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Planning Policy and Programmes
New Town House
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[redacted]

Your Ref
Our Ref

Issued via email: ldf@warrington.gov.uk

29th September 2017

Dear Sirs

Warrington Local Plan Review- Preferred Development Option: Representations submitted on behalf of Ashall Property Limited

Cushman & Wakefield has been instructed by Ashall Property Limited (Ashall Property hereafter) to submit representations in relation to the current consultation on Warrington Borough Council's Local Plan Preferred Development Option.

Background

Ashall Property is a private property investment and development company that focuses on creating investment value through property development and asset management. Ashall Property was established in Warrington in the 1930s and as such has strong local connections and interest across the Borough. Ashall Property own the Freehold interest of 8.18 ha (20.21 acres) of land to the south of Chester Road (A56), Walton.

A copy of the location plan is provided as an addendum to this letter.

Representations

The subject of these representations is to make the Council aware of Ashall Property's land interests within the Borough and to provide comment on the Preferred Development Option for the Local Plan.

Cushman & Wakefield on behalf of Ashall Property submitted a Call for Sites form on 5th December 2016 which included a comprehensive Development Statement and location plan. A copy of the Development Statement is provided as an addendum to this letter. The submitted Call for Sites information confirms that the site to the south of Chester Road, Walton is a sustainable site which is available, suitable and achievable for residential development and could deliver approximately 200 new homes within the first five years of the Local Plan period. The site has the potential to bring forward 3, 4 and 5 bedroomed homes, including affordable homes to directly assist the Council in meeting its significant housing need requirement over the Plan period.

Cushman & Wakefield has reviewed the Local Plan Preferred Development Option and notes as follows:

Housing Need

Ashall Property agrees with the Council's proposed approach to determining the required housing need of 1,113 homes per annum on the basis that this aligns with the Council's economic growth aspirations as set out within the Cheshire and Warrington Devolution Bid, and that in order to deliver these growth objectives, the Council must release Green Belt land to meet the necessary housing requirements over the plan period.

Strategic Objectives

Ashall Property concurs with the Council's proposed Strategic Objectives. It is considered that W2, in relation to a proposed Green Belt release, is a critical objective for the Council in order to meet the local housing need. It is acknowledged that any Green Belt release should balance meeting the Council's housing needs whilst ensuring that the revised Green Belt boundary maintains the permanence of the Green Belt in the long-term. Alongside this, the Council must also plan appropriately to ensure that the appropriate levels of supporting infrastructure are in place to release the requisite housing land, which includes for the delivery of the Warrington Western Link Road to alleviate congestion within Warrington Town Centre whilst at the same time, bringing forward the necessary land parcels for future housing and employment development.

Green Belt Release

It is considered that the Council has demonstrated that there are exceptional circumstances for releasing Green Belt land in line with Paragraphs 82 and 83 of the NPPF. The Preferred Development Option will ensure the delivery of sustainable development, supporting the needs of existing communities as well as meeting local housing need for existing and future residents in the Borough.

Ashall Property is in agreement with the Council that the most sustainable broad spatial option (Option 2) is to focus Green Belt release on sites which are adjacent to the main urban area, alongside some incremental growth in outlying settlements such as Lymm. This approach ensures that the permanency of the Green Belt can be maintained whilst at the same time brings forward land which is required to meet local housing need and support economic growth and local services/ amenities.

Main Development Locations

The Council has set out five options to accommodate the proposed future development. Ashall Property agrees with the Council's approach to promote Option 2 as the preferred option, given that this provides a balanced approach to delivering housing growth across the Borough and generates sufficient critical mass in key sustainable locations to provide the necessary supporting social and physical infrastructure as well as support the needs of existing communities in these locations.

Warrington South West Urban Extension Area Development Concept

Given that Ashall Property's land interests are located within the south west of Warrington, Cushman & Wakefield has focused on reviewing the Council's Development Concept work in this location which has been produced to support the release of Green Belt land and to determine potential development capacity, infrastructure requirements, constraints and opportunities.

Both conceptual options have proposed the release of the land south of Chester Road from the Green Belt (as proposed residential area parcel D1). This acknowledges that the site is a logical extension to the existing urban area and is free from potential development constraints. Ashall Property can corroborate these findings as set out within Chapter 4 of the submitted Development Statement.

The un-named water course sited to the east of the site does not have any impact on potential development capacity. A Flood Risk Assessment has been carried out by Waterco which confirms that the eastern extent of the site, adjacent to the unnamed watercourse is within Flood Zone 2/ 3 but that this is contained within the existing wooded area of the site, which is protected via a Tree Protection Order (TPO) and as such would not be developed out in any event. Furthermore, given the steepness of the catchment, the flood extent is minimal and is confined to the areas which are immediately adjacent to the watercourse. A draft flood map of the proposed development site is appended to this letter. A copy of the Flood Risk Assessment and Drainage Strategy can be provided to the Local Planning Authority on request

The northern part of the site falls within the outer COMAH zone in relation to the Baronet Works. There is no restriction on housing to be located within this area, and thus no impact on the site's potential net developable area.

The proposed concepts show a proposed stand-off/ gateway feature along the north of the site, alongside the frontage with Chester Road. Whilst Ashall Property has previously indicated potential screening/ landscaping within the submitted Development Statement to the north of the site and respects the aspirations of the Council's wider concept masterplan/ development framework, any scheme will need to carefully balance the need to deliver new homes alongside amenity considerations. As such, it is considered that any concept masterplan for the wider area should be sufficiently flexible to respond to market requirements and the local site context/parameters.

Notwithstanding this, Ashall Property will work collaboratively with the Council to deliver a proposed residential development which is in-keeping with the wider area and masterplan. This will include ensuring the delivery of appropriate linkages to proposed public open space to the north. Ashall Property is supportive of the Council's vision for south west Warrington including the delivery of a new local park, local centre and primary school to create a sustainable community.

Warrington Western Link Road

Ashall Property understands that the Council has now selected a preferred route for the proposed Western Link Road. The preferred route is to implement the red route which will encroach into Ashall Property's land. Ashall Property will be submitting separate representations on the proposed red route but for the purposes of this Local Plan Review representation we note that there is scope to provide access into the site from Chester Road with or without the proposed Link Road. A Transport Assessment and detailed design would be required to determine the appropriate junction arrangement.

Notwithstanding this, Ashall Property's transport consultant has confirmed that a new roundabout could be appropriate as a stand-alone solution if the link road is not delivered in the proposed location, or a signalised junction into the site may be suitable based on the assumption of reduced traffic flows along Chester Road. Ashall Property is keen to work with the Council and the Local Highways Authority to ensure the junction design is future-proofed to accommodate for the Link Road if this comes forward at a later date than the

Chester Road residential development, although notes that Ashall Property expects to be appropriately compensated for the loss of any residential land value arising from the proposed Link Road's position on site.

Delivery Timescales

The proposed development site at Chester Road is available, achievable and deliverable in the short-term and thus could provide the Council with housing delivery in the first five years of the Local Plan period. The conceptual plans and consultation on the proposed Warrington Western Link indicate that whilst this key infrastructure is required to unlock development land to the west of the development site, there is no requirement for this highway infrastructure to be in place prior to new housing coming forward on this site. As set out above, the submitted Development Statement provides an indicative development layout and illustrates how a separate stand-alone highway access solution could work.

On this basis it is considered that the Council should re-consider their development trajectory table in paragraph 5.9 of the Preferred Development Option Consultation document. A proportion of dwellings (potentially up to 100) could be brought forward within years 0-5 of the Local Plan period on the land south of Chester Road site.

Site Appraisal

The Council has undertaken an assessment of the Call for Sites submission, as set out within the Site Profomas – South, under site reference: R18/059. The Council notes within its assessment that the site comprises potentially contaminated land. Ashall Property has commissioned Earth Environmental & Geotechnical to undertake a Phase 1 Geo-environmental Assessment. This Assessment has concluded that the site has been in agricultural use since 1877, and whilst there have been potentially contaminated sources within close proximity of the site, the risk of potential pollutant linkages is considered to be a low risk.

A copy of the Phase 1 Geo-environmental Assessment has been submitted as an addendum to this representations letter.

The Council's Proforma also provides a summary of the Green Belt assessment. Within the summary section it notes that the parcel makes a moderate contribution to the Green Belt. This conclusion is reiterated within the Additional Site Assessment Report (July 2017) on the basis that the site's boundaries with the open countryside beyond are mostly durable and as such any development would be contained. It is considered that it would *"not threaten the overall openness and permanence of the Green Belt"*[1]. Despite this conclusion the Council note within the site comments of the Proforma that the parcel of land makes a weak contribution to the Green Belt. Ashall Property therefore asks the Council for clarity on this discrepancy within the documentation.

In any event, Ashall Property considers that overall the site makes a weak contribution to the Green Belt, given that there are durable boundaries to the north (Chester Road), east (TPO wooded area and unnamed watercourse), west (established woodland) and playing fields and existing dwellings to the south.

