	Yes
Is the area supported by community facilities? (Village Hall, places of worship, community centre)	Some positive effects likely. Hill Cliffe Baptist Church – 800m Warrington Sports Club – 500m	4. Could the site by developed now?	Yes	Have similar sites been successfully developed in the preceding years?	Yes
Access to local natural greenspace - does the site meet Natural England Accessible Natural Greenspace standards?		5. Is the site free of ownership and tenancy issues?	Yes	5. Are there known abnormal developments costs?	No



Does the site provide access to formal play space?	Some positive effects likely. Subject to the final design this could be accommodated.	Summary: Is the site available for development? (conclusion based on all of the above)	Summary: Is the site achievable for development? (conclusion based on all of the above)
How accessible is the site to the nearest primary school on foot?	Significant positive effect. There are 5 primary schools within 2 mile walking distance that have 80 spaces places The nearest primary school to the site is Stockton Heath Primary School. The shortest safe walking distance from the site to the school is 0.9 miles (1.4km).	Yes. Site is promoted by owner. The site is not in active use and could likely be developed now. No known ownership issues on site.	Yes. The site is in a location of high viability and demand, with significant developer/housebuilder interest. There are also no known abnormal development costs.
How accessible is the site to the nearest Secondary school?	Significant positive effect. 3 secondary schools within 3 mile walking distance cumulatively have 185 space places. The nearest secondary school to the site is Bridgewater High School. The shortest safe walking distance from the site to the school is 1.5 miles (2.4 km).		
How accessible is the site to the nearest train station?	Significant positive effect. Warrington Bank Quay – 2.6km Warrington Central – 3.2km		
How well served is the site by a bus service?	Significant positive effect. 60m of a bus stop which provides frequent services to Warrington and St Helens		
What is the overall distance to a GP service of health centre?	Significant positive effect. There are 2 GP surgeries within 2 miles of the site have around 1,305 registered patients per FTE GP, which may increase to 1,323 which is		



	below the ratio a Health.	dvised by the D	epartment of
What are the potential impacts on air quality?	Some negative effects likely. Potential impacts on air quality: - Particulate Matter generated during construction phase - Emissions of NO _x (as NO ₂) and Particulate Matter from road traffic during operational phase (i.e. when residential properties are occupied) It's possible for air quality impacts during		
	It's possible for a construction to b mitigation measurements. Emissions during assessed in according Guidance (see ling Supplementary F	e suitably manaures. If the operational ordance with EF nk) and the Cou	aged with dust Il phase can be PUK/IAQM Incil's
Could development of the site lead to the remediation of land potentially affected by contamination? Would allocation of the site result in	Some positive of to be contaminated. Some positive of	ed.	ite is not thought
the loss of High Quality Agricultural Land?			
Lanu?	Grade/subgrade Grade 2	Area (ha) 2.5	% of the land
	Subgrade 3a	5.0	61
	Non Agricultural	0.7	9
	Total	8.2	100



Does the site fall within a	Some negative effects likely.
Groundwater Source Protection	The Environment Agency's online groundwater
Zone, as identified by the	Source Protection Zone data indicates that the
Environmental Agency?	site is located partially within the outer zone
	(Zone 2) and total catchment (Zone 3) of a
	groundwater Source Protection Zone.
Is the site (or part of) within an	Some positive effects likely.
identified flood zone?	The majority of the site is located within Flood
	Zone 1 and therefore has a 'low probability' of
	flooding. A small proportion of the site, to the
	east within the wooded area, is located within
	Flood Zone 3
Is there potential for safeguarded or	Unknown.
identified mineral reserves to be	
sterilised?	
What is the proximity of the site to	Some negative effects likely.
designated heritage assets?	The non-designated locally listed 1-3 Walton Lea
	Cottages and Walton Lea Walled Garden
	located adjacent to the west of the site.
What effects would the development	Some negative effects likely.
of the site have upon the significance	In respect to designated assets it is anticipated
and setting of heritage assets/the	that no harm would likely result to their
historic environment?	significance as a result of development
	introducing changes within their setting.
	Whilst the Cheshire HER records findspots
	within the site associated to the Romano-British,
	medieval and post medieval periods, there is no
	evidence presented within the current HER
	baseline to indicate the presence of unknown



	remains of high importance within the site which
	would preclude development.
	would preclude development.
	In respect to non-designated locally listed
	•
	buildings within the vicinity of the site, it is
	anticipated that indirect impacts to significance
	as a result of development within the site would
	be limited to 1-3 Walton Lea Cottages and
	Walton Lea Walled Garden located adjacent to
	the west of the site. This impact is anticipated to
	be less than substantial harm. Mitigation should
	be considered in any future design proposals
	with due regard to any strategies which may
	minimise/ negate any adverse impact/ harm to the assets.
	the assets.
Capacity of the landscape to	Some positive effects likely.
accommodate development while	As a result of the containment provided by the
respecting its character	surrounding vegetation, few receptors will be
respecting its character	affected and the effects on the landscape
	character will be localised to the immediate
	setting.
	Cotting.
	The majority of the perceived impacts are likely
	to diminish over time due to the scope for
	to diffilliant over time due to the acope for
	implementing appropriate areas of open space
	implementing appropriate areas of open space,
	landscaping, development offsets, densities,
	landscaping, development offsets, densities, buffers, materials and scaling. The
	landscaping, development offsets, densities, buffers, materials and scaling. The enhancements of boundary vegetation to
	landscaping, development offsets, densities, buffers, materials and scaling. The



