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Annex 6:

Independent Site Assessment – Land South of Chester Road November 2021

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Site Name:	Land South of Chester Road, Walton				
Site Address:	Land South of Chester Road, Walton				
Ward:	Stockton Heath				
Existing Use:	Agricultural				
Gross Site Area (ha):	5.85				
Net Developable Area (ha):	3.90				
Site Potential (capacity):	c. 200 homes				
Green Belt Assessment - Overall Contribution	Weak (independent assessment undertaken by Tyler Grange included in supporting Landscape and Visual Overview report)				
Suitability		Availability		Achievability	
Criteria	<p>Traffic Light Assessment</p> <p>Significant positive effects - promotes sustainable growth</p> <p>Some positive effects - unlikely to have a major impact on trends</p> <p>Some negative effects likely - Mitigation may be required/unavoidable impacts</p> <p>Significant negative effects likely - Mitigation likely to be required/unavoidable impacts</p>	Key Questions	Assessment	Key Questions	Assessment

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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	1. 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. 0m 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 be developed now?	Yes	4. 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

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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		

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	below the ratio advised by the Department of Health.																	
What are the potential impacts on air quality?	<p>Some negative effects likely. Potential impacts on air quality:</p> <ul style="list-style-type: none"> - Particulate Matter generated during construction phase - Emissions of NO_x (as NO₂) and Particulate Matter from road traffic during operational phase (i.e. when residential properties are occupied) <p>It's possible for air quality impacts during construction to be suitably managed with dust mitigation measures.</p> <p>Emissions during the operational phase can be assessed in accordance with EPUK/IAQM Guidance (see link) and the Council's Supplementary Planning Document.</p>																	
Could development of the site lead to the remediation of land potentially affected by contamination?	Some positive effects likely. Site is not thought to be contaminated.																	
Would allocation of the site result in the loss of High Quality Agricultural Land?	<p>Some positive effects likely.</p> <table border="1" data-bbox="640 1145 1146 1318"> <thead> <tr> <th><i>Grade/subgrade</i></th> <th><i>Area (ha)</i></th> <th><i>% of the land</i></th> </tr> </thead> <tbody> <tr> <td>Grade 2</td> <td>2.5</td> <td>30</td> </tr> <tr> <td>Subgrade 3a</td> <td>5.0</td> <td>61</td> </tr> <tr> <td>Non Agricultural</td> <td>0.7</td> <td>9</td> </tr> <tr> <td>Total</td> <td>8.2</td> <td>100</td> </tr> </tbody> </table>	<i>Grade/subgrade</i>	<i>Area (ha)</i>	<i>% of the land</i>	Grade 2	2.5	30	Subgrade 3a	5.0	61	Non Agricultural	0.7	9	Total	8.2	100		
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	<p>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.</p>		
<p>Would allocation of the site result in the use of previously developed land?</p>	<p>Some negative effects likely. Greenfield site.</p>		
<p>Is there good access to a Household Waste Recycling Centre?</p>	<p>Some positive effects likely. Sandy Lane Community Recycling Centre is in close proximity.</p>		
<p>Summary: Is the site suitable for development? (conclusion based on all of the above including any comments from site visit)</p> <p>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.</p> <p>Additional comments:</p> <ul style="list-style-type: none"> 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. 		<p>Overall Site Conclusion: Suitability, Availability, Achievability</p> <p>This site is suitable – as it is in a sustainable location directly adjacent to the settlement of Lower Walton and is unlikely to have a major impact on trends.</p> <p>The site is available as it is promoted for immediate development by the landowner and is not in active use.</p> <p>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.</p> <p>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.</p>	

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