[1] Green Belt Assessment, Additional Site Assessments of Call for Sites Responses and SHLAA Green Belt Sites (July 2017), Warrington Borough Council

Conclusions

As outlined above, our representations confirm that Ashall Property's land to the south of Chester Road, Walton is a sustainable extension to Walton and is achievable and deliverable over the first five years of the Local Plan period. On this basis, Ashall Property is in agreement with the Council's Preferred Development Option to bring forward up to 2,000 new homes as a south west extension to Warrington and to amend the Green Belt boundary to achieve this objective.

Ashall Property is broadly in agreement with the Council's assessment of the Call for Sites submission although notes that the site is not contaminated (as confirmed within the Phase 1 Geo-environmental Assessment) and overall considers that the parcel makes a weak contribution to the Green Belt. As a result, it is suggested that the land to the south of Chester Road Walton provides the Council with an opportunity to sustainably address local housing need in the short term.

We respectfully request that Ashall Property is kept informed as to the progress of the Warrington Local Plan Review, including being notified of any future opportunities to provide comments, so that Ashall Property can respond appropriately as required.

I trust that the above letter of representation is clear and comprehensive, however should you have any queries, please do not hesitate to contact me.

Yours faithfully,

[redacted]

Senior Consultant, Cushman & Wakefield Planning

Enc Site Location Plan

Flood Risk Map (Figure 1)

Phase 1 Geo-Environmental Assessment

Stonecroft Development Statement

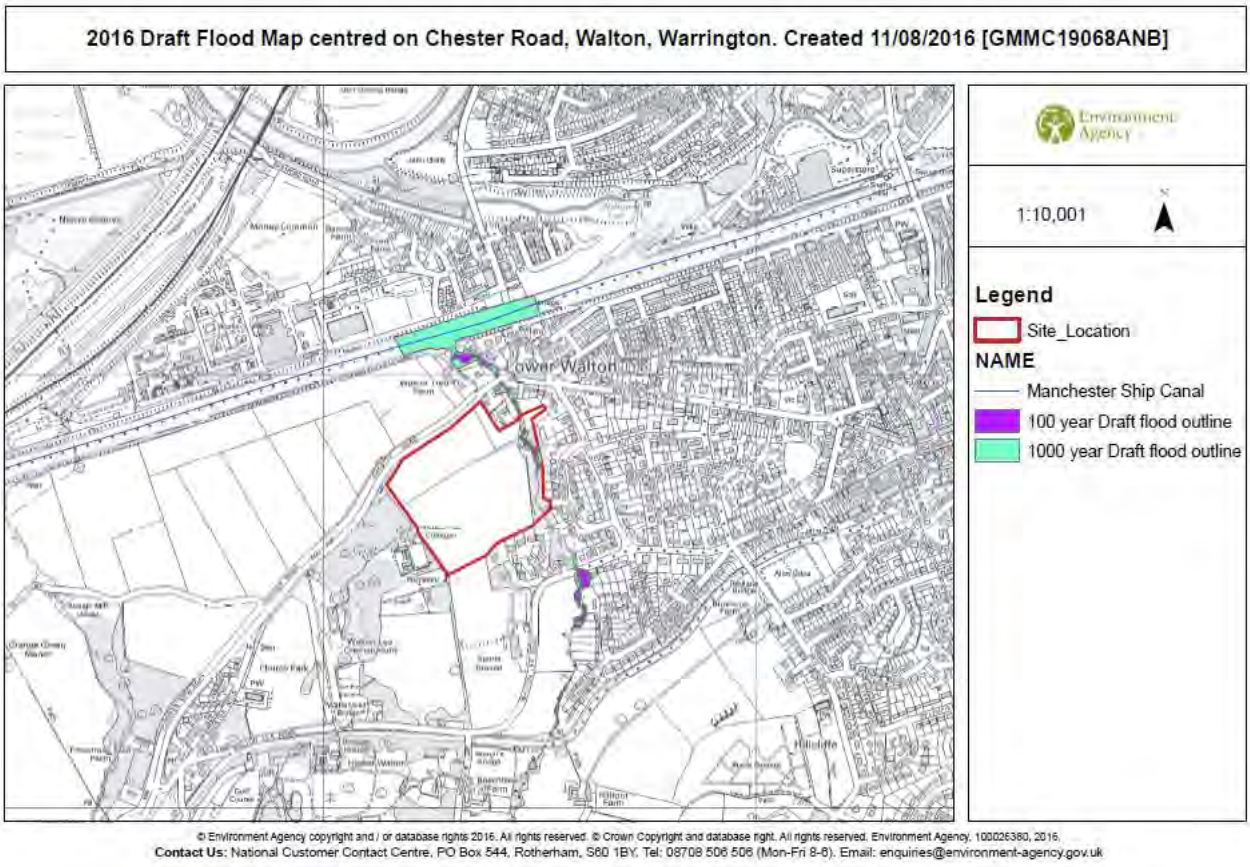

Figure 1: Draft Flood Map, Waterco Flood Risk Assessment and Drainage Strategy (Source: Environment Agency)

Earth Environmental
& Geotechnical

Phase 1 GeoEnvironmental Assessment

Chester Road

Walton

September 2016

On behalf of

Ashall Residential Ltd

Earth Environmental & Geotechnical Ltd
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CHESTER ROAD

WALTON

PHASE I ENVIRONMENTAL DESK STUDY

FOR

ASHALL RESIDENTIAL LTD

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Report No. A1426/16 **September 2016**

Report Title:	**Chester Road, Walton** **Phase I Environmental Desk Study**
Report Reference:	**A1426/16**
Client:	**Ashall Residential Ltd**
Issue Date:	**23rd September 2016**
Drafted By:	[redacted]
Reviewed By:	[redacted]
Authorised By:	[redacted]

Earth Environmental & Geotechnical

CONTENTS

APPENDICES

FIGURES

1.0 INTRODUCTION

Appointment

1.1 Earth Environmental & Geotechnical was commissioned by Ashall Residential Ltd (the client) to undertake a Phase I Environmental Desk Study at Chester Road, Walton.

1.2 It is understood that the client intends to develop the site for a large residential estate end use comprising of 212 low rise houses, with access roads, car parking, private gardens and landscaped soft standing areas.

1.3 A proposed layout plan is shown in Figure 1 below.

Figure 1: Proposed Development Layout Plan

Objective

1.4 The purpose of the Desk Study is to collate available geological and environmental data for the site (and its environment) and provide a preliminary geotechnical and geo-environmental appraisal, with a site specific conceptual model. This enables a preliminary assessment of geo-environmental risks to be undertaken and, if necessary, provides information for the design of a Phase 2 Ground Investigation.

Scope

1.5 The Phase I Environmental Desk Study comprises of a site reconnaissance visit and a review of the following information sources some of which was provided by the client.

- British Geological Survey online maps.
- Google Earth imagery.
- Environment Agency online mapping data.
- Historical Ordnance Survey maps.
- The site and surrounding areas environmental, geological and mining data presented in the site specific GroundSure Reports (Appendix 1).
- Coal Authority Interactive Viewer.
- Warrington Borough Council Planning Portal.

2.0 SITE LOCATION AND DESCRIPTION

2.1 The site is currently occupied by a single large field used for crop growing.

Site Location

2.2 The site is located immediately southeast of Chester Road, immediately southwest of Walton town centre and approximately 2.5km south of Warrington town centre. The approximate National Grid Reference for the centre of the site is SJ603857 (360319, 385745), at postcode WA4 6TB.

2.3 The site, which occupies approximately 8.04ha and comprises an approximately square parcel of land. A plant nursery and some large detached residential properties accessed via a lane runs parallel to the southwest boundary of the site. The southeast boundary is in contact with a playing field (cricket) and the rear gardens of detached residential properties. The northeast boundary is bound by a small river which flows north, with the exception of the northernmost corner of the site which is immediately bound by a newly developed housing estate. Past this river is a woodland and the rear gardens of large detached residential properties. Chester Road bounds the northwest site boundary, with fields beyond this road.

2.4 Trees, scrub vegetation and low-lying metal fencing mark the perimeter of the site, whilst a 3m high wooden panelled fence separates the housing estate immediately northeast of the site. The site is accessed by an unnamed lane that is oriented northwest-southeast along the southwest boundary of the site. There are two access gates along the southwest boundary and another in the centre of the northwest boundary.

2.5 A location plan is shown below as Figure 2.

Figure 2 Site Location Plan

2.6 The boundaries of the site and neighbouring land uses can be described as follows:

Boundary	Security/ Barrier	Adjacent Landuse
Northwest	Mature trees and shrubs and low lying metal fence.	Chester Road running northeast-southwest and arable fields beyond this.
Southwest	Mix of low-lying metal fencing and hedgerow with mature trees.	Large detached residential housing with gardens and a plant nursey.
Southeast	Shrubs and hedge boundary and mature trees.	Playing fields (cricket) and rear gardens of detached residential properties.
Northeast	Dense shrubs and tall mature trees. 3m high wooden panel fencing in north corner.	A river runs parallel to this boundary with woodland either side for 25m either side. Newly built residential property immediately off northeast corner.