Could allocation of the site have a potential impact on a European Site SPA or SAC?	Some positive effects likely. There are three internationally designated sites within 10km of the site Mersey Estuary (Ramsar and SPA), Manchester Meadows (SAC), Rixton Clay Pits (SAC). All three sites are over 8km from the site, with no direct habitat connections; at this distance it is considered that no impacts will occur from future development of the site either to habitats or species covered by the designations.
Could allocation of the site have a potential impact on a SSSI?	Some positive effects likely. Of the SSSI's within 10km of the site, two are designated for their woodland (Hatton Heys and Flood Brook Clough) and have no direct habitat corridors to the site (both being 9km from site). One is designated for its wildfoul (Woolston Eyes), of which the site does not provide relevant habitat for such species. The remaining SSSI is designated for its geology (Red Brow Cutting) and therefore not considered as part of the ecology assessment. Due to the reasons above, it is considered that the proposals would not have an impact on SSSI's designated for their ecology.
Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential	Some negative effects likely. Of the two non-statutory nature conservation designations (Walton lock and Moor nature reserve LWS) which lie within 1km of the site,



Wildlife Sites or any other site of	only Walton Lock could be described as being	
wildlife or geodiversity value, such as	linked by habitat features; the brook that runs	
Ancient Woodland (including where	through the site does connect to the Manchester	
BAP species and habitats have been	Ship Canal, however, this is downstream of	
recorded)?	Walton lock LWS and as such it is unlikely to be	
	affected by development of the site. Moor nature	
	reserve LWS is managed and maintained for	
	public access. It has no direct habitat	
	connections to the site and is separated from the	
	site by the Manchester Ship Canal. It is therefore	
	also considered that it is unlikely that future	
	development of the site will have a negative	
	impact on site LWS.	
	All remaining non-statutory sites are over 1km	
	from the site and have no direct habitat corridors	
	or linkages: Appleton reservoir is designated for	
	its open water habitat and associated species, of	
	which are not relevant to the site; Stockton	
	Heath Quarry is separated from site by housing	
	developments and associated roads; Latchfield	
	Railway Sidings is separated from site by the	
	ship canal and numerous housing	
	developments; Dennow, Bog Rough and Row	
	are all designated woodlands, however, due to	
	the distance from site, the proposals are unlikely	
	to have an adverse impact of the woodland	
	habitat.	
What is the potential impact on	Some positive effects likely.	
TPOs?	The eastern boundary TPO woodland will be	
	safeguarded and a detailed BS5837 survey has	



	ascertained the required development offsets to ensure the rooting environment and canopy offsets are utilised to inform the overall layout parameters. No risk to the site's boundary tree cover subject to the final design and establishment of appropriate development buffers.		
Would allocation of the site result in the use of previously developed land?	Some negative effects likely. Greenfield site.		
Is there good access to a Household Waste Recycling Centre?	Some positive effects likely. Sandy Lane Community Recycling Centre is I close proximity.		
Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)		Overall Site Conclusion: Suitability, Availability, Achievability	
Overall – assessment results predominantly range from significant positive effects to		This site is suitable – as it in a sustainable location directly adjacent to the settlement of Lower Walton and is unlikely to have a major impact on trends.	

Overall – assessment results predominantly range from significant positive effects to some positive effects likely with only minor incidences where mitigation might be required but this would not lead to any significant unavoidable impacts.

Additional comments:

• The site will form a natural extension to the existing built form of Lower Walton that already wraps itself around the site along part of the north-east (Springbrook) and south-east boundary (Old Hall Close), and directly abuts the eastern boundary (Brookwood Close). This alongside the A56 Chester Road dual carriageway that runs along the northern boundary, which will be replaced in the future by the Warrington Western Link Road, and the Walton Lea Partnership that is located on the western boundary, offers a significant degree of self-containment, allowing future development to be designed in such a way as to be sensitive to the character of the local landscape in terms of scale, design, layout, building style and materials.

The **site** is **available** as it is promoted for immediate development by the landowner and is not in active use.

The **site is considered to be achievable** as it is in an area of high viability with strong market interest and there are no known abnormal development costs.

The site would be in accordance with the objectives set out in the UPSVLP including objective W1 to strengthen existing neighbourhoods, W2 to facilitate the sensitive release of Green Belt, W4 to provide new infrastructure (WWL) to support Warrington's growth and promote sustainable modes of transport, and W6 to minimise the impact of development on the environment.



- Appropriate vehicular and pedestrian access is achievable within the site edged red and will facilitate the WWL.
- Being located directly adjacent to, and partly enclosed by, the existing built form of Lower Walton, it is perfectly placed for direct and easy access to Stockton Heath where a broad range of shops, facilities, services and associated employment opportunities can be found.
- Being located directly adjacent to the main urban area provides real opportunity to reduce the need to travel and promote public transport and thereby contribute to air quality and climate change reduction objectives.
- The supporting Social and Community Infrastructure Analysis report produced by Hatch demonstrates that the development proposition will not place any significant pressure on existing local services.
- Seeks to enhance the green infrastructure of Lower Walton by contributing to a
 Gateway Parkland, enhanced woodland/landscape planting that will act as a buffer
 between the WWL and new homes. Predicted 1.84% biodiversity net gain based on
 a precautionary approach, whereby all developable land was assumed 100% built
 form, which will not be the case.

Optimum capacity would be in the region of 200 dwellings.