2.7 There is a small high in the northwest portion of the site with the land then sloping gently towards the east-northeast. The surrounding area however slopes moderately north.

2.8 The site is accessed directly off Chester Road and another access from an unnamed lane along the southwest site boundary.

Site Utility Services

2.9 A site service plan has been not provided by the client. The status of all services should be checked with the statutory providers prior to any development (including site investigation) commencing.

3.0 ENVIRONMENTAL SETTING

3.1 The geology of the site is covered by British Geological Survey (BGS) online data and the site specific GroundSure GeoInsight report (Appendix 1).

3.2 Environmental conditions are covered by Environment Agency (EA) and British Geological Survey (BGS) online data, and the site specific GroundSure EnviroInsight report (Appendix 1).

Geology

3.3 The BGS states that the site is not underlain by artificial ground.

3.4 The majority of the site is underlain by the Shirdley Hill Sand Formation superficial deposits which consists of moderately to well-sorted, fine-grained sand with peat layers in the lower part. A small amount of Tidal Flat superficial deposits is present at the centre of the northwest site boundary which consists of clay, silt and sand.

3.5 The site is underlain by the Wilmslow Sandstone Formation to the west which consists of fine- to medium-grained, red-brown to brick red, generally pebble-free, cross stratified sandstone, with sporadic siltstones and the Tarporley Siltstone Formation to the east which consists of interlaminated and interbedded siltstones, mudstones and sandstones in approximately equal proportions.

3.6 The bedrock is separated by an inferred geological fault of unknown displacement on site which is oriented approximately northnorthwest-southsoutheast on site. There are two other inferred fault records within 250m of the site.

3.7 There are no records of any landslips within 500m of the site boundary.

3.8 There are 25 BGS borehole records identified within 250m of the site, the closest of which is SJ68NW62 Warrington Newtown Development 392, 83m northeast of the site, drilled to a total depth of 6.5m, which shows fill over gravel over sand with weathered sandstone at 6.00m.

3.9 The site is in an area where the hazard rating is negligible or very low with regard to shrink-swell clays, landslides, ground dissolution of rocks and collapsible deposits.

3.10 The site is in an area where the hazard rating is moderate with regard to compressible deposits, where the BGS states:

> *'Significant potential for compressibility problems. Do not drain, load or de-water ground near the property without technical advice. For new build, consider possibility of compressible ground in ground investigation, construction and building design. Consider effects of groundwater changes. Extra construction costs are likely. For existing property, possible increase in insurance risk from compressibility, especially if water conditions or loading of the ground change significantly.'*

3.11 The site is in an area where the hazard rating is moderate with regard to running sands, where the BGS states:

'Significant potential for running sand problems with relatively small changes in ground conditions. Avoid large amounts of water entering the ground (for example through pipe leakage or soak-aways). Do not dig (deep) holes into saturated ground near the property without technical advice. For new build, consider the consequences of soil and groundwater conditions during and after construction. For existing property, possible increase in insurance risk from running sand, for example, due to water leakage, high rainfall events or flooding.'

3.12 The maximum hazard rating of natural subsidence within the site has been classified as moderate by the BGS.

3.13 There are 23 estimated background soil chemistry records within 250m of the site, 4 of which are on site.

Ground Workings

3.14 There are 43 historical surface ground workings identified within 250m of the site boundary, the closest being a sand pit 15m northwest, dated 1897. Also in the vicinity are ponds, mill ponds, unspecified wharfs, unspecified pits, canals, unspecified ground workings and another sand pit.

3.15 There are 4 current ground workings identified within 1km of the site, the closest being the ceased Stockton Heath sand pit, 45m northwest of the site. All other records relate to ceased sand and sandstone pits.

3.16 There are 19 historical surface railways or tunnel features within 250m of the site, the closest being railway sidings 92m northeast of the site, dated 1992.

3.17 There are no current active railway lines or tunnel features within 250m of the site.

Mining and Other Underground Workings

3.18 There are no historical mining areas within 1km of the site.

3.19 There are no coal mining areas within 1km of the site.

3.20 There are no non-coal mining areas within 1km of the site.

3.21 There are no areas of gypsum extraction, brine extraction, tin mining or clay mining within 1km of the site.

3.22 There are no historical underground working features identified within 1km of the site.

3.23 There are no non-coal cavities or natural cavities identified within 1km of the site.

3.24 No underground railway lines or railway tunnels are identified within 250m of the site on historical mapping.

Radon Potential

3.25 The property is not in a Radon Affected Area as defined by the Health Protection Agency, as less than 1% of properties are above the Action Level of exposure.

3.26 No radon protection measures are therefore necessary.

Hydrogeology and Hydrology

3.27 The highest underlying superficial deposits permeability is classified by the Environment Agency (EA) as a Secondary A Aquifer with an intergranular flow type and high maximum and high minimum permeability. The BGS states the following:

> *'Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.'*

3.28 The underlying Wilmslow Sandstone Formation is classified by the Environment Agency (EA) as a Secondary B Aquifer with a fracture flow type and moderate maximum and low minimum permeability. The BGS states the following:

> *'Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers.'*

3.29 The underlying Tarporley Siltstone Formation is classified by the Environment Agency (EA) as a Principal Aquifer with an intergranular flow type and high maximum and high minimum permeability. The BGS states the following:

> *'Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers.'*

3.30 The EA classifies the groundwater vulnerability and soil leaching potential on site as HU, major aquifer/high leaching potential where the BGS states:

> *'Soil information for urban areas and restored mineral workings. These soils are therefore assumed to be highly permeable in the absence of site-specific information.'*

3.31 The EA classifies the groundwater vulnerability and soil leaching potential on site as H2, major aquifer/high leaching potential where the BGS states:

> *'Deep, permeable, coarse textured soils which readily transmit a wide range of pollutants because of their rapid drainage and low attenuation potential.'*

3.32 There are 49 groundwater abstraction licence records for 8 locations within 1km of the site. The closest being a historical borehole for evaporative and non-evaporative cooling and effluent slurry dilution, 271m northwest of the site.

3.33 There are 2 surface water abstraction licences within 2km of the site, both relating to an active point at Appleton, 1.35km south of the site.

3.34 There are 2 potable water abstraction licences within 2km of the site, both relating to an active point at Appleton, 1.35km south of the site.

3.35 There are 3 groundwater Source Protection Zones within 500m of the site, with a Zone 2 outer catchment and a Zone 3 total catchment located on site.

3.36 The site is within 500m of a Source Protection Zone within a confined aquifer, an outer catchment located 471m south of the site.

3.37 There are 12 detailed river network records within 500m of the site with an unnamed secondary river defining the northeast site boundary. The Manchester Ship Canal is 179m north of the site, an unnamed tertiary river lies 337m southeast of the site, the Bridgewater Canal lies 380m south of the site, the Warrington Dock Entrance is located 404m northeast of the site, a secondary river lies 424m southeast of the site and a primary river is located 462m north of the site.

3.38 There are 7 unidentified surface water features within 250m of the site, 2 of which are located on site and most likely associated with the unnamed secondary river along the northeast site boundary.

3.39 There are no biological or chemical river quality records within 1.5km of the site.

Landfill and Waste Management Activity

3.40 There are 96 records of historical potentially infilled land identified within 500m of the site, the closest being a sand pit 15m northwest of the site dated 1897. Also in the vicinity are multiple ponds, mill ponds, unspecified wharfs, unspecified pits, canals, ship canals, unspecified ground workings, sand pits, disused canals and refuse heaps.

3.41 There is 1 record of a current EA landfill site within 1km of the site, a co-disposal landfill site 891m northwest of the site.

3.42 There are 2 records of historic EA landfill sites with 1.5km of the site, the closest being 1.04km northeast of the site, licence surrendered in 1982.

3.43 There are 9 records of Landfills from Local Authority and Historical Mapping Records within 1.5km of the study site, the closest being a refuse tip 705m northwest of the site, from 1966 mapping.

3.44 There are 10 records of waste treatment, transfer or disposal sites within 500m of the study site, the closest being a household, commercial and industrial waste station 766m northwest of the site, dated 1993.

3.45 There are no other landfill or waste sites within 1.5km of the site.

Industrial Land Use Information

3.46 There are 125 records of historical potentially contaminative uses identified within 500m of the site, the closest being a nursery immediately west of the site, dated 1969 to 1992. Also within the vicinity are sand pits, mill ponds, unspecified mills, unspecified commercial/industrial sites,

unspecified wharfs, unspecified pits, ship canals, unspecified groundworkings a sawmill, mineral railway sidings, railway sidings, unspecified works, sawing and planning mills, sand pits, timber yards, railway, buildings, nurseries, disused canals, refuse heaps, unspecified tanks, borate works, unspecified pumps and sand pumps.

3.47 There are 9 records of current potentially contaminative industrial sites identified within 250m of the site, the closest being a depot 78m north of the site. Also in the vicinity are electricity substations, bathroom fixtures, fittings and sanitary equipment, published goods, sewage works, outfall and antenna services.

3.48 There are 23 records of historical tanks identified within 500m of the site, the closest being settling tanks 123m north of the site dated 1966.

3.49 There are 26 records of historical energy features identified within 500m of the site, the closest being an electricity substation 86m east, dated 1984 to 1995.

3.50 There are no historical petrol or fuel sites within 500m of the site.

3.51 There are no current petrol or fuel sites within 500m of the site.

3.52 There are no historical garages or motor vehicle repair sites identified within 500m of the site.

3.53 There are no National Grid high voltage underground electricity transmission cables, or high pressure gas transmission pipelines within 500m of the site.

Environmental Permits, Incidents and Registers

3.54 The Groundsure Report includes records of environmental permits, incidents and registers within 500m of the site, which are summarised in Table 1 below.

Table 1: Environmental Permits, Incidents and Registers within 500m of the site

Historic IPC Authorisations	3
Part A (1) and IPPC Authorised Activities	21
Red List Discharge Consents	None
List 1 Dangerous Substances Inventory Sites	1
List 2 Dangerous Substances Inventory Sites	1
Part A (2) and Part B Activities and Enforcements	3
Category 3 or 4 Radioactive Substance Authorisations	None
Licensed Discharge Consents	11
Water Industry Referrals	None
Planning Hazardous Substance Consents and Enforcements	1
Dangerous or Hazardous (COMAH and NIHHS) Sites	1
National Incidents Recording System (Pollution Incidents), List 2	9
National Incidents Recording System (Pollution Incidents), List 1	None
Sites Determined as Contaminated Land under Part 2A EPA1990	None

3.55 All 3 Historic IPC Authorisations relate to the Solvay Interox Ltd Baronet Works, 369m northwest of the site, for combustion processes, last dated 1998. The site permit has been revoked and the site classified as an IPPC.

3.56 All of the Part A (1) and IPPC Authorised Activities relate to the Solvay Interox Ltd Baronet Works, 405m northwest of the site, for a number of processes including; the disposal of > 50 t/d non-hazardous waste involving physicochemical treatment, combustion; any fuel =>50mw, organic chemicals; oxygen containing compounds e.g. alcohols, inorganic chemicals; non-metals etc. e.g. calcium carbide, inorganic chemicals; and salts e.g. ammonium chloride, last noted as effective on the 31st August 2016.

3.57 The List 1 Dangerous Substances Inventory Site relates to the Solvay Interox Ltd Baronet Works, 369m northwest of the site, receiving water from the Mersey Estuary with authorised substances being arsenic and zinc. This site is listed and not active.

3.58 The List 2 Dangerous Substances Inventory Site relates to the Solvay Interox Ltd Baronet Works, 369m northwest of the site, receiving water from the Mersey Estuary with authorised substances being mercury and cadmium. This site is listed and not active.

3.59 The closest Part A (2) and Part B Activities and Enforcements relates to crematoria processes, 271m southwest of the site.

3.60 The closest licensed discharge consent is identified 157m north of the site, and is a historic discharge consent for sewer storm overflow.

3.61 The Planning Hazardous Substance Consent and Enforcement relates to the application for amendment to Hazardous Substances Consent at the Solvay Interox Ltd Baronet Works, 406m northwest of the site. Application number A01/43873.

3.62 The Dangerous or Hazardous (COMAH and NIHHS) Sites record relates to the Solvay Interox Ltd Baronet Works which is a registered current COMAH site Top Tier Operator.

3.63 The closest NIRS list 2 pollution incident was recorded in 2003, 21m southwest of the site, the pollutant was inorganic chemicals or product and was recorded as having no impact to water, land or air quality. The closest most significant pollution incident was recorded in 2001, 404m north of the site, the pollutant was crude sewage and was recorded as having significant impact to water quality.

Environmentally Sensitive Sites

3.64 There are 4 records of Ancient Woodland within 2km of the site, the closest being unnamed woodland 1.6km southwest of the site.

3.65 The site is located within the Liverpool, Manchester and West Yorks, under the local authority of Warrington (B).

3.66 It should be noted that an ecological assessment of the site falls outside the brief of this report and that an ecological specialist should be consulted in this regard.

Archaeology

3.67 An archaeological assessment falls outside the brief of this report. Where considered necessary, advice should be sought from an archaeological specialist in this respect.

Potential Flood Risks

3.68 Detailed assessment of flood risks is outside the scope of this report. However, the site is within 250m of 2 Environment Agency Zone 2 (Fluvial/Tidal Models) and 2 Zone 3 (Fluvial Models) floodplains which lie onsite along the northeast site boundary and 245m north and 153m northwest respectively. The highest risk of flooding on site is high.

3.69 There are no flood defences, areas benefitting from flood defences or areas used for flood storage within 250m of the site.

3.70 According to the BGS there are areas within 50m of the site boundary that may be susceptible to clearwater flooding. The highest susceptibility to groundwater flooding is 'limited potential' and the BGS confidence rating is low. The BGS states:

> *'Where potential for groundwater flooding to occur at surface is indicated, this means that given the geological conditions in the area groundwater flooding hazard should be considered in all land-use planning decisions. It is recommended that other relevant information e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information be investigated in order to establish relative, but not absolute, risk of groundwater flooding.'.*

Previous Site Investigations

3.71 We are not aware of any records of previous site investigations.

4.0 SITE HISTORY

4.1 The historical development of the site has been determined by reference historical plans and Google Earth imagery. The reviewed historical plans comprise only readily available records and may be limited; however, the information available to date indicates that additional searches are unlikely to add to our understanding of the site. The earliest available historical mapping covering the site dates back to 1877.

4.2 The site history is summarised in Table 2, below, followed by selected extracts from maps and aerial photographs.

Table 2: Summary of Site History

Date	Site	Surrounding Land Use
1877	Site is open field similar to today. Access lane or pathway is located in the centre of the site oriented N-S until it makes a sharp E-W change of direction with a bridge crossing the unnamed secondary river along the northeast site boundary. Site is part of 2 fields.	Rural agricultural setting. Walton Flour Mill and large mill pond 100m N of the site. Walton old Hall 95m S of the site. Walton Lea buildings and nursey 100m W of the site. Walton House 100m NE of the site.
1894, 1897, 1899	Site is now part of 3 fields. Small path road along the unnamed river onsite leading to Walton Old Hall.	Tennis ground now immediately S of the site as part of the Walton Old Hall with has expanded. Sand Pit ~20m N of the site opposite Chester Road. Manchester Ship Canal 160m N of the site. Birkenhead Railway line 700m NW of the site oriented NE-SW. Warrington Dock Entrance 500m NE of the site. River Mersey 500m N of the site.
1905-1908, 1907, 1905-1910, 1910, 1925-1926, 1926-1929, 1927-1928, 1938, 1949-1954, 1966, 1965-1967, 1969, 1967-1970, 1975-1980	Site now has the linear band of wooded area as seen today oriented along the path E-W. Site split into 2 fields from 1966.	Residential buildings constructed NE of the site due to urbanisation of Walton. Expansion of Walton Lea buildings 100m W of the site. Mill no longer in use and mill pond infilled. Bridgewater Canal 450m SE of the site. Timber Yard 450m NE of the site. Mineral railway along the Manchester Ship Canal. Grange Mill 750m W of the site.
1987-1990, 1992-1993, 1993, 2002, 2014	Site is 2 fields with similar outline as seen today.	Walton Old Hall demolished and replaced with residential properties. Works 400m N of the site. Part of railway line disused.
GoogleEarth Aerial	Site is split via a hedgerow into 3 fields in	Site immediately NE of the site is now demolished with a new housing estate replacing the commercial estate seen on

Photograph 1945, 2005, 2009, 2013, 2015	1945. 2005 – present, site is as seen today.	Google Imagery – post 2015.

Figure 3 OS Map Extract 1877

Figure 4 OS Map Extract 1993

5.0 WALKOVER SURVEY

5.1 A (non-intrusive) walkover survey was completed on the 9th September 2016. The photographs and notes from this survey are appended to this report as Appendix 2 and Appendix 3 respectively.

5.1 The site is currently occupied by a large open agricultural land currently used for crop growing. Mature trees, shrub vegetation and small trees are present across the site boundaries, particularly surrounding the unnamed secondary river which marks the northeast boundary of the site.

5.2 The centre of the field is slightly raised with the surrounding land sloping gently away in each direction.

5.3 A plant nursery is situated immediately southwest of the site and residential housing along the southern and eastern site boundaries.

5.4 The site is accessed by an unnamed lane that is oriented northwest-southeast along the southwest site boundary which leads to the nursery southwest of the site.

5.5 Two old stockpiles were noted within the wooded area which extends into the field along the northeast site boundary and another closer to the unnamed river on site. These are overgrown and materials are unable to be identified.

5.6 The current site usage is considered low risk in terms of environmental pollution and ground contamination.

5.7 There was a strong scent of gas along the southwest boundary of the site with an unknown source.

6.0 PRELIMINARY CONTAMINATION RISK ASSESSMENT

Introduction

6.1 The following paragraphs outline a Preliminary Risk Assessment (PRA) for the site as defined by DEFRA and the EA Model Procedures for the Management of Land Contamination, CLR11 (2004).

6.2 Table 3 provides a Preliminary Conceptual Model (PCM) which defines the site in terms of a potential pollution linkage, that is, whether a pathway exists between a contamination source and a sensitive environmental receptor (Source-Pathway-Receptor relationship).

6.3 Table 3 considers whether a pollution linkage is potentially present and provides a preliminary qualitative assessment of risk based on the information currently available. Where a possible linkage is identified, it does not necessarily mean that a significant risk exists, but indicates that further information is required through appropriate site investigation to substantiate the conceptual model

Table 3: Preliminary Conceptual Model

6.4 The PCM/PRA is based on a proposed residential end use.

Source	Pathway	Receptor	Linkage	Comment
The likelihood of significant ground contamination sources being present at the site, associated with historical land use and made ground, is considered **LOW**.	Direct contact, ingestion of soil, dermal contact, dust exposure pathways. .	Current Site Users	Unlikely	The risk associated with current site users via direct exposure is considered to be **LOW.**
		Adjacent land users	Possible	There is limited potential for contact via wind-blown dust / debris. The current risk is considered **LOW.**
		Construction Workers	Unlikely	Standard industry working practices for working on sites will be sufficient to manage any potential risks. Therefore, the risk associated with construction workers via direct exposure is considered to be **LOW.**
		Future land users	Possible	Considering a proposed residential end use with private gardens, direct exposure is likely. The risk associated with future site users via direct exposure is considered to be **LOW.**

The likelihood of soluble and/or liquid and therefore mobile contaminants occurring at the site due to its past use is considered **LOW.**	Direct downward migration through leaching and/or mobile liquids.	Groundwater	Unlikely	Minor potential sources of mobile contamination are identified on the site and major contamination sources are identified close to the site which lies upon Principal and Secondary B Aquifers. The perceived risk to groundwater is considered **LOW.**
	Off-site migration in groundwater or surface water flow.	Surface water	Unlikely	No significant sources of mobile contamination are identified associated with the site; however major contamination sources are identified close to the site. There is anticipated porous superficial deposits and underlying strata with several surface water courses in the vicinity. The perceived risk to surface water is considered **LOW**.
		Groundwater / surface water abstractions	Unlikely	The site is within a groundwater source protection zone and a groundwater source protection zone within a confined aquifer. An unnamed river is located on site. There are multiple water abstraction licences in the area, however, these are over 200m from the site. The risk to water abstractions is therefore considered **LOW**.
		Adjacent Properties	Unlikely	No significant sources of mobile contamination are identified, associated with the site. Anticipated porous superficial deposits and underlying strata provides the potential for infiltration and migration of mobile contaminants, if present. The preliminary risk to adjacent properties is considered **LOW.**
		Ecology	Unlikely	There are no ecologically vulnerable areas in close proximity to the site. The risk to ecology is therefore considered **NEGLIGIBLE.**
The likelihood of volatile contaminants at the site due to its past use is considered **LOW.**	Inhalation of harmful vapours (indoor and outdoor airspaces)	Current Site Users	Unlikely	The site is unoccupied; the risk associated with current site users is considered to be **LOW.**
		Adjacent Properties	Unlikely	No significant sources of mobile contamination are identified associated with the site; however major contamination sources are identified close to the site. Underlying porous strata will provide the potential for migration, if present. The potential risk to adjoining site users is therefore considered **LOW to MEDIUM.**

There is a sand pit and a now infilled mill pond in close proximity to the site. The likelihood of degradable materials with the potential to generate hazardous ground gas is **LOW**.	Emissions from the ground collecting in confined spaces and excavations	Construction/ services maintenance workers	Possible	Sources of potentially degradable materials are identified in close proximity to the site. The preliminary risk is therefore considered **LOW**.
	Migration of gases on/off site and collecting in confined spaces on/off site.	Adjoining site users	Possible	Sources of potentially degradable materials in the vicinity of the site. Anticipated underlying porous strata provides the potential for migration of ground gases, if present. Adjacent residential properties represent sensitive receptors. The potential risk to adjoining site users is therefore considered **LOW**
		Current/future site users	Possible	Sources of potentially degradable materials are identified in the vicinity of the site. Anticipated underlying porous strata provides the potential for migration of ground gases, if present. The proposed residential end use represents sensitive receptors. The potential risk is therefore considered **LOW**.
Chemicals which could prove aggressive to construction materials may be present on site.	Direct contact	Construction concrete, plastic water pipes.	Possible	Risks to construction materials can be identified via site investigation prior to the proposed construction works. The perceived risk is considered **LOW.**

Preliminary Risk Assessment

6.5 The site has been an agricultural plot of land since 1877.

6.6 There have historically been a sand pit, mill pond and a site with a history of potentially contaminative sources in close proximity to the site

6.7 Several potential pollutant linkages have been identified, with low associated preliminary risks.

7.0 CONCLUSIONS AND RECOMMENDATIONS

7.1 The likelihood of contamination on the site is overall low.

7.2 Several significant pollutant linkages have been identified, with medium to low associated preliminary risks

7.3 The site appears to be within the outer zone of a HSE Consultation Zone associated with the Solvay Interox Ltd Baronet Works, 405m northwest of the site.

7.4 The site is in an area where the hazard rating is moderate with regard to compressible deposits and running sands.

Recommendations

7.5 An intrusive investigation should be undertaken to establish geotechnical parameters for the design of foundations, floor slabs and pavement construction for the proposed new build and surrounding area.

7.6 As part of the geotechnical investigation, it is recommended that samples of soil and groundwater are recovered for analysis for contamination and to confirm whether there are any residual risks.

7.7 A Flood Risk Assessment is recommended due to the risk of flooding of the unnamed secondary River along the northeast boundary of the site.

7.8 An Ecological Survey will be required for planning and design purposes.

7.9 It would be prudent to consult with the HSE with respect to the proposed development in light of the proximity of the Solvay Interox Ltd Baronet Works.

APPENDIX 1

GROUNDSURE REPORTS

APPENDIX 2

SITE PHOTOGRAPHS

Earth Environmental & Geotechnical Ltd

Tel: 0161 2824518
Email: nfo@earthenv ronmenta .co.uk
Web: www.earthenv ronmenta .co.uk

SITE PHOTOGRAPHS

Earth Environmental & Geotechnical

Job No.: A1426/16

Site: Chester Road, Wa ton

Plate A. Walkover Notes and Picture Locations.

Date: 09 September 2016

Plate 1 Southwest boundary of the site looking N.

Date: 09 September 2016

Date: 09 September 2016

Plate 2 Southwest boundary of the site looking NE.

Date: 09 September 2016

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Earth Environmental & Geotechnical</td></tr>
<tr><td>Job No.: A1426/16</td><td>Site: Chester Road, Wa ton</td></tr>
<tr><td>Plate 3 Southwest boundary of the site looking E.</td><td>Plate 4 Southwest boundary of the site looking SE.</td></tr>
<tr><td>  </td><td>  </td></tr>
<tr><td>Date: 09 September 2016</td><td>Date: 09 September 2016</td></tr>
<tr><td>Plate 5 Southwest boundary of the site looking SE.</td><td>Plate 6 Southeast boundary of the site looking N.</td></tr>
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<tr><td>Date: 09 September 2016</td><td>Date: 09 September 2016</td></tr>
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<tr><td>Job No.: A1426/16</td><td>Site: Chester Road, Wa ton</td></tr>
<tr><td>Plate 7 Southeast boundary of the site looking NE.</td><td>Plate 8 Southeast boundary of the site looking NE.</td></tr>
<tr><td>  </td><td>  </td></tr>
<tr><td>Date: 09 September 2016</td><td>Date: 09 September 2016</td></tr>
<tr><td>Plate 9 Southeast boundary of the site looking E.</td><td>Plate 10 Southeast boundary of the site looking SE.</td></tr>
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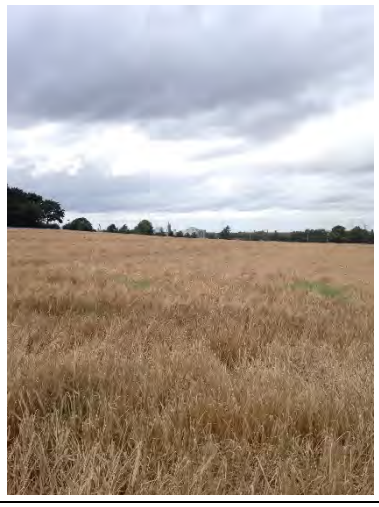
<tr><td>Job No.: A1426/16</td><td>Site: Chester Road, Wa ton</td></tr>
<tr><td>Plate 11 Southeast boundary of the site looking S into adjacent playing fields.</td><td>Plate 12 Flora along southeast boundary.</td></tr>
<tr><td>  </td><td>  </td></tr>
<tr><td>Date: 09 September 2016</td><td>Date: 09 September 2016</td></tr>
<tr><td>Plate 13 Southeast boundary of the site looking N.</td><td>Plate 14 Industrial site N of the site.</td></tr>
<tr><td>  </td><td>  </td></tr>
<tr><td>Date: 09 September 2016</td><td>Date: 09 September 2016</td></tr>
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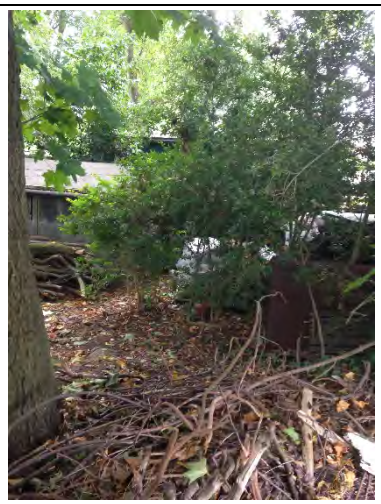
Job No.: A1426/16	**Site:** Chester Road, Wa ton
Plate 15 Southeast corner of site looking W at leaning tree in boundary.	**Plate 16 Northeast boundary of site looking N.**
	
Date: 09 September 2016	**Date:** 09 September 2016
Plate 17 Stockpiled material in southeast corner of site.	**Plate 18 Stockpiled material in southeast corner of site.**
	
Date: 09 September 2016	**Date:** 09 September 2016

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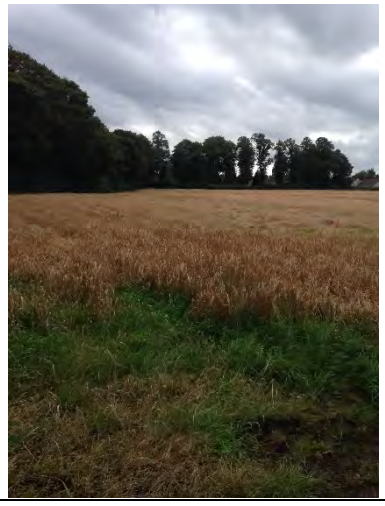
<tr><td>Job No.: A1426/16</td><td>Site: Chester Road, Wa ton</td></tr>
<tr><td>Plate 19 Northeast site boundary looking E towards unnamed secondary river.</td><td>Plate 20 Northeast site boundary looking E towards unnamed secondary river.</td></tr>
<tr><td>  </td><td>  </td></tr>
<tr><td>Date: 09 September 2016</td><td>Date: 09 September 2016</td></tr>
<tr><td>Plate 21 Northeast site boundary looking E towards unnamed secondary river.</td><td>Plate 22 Northeast site boundary looking S.</td></tr>
<tr><td>  </td><td>  </td></tr>
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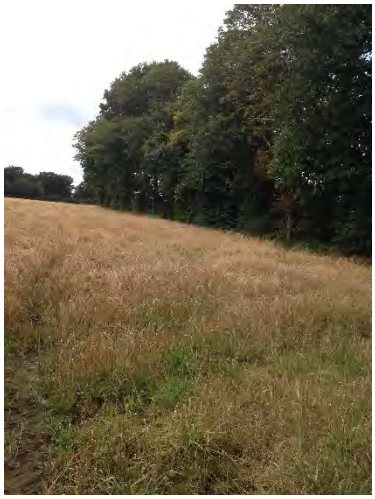
<tr><td>Job No.: A1426/16</td><td>Site: Chester Road, Wa ton</td></tr>
<tr><td>Plate 23 Northeast site boundary looking SW.</td><td>Plate 24 Northeast site boundary looking W.</td></tr>
<tr><td>  </td><td>  </td></tr>
<tr><td>Date: 09 September 2016</td><td>Date: 09 September 2016</td></tr>
<tr><td>Plate 25 Northeast site boundary looking N.</td><td>Plate 26 Northeast site boundary looking NE.</td></tr>
<tr><td>  </td><td>  </td></tr>
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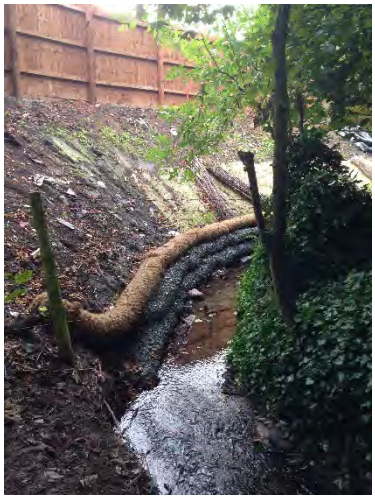
<tr><td>Job No.: A1426/16</td><td>Site: Chester Road, Wa ton</td></tr>
<tr><td>Plate 27 Old stockpile in NE corner of site.</td><td>Plate 28 Unnamed secondary river along NE boundary flowing NW.</td></tr>
<tr><td>  </td><td>  </td></tr>
<tr><td>Date: 09 September 2016</td><td>Date: 09 September 2016</td></tr>
<tr><td>Plate 29 Unnamed secondary river along NE boundary flowing NW.</td><td>Plate 30 Unnamed secondary river along NE boundary flowing NW.</td></tr>
<tr><td>  </td><td>  </td></tr>
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<tr><td>Job No.: A1426/16</td><td>Site: Chester Road, Wa ton</td></tr>
<tr><td>Plate 31 Remnants of old bridge.</td><td>Plate 32 Remnants of old bridge.</td></tr>
<tr><td>  </td><td>  </td></tr>
<tr><td>Date: 09 September 2016</td><td>Date: 09 September 2016</td></tr>
<tr><td>Plate 33 Stockpiled materials.</td><td>Plate 34 Northeast corner of site.</td></tr>
<tr><td>  </td><td>  </td></tr>
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<tr><td>Job No.: A1426/16</td><td>Site: Chester Road, Wa ton</td></tr>
<tr><td>Plate 35 Old stockpile.</td><td>Plate 36 Northeast corner of site looking W.</td></tr>
<tr><td>  </td><td>  </td></tr>
<tr><td>Date: 09 September 2016</td><td>Date: 09 September 2016</td></tr>
<tr><td>Plate 37 Northeast corner of site looking SW.</td><td>Plate 38 Northeast corner of site looking S.</td></tr>
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<tr><td>Job No.: A1426/16</td><td>Site: Chester Road, Wa ton</td></tr>
<tr><td>Plate 39 Northwest corner of site looking S.</td><td>Plate 40 Northwest corner of site looking E.</td></tr>
<tr><td>  </td><td>  </td></tr>
<tr><td>Date: 09 September 2016</td><td>Date: 09 September 2016</td></tr>
<tr><td>Plate 41 Northwest corner of site looking SE.</td><td>Plate 42 Northwest corner of site looking S.</td></tr>
<tr><td>  </td><td>  </td></tr>
<tr><td>Date: 09 September 2016</td><td>Date: 09 September 2016</td></tr>
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APPENDIX 3

SITE WALKOVER NOTES

Earth Environmental & Geotechnical

WALK OVER SURVEY REPORT

Site: Chester Road, Walton **Date:** 09 September 2016

Job No: A1426/16 **Undertaken By:** [redacted]

Purpose of Site Walkover:
1) Provide further information for the Desk Study Report;
2) Identify potential contamination sources, pathways and receptors;
3) Identify geotechnical features and potential geohazards;
4) Determine locations for exploratory boreholes.

Desk Study features checked during site visit	Feature and Information required	Present	Description / Comments
S te Sett ng	Descr pt on requ red for: Town/Country/Suburb Sett ng Industr a /Res dent a /Reta Usage Current S te use (f undertak ng secur ty and access to the s te)		M xed: Agr cu tura west of the s te, urban town sett ng east of the s te. Agr cu tura use. F e d. No secur ty or access ssues.
Ev dence of Past Act v t es	Are there: Any re evant street names n area? Features or re cs wh ch nd cate past h story?	~~Yes~~/No ~~Yes~~/No	N/A N/A
Geograph c Sett ng	Descr pt on requ red for: Low y ng f ood p a n/dry va ey/ro ng h s etc.		Va ey edge gent y s op ng towards the north northeast.
Ground Cond t ons	Is there any ev dence of: M n ng, M ne entr es Subs dence Lands p/s ope eros on Former nvest gat on works	~~Yes~~/No ~~Yes~~/No ~~Yes~~/No	N/A N/A N/A

Desk Study features checked during site visit	Feature and Information required	Present	Description / Comments
Topography	Descr pt on requ red for: Are there apparent d fferences between s te and surround ng area? (If yes descr be the presence of reta n ng wa s, and s opes). Is there ev dence of Made Ground / F on s te?	Yes/~~No~~ ~~Yes~~/No	There s a sma h ock n the NW corner of the s te, w th surround ng and gent y moderate y s op ng away towards the north and northeast. N/A
S te Boundar es and Ne ghbours	Descr pt on requ red for: Type of boundary demarcat on (f any) on each s de of s te, usage of adjacent and and name of ndustr a /commerc a occup ers. Note any adjacent features such as water course and other potent a y env ronmenta y sens t ve uses (res dent a , schoo , nf rmary, SSSI etc.).		A p ant nursery and some arge detached res dent a propert es accessed v a a ane runs para e to the southwest boundary of the s te. The southeast boundary s n contact w th a p ay ng f e d (cr cket) and the rear gardens of detached res dent a propert es. The northeast boundary s bound by a sma r ver wh ch f ows north, w th the except on of the northernmost corner of the s te wh ch s mmed ate y bound by a new y deve oped hous ng estate. Past th s r ver s a wood and and the rear gardens of arge detached res dent a propert es. Chester Road bounds the northwest s te boundary, w th f e ds beyond th s road.
Vegetat on	Are there any vegetat on/trees on or c ose to s de (f yes descr be ocat ons, type, matur ty, etc.)? Is there any ev dence of poor hea th / d stress?	Yes/~~No~~ Yes/~~No~~	M x of mature trees, shrubs and f owers a ong a s te boundar es. 1 tree ean ng a ong southeast s te boundary. A others are n good hea th.
Ground Surface	Are there areas of hardstand ng and est mate the sp t between hard and soft cover? (If yes descr be ocat ons, types and cond t ons). Is the any ev dence of any sp ages or sta n ng?	Yes/~~No~~ ~~Yes~~/No	100% crop f e d and wood and 25m e ther s de of the r ver a ong northeast boundary. N/A

Desk Study features checked during site visit	Feature and Information required	Present	Description / Comments
S te Dra nage	Are there any dra n covers / soakaways (f yes descr be ocat ons)?	~~Yes~~/No	N/A
	Are there any outfa s/water courses on s te (note the cond t on of water courses n open water courses? d sco ourat on, odour, eutroph cat on, o y sheen, gas bubb ng water, c ear or c oudy)	Yes/~~No~~	Unnamed secondary r ver a ong NE s te boundary f ow ng towards the NW.
	Where a watercourse runs a ongs de or crosses a s te are there any d fferences n v s b e water qua ty upstream and downstream of the s te?	~~Yes~~/No	No change.
E ectr ca Equ pment	Are there any e ectr c ty sub stat ons on or adjacent to the s te? Are there any e ectr ca transformers, capac tors, py ons etc. on s te?	~~Yes~~/No	N/A
Bu d ngs	Descr pt on of Bu d ngs, nc ud ng age, state of repa r, mater a s used n construct on.		So e y occup ed by a f e d.
	Is there any ev dence of asbestos construct on mater a s e.g. roof ng, nsu at on mater a s?	~~Yes~~/No	N/A
	Do any bu d ngs have basements?	~~Yes~~/No	N/A
	Do any bu d ngs have a bo er room (f yes, descr be fue type and storage arrangements)?	~~Yes~~/No	N/A
Landf ng	Is there any ev dence of gas protect on measures (gas protect on measures (gas membrane, grave f ed trenches, vent ng p pes, etc.)?	~~Yes~~/No	N/A

Desk Study features checked during site visit	Feature and Information required	Present	Description / Comments
Process A r Em ss ons	Po nt Source: Are there any stacks / vents / coo ng towers / abatement equ pment?	~~Yes~~/No	N/A
	Fug t ve Source: s there any stockp ed mater a / w ndb own dust / vapour process?	Yes/~~No~~	2 o d overgrown stockp es and 1 stockp e of wooden crates.
Storage of fue s & Chem ca s	Are there any drums / conta ners (f yes, descr be quant ty, fu /empty, stored on hard stand ng / soft andscap ng, bund ng)?	~~Yes~~/No	N/A
	Are there any above ground fue tanks (f yes, descr be ocat ons, vo umes, how many, bund ng, used / d sused, cond t on?)	~~Yes~~/No	N/A
	Is there any ev dence of underground fue tanks (fue pumps, covers, vent p pes, how many and how arge, f po nt, used / d sused, and cond t on)?	~~Yes~~/No	N/A
Acc dents	In the event of a arge sp age wou d runoff affect any vu nerab e watercourse/cu verts?	Yes/~~No~~	Unnamed secondary r ver a ong NE s te boundary.
	Are emergency procedures / equ pment n p ace?	~~Yes~~/No	N/A
Waste	Are there any waste sk ps present on s te?	~~Yes~~/No	N/A
	Are waste storage fac t es adequate?	Yes/~~No~~	N/A
	Is there any tter/f y t pped mater a ?	Yes/~~No~~	2 o d overgrown stockp es and 1 stockp e of wooden crates.
Atmospher c	Are there any fumes, odours or g nat ng from s te or affect ng s te from ne ghbour ng s tes?	Yes/~~No~~	Strong sme of gas a ong SW s te boundary. Unknown source.

Desk Study features checked during site visit	Feature and Information required	Present	Description / Comments
Access / Further Invest gat ons	If a Phase 2 Invest gat on s ke y to be requ red, descr be any access prob ems nc ud ng headroom where re evant, serv ces, overhead cab es, restr cted access areas, conf ned spaces, traff cked areas, etc. that are ke y to affect nvest gat on scope/techn ques.		Veh cu ar access s ava ab e from Chester Road and unnamed ane d rect y onto the s te.
	Ident fy poss b e s te off ce and storage ocat ons.		No bu d ngs on s te.
	Ident fy poss b e water supp y	~~Yes/~~No	Unnamed r ver on s te.
S te Env rons	Are there any oca features that cou d have a harmfu nf uence e.g. andf , ndustr a processes, ra way and?	~~Yes/~~No	Industr a s te 400m N of the s te, sh p cana s N and S of s te. O d m pond 100m NE of the s te. Sand p t 20m N of the s te.
	Are there any sens t ve water features/courses near to the s te?	Yes/~~No~~	Unnamed secondary r ver a ong NE s te boundary f ow ng NW.
Loca Know edge / Anecdota Ev dence			O d removed hedgerows and footpath cou d prov de some made ground across the s te.
S te D mens ons	Descr be shape of S te n p an and measure d mens ons.		The s te, wh ch occup es approx mate y 8.04ha and compr ses an approx mate y square parce of and

APPENDIX 4

REPORT LIMITATIONS

LIMITATIONS

This contract was completed by Earth Environmental & Geotechnical Ltd on the basis of a defined programme and scope of works and terms and conditions agreed with the client. This report was compiled with all reasonable skill, and care, bearing in mind the project objectives, the agreed scope of works, the prevailing site conditions, the budget and staff resources allocated to the project.

Other than that expressly contained in the above paragraph, Earth Environmental & Geotechnical Ltd provides no other representation or warranty whether express or implied, is made in relation to the services. Unless otherwise agreed this report has been prepared exclusively for the use and reliance of the client in accordance with generally accepted consulting practices and for the intended purposes as stated in the agreement under which this work was completed. This report may not be relied upon, or transferred to, by any other party without the written agreement of a Director of Earth Environmental & Geotechnical Ltd.

If a third party relies on this report, it does so wholly at its own and sole risk and Earth Environmental & Geotechnical Ltd disclaims any liability to such parties.

It is Earth Environmental & Geotechnical Ltd understanding that this report is to be used for the purpose described in the introduction to the report. That purpose was an important factor in determining the scope and level of the services. Should the purpose for which the report is used, or the proposed use of the site change, this report will no longer be valid and any further use of, or reliance upon the report in those circumstances by the client without Earth Environmental & Geotechnical Ltd review and advice shall be at the client's sole and own risk.

The report was written in 2016 and should be read in light of any subsequent changes in legislation, statutory requirements and industry best practices. Ground conditions can also change over time and further investigations or assessment should be made if there is any significant delay in acting on the findings of this report. The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the report inaccurate or unreliable. The information and conclusions contained in this report should not be relied upon in the future without the written advice of Earth Environmental & Geotechnical Ltd. In the absence of such written advice of Earth Environmental & Geotechnical Ltd, reliance on the report in the future shall be at the client's own and sole risk. Should Earth Environmental & Geotechnical Ltd be requested to review the report in the future, Earth Environmental & Geotechnical Ltd shall be entitled to additional payment at the then existing rate or such other terms as may be agreed between Earth Environmental & Geotechnical Ltd and the client.

The observations and conclusions described in this report are based solely upon the services that were provided pursuant to the agreement between the client and Earth Environmental & Geotechnical Ltd. Earth Environmental & Geotechnical Ltd has not performed any observations, investigations, studies or testing not specifically set out or mentioned within this report.

Earth Environmental & Geotechnical Ltd is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this report, Earth Environmental & Geotechnical Ltd did not seek to evaluate the presence on or off the site of electromagnetic fields, lead paint, radon gas or other radioactive materials.

The services are based upon Earth Environmental & Geotechnical Ltd observations of existing physical conditions at the site gained from a walkover survey of the site together with Earth Environmental & Geotechnical Ltd interpretation of information including documentation, obtained from third parties and from the client on the history and usage of the site. The findings and recommendations contained in this report are based in part upon information provided by third parties, and whilst Earth Environmental & Geotechnical Ltd have no reason to doubt the accuracy and that it has been provided in full from those it was requested from, the items relied on have not been verified.

No responsibility can be accepted for errors within third party items presented in this report. Further Earth Environmental & Geotechnical Ltd was not authorised and did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the client or third parties, including laboratories and information services, during the performance of the services. Earth Environmental & Geotechnical Ltd is not liable for any inaccurate information, misrepresentation of data or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to Earth Environmental & Geotechnical Ltd and including the doing of any independent investigation of the information provided to Earth Environmental & Geotechnical Ltd save as otherwise provided in the terms of the contract between the client and Earth Environmental & Geotechnical Ltd.

Where field investigations have been carried out these have been restricted to a level of detail required to achieve the stated objectives of the work. Ground conditions can also be variable and as investigation excavations only allow examination of the ground at discrete locations. The potential exists for ground conditions to be encountered which are different to those considered in this report. The extent of the limited area depends on the soil and groundwater conditions, together with the position of any current structures and underground facilities and natural and other activities on site. In addition, chemical analysis was carried out for a limited number of parameters [as stipulated in the contract between the client and Earth Environmental & Geotechnical Ltd] based on an understanding of the available operational and historical information, and it should not be inferred that other chemical species are not present.

The groundwater conditions entered on the exploratory hole records are those observed at the time of investigation. The normal speed of investigation usually does not permit the recording of an equilibrium water level for any one water strike. Moreover, groundwater levels are subject to seasonal variation or changes in local drainage conditions and higher groundwater levels may occur at other times of the year than were recorded during this investigation.

Any site drawing(s) provided in this report is (are) not meant to be an accurate base plan, but is (are) used to present the general relative locations of features on, and surrounding, the site.

STONECROFT

CHESTER ROAD | WALTON

A Vision for a New Neighbourhood

December 2016

CONTENTS:

Executive Summary

Illustrative Masterplan

Executive Summary

Land at Stonecroft – a comprehensive and sustainable extension to Walton that will:

- ***Deliver an attractive and distinctive new residential destination for Warrington;***
- ***Offer a choice of high quality new homes to meet local needs;***
- ***Reinforce and enhance Stockton Heath's District Centre status;***
- ***Create a place of character, strong community and a quality of life which is in-keeping with the existing settlement; and***
- ***Improve the transition from the countryside into the town***

This statement has been prepared by Ashall Property to support the promotion of land at Chester Road, Walton for the development of 3, 4 and 5 bedroomed new homes. The proposed development site, which totals approximately 8.18 hectares (20.21 acres) comprises a single parcel of land to the south of Chester Road (A56).

It is Ashall Property's considered opinion that new housing provision within settlements such as Walton is essential in supporting the future vitality of the area and Warrington as a whole. It caters for new residents that can widen the demographic profile and sustain essential local facilities. Such development is firmly aligned with the principles of sustainable development. The development of land at Chester Road for housing, provides an opportunity to achieve these sustainability objectives, whilst at the same time making a significant contribution to the Borough's housing supply requirements.

Ashall Property encourages the support of Warrington Borough Council and other local stakeholders for the residential development of the site. It is considered that the land represents a suitable strategic site which should be included as an allocation within the revised Local Plan Core Strategy. It offers the opportunity to be brought forward as an early phase of new homes, and that by working in partnership with the Council, stakeholders and the local community, this would provide all parties with the ability to plan properly so that the immediate and future needs of Walton can be met in the most sustainable way possible, particularly when considering the absence of a 5 year deliverable land supply across the Borough.

This Development Statement therefore seeks demonstrate the credentials of Stonecroft as a sustainable extension to Walton, boosting Warrington's five year housing land supply and its portfolio of residential development land over the full plan period to 2037.

In summary, the Development Statement will demonstrate that Land at Chester Road, Walton:

- Is a sustainable and deliverable site on the edge of Lower Walton, and the development accords with the principles of sustainable development;
- The site is available, suitable and achievable for residential development on land adjacent to the existing settlement boundary;
- The site is in a sustainable location for new housing, located in close proximity to public transport links, transport routes and a range of shops, services, schools, jobs and community facilities;
- The site could provide in the region of 200 new homes and therefore directly assist the Council in meeting their housing need and requirement;
- The development would contribute towards an identified need for both market and affordable housing in the Borough, and therefore help to meet the identified need for Walton and support Stockton Heath as a District Centre and focus for future development.
- Residential development of the site is compatible with the existing surrounding land uses, with the proposals being sensitive to the character of the local landscape in terms of scale, design, layout, building style and materials;
- The provision of new housing on this site will generate a number of local economic and social benefits, supporting the wider economy and helping to sustain existing services; and
- There are no significant technical, physical or environmental constraints to the development of housing at land at Chester Road.

Chapter 1 - Introduction

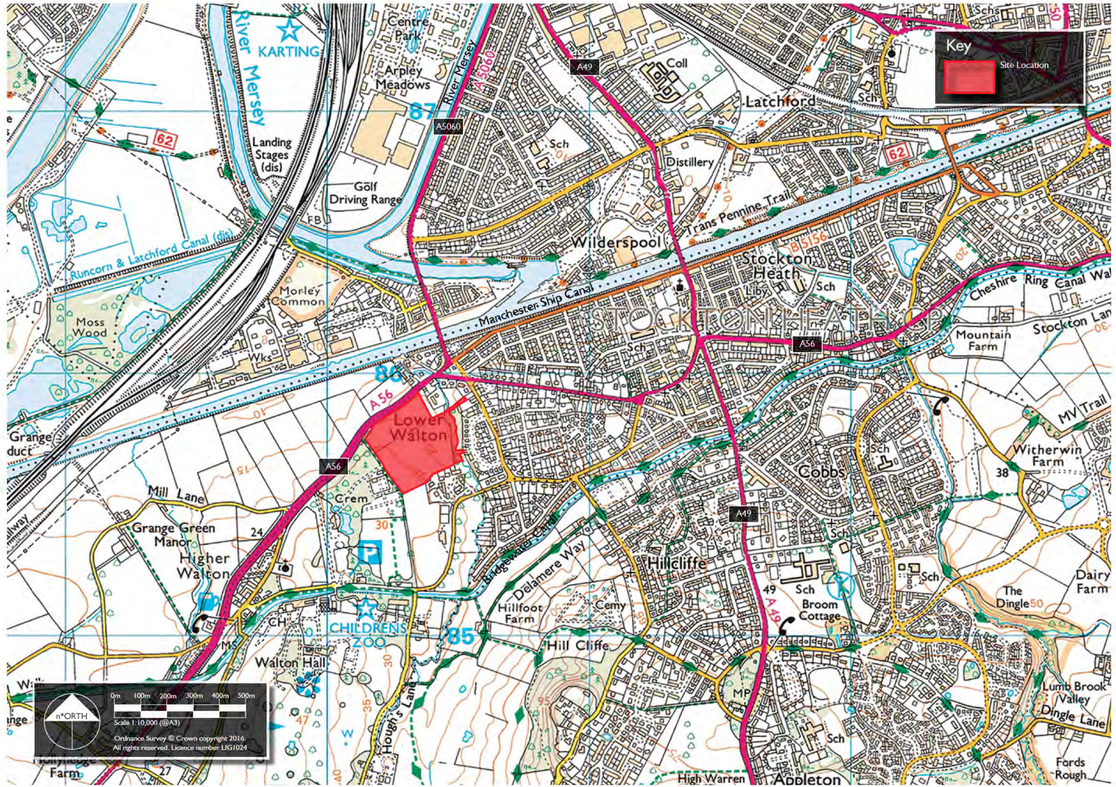


Figure 01:01 - Site Location

Introduction

1.1 This Development Statement has been prepared to consider the merits of land at Chester Road, Walton to be allocated for residential development as part of Warrington Borough Council's revised Local Plan Core Strategy (LPCS).

1.2 The suitability of the site for residential development is supported by a range of assessments which have informed the preparation of an initial masterplan (prepared by e*SCAPE Urbanists). This has included the following documents:

- Landscape and Visual Impact Assessment
- Preliminary Ecological Appraisal
- Phase 1 Geo-environmental assessment
- Highways assessment
- Arboricultural Survey
- Utilities Report
- Flood Risk Assessment
- Agricultural Land Classification
- Market Analysis

Site Location and Context

1.3 The site extends to 8.18 hectares (20.21 acres) and comprises a single parcel of land to the south of Chester Road (A56) as illustrated in Figure 01:01. The site lies adjacent to the western edge of Walton and is bound to the east by an unadopted road, leading to the Walton Lea Project and sports fields associated with Warrington Sports Club to the south. An established residential area is located to the site's eastern boundary and includes a mix of bungalows and primarily detached dwellings. Land to the north east is currently under construction by Elan Homes (Hall Gardens) for 14 no. 4 and 5 bed properties. Blocks of woodland are located to the site's eastern and western boundaries which are protected under Tree Preservation Orders (TPOs).

1.4 The site is generally flat with a rise in levels from approximately 17m AOD (Above Ordnance Datum) at the north eastern corner to approximately 31m AOD to the south west. The site is currently in use as agricultural land. A Public Right of Way (reference: 304/6) runs along the site's western boundary and provides access to the Walton Lea Project and 1-3 Walton Lea Cottages and 99 Chester Road.

1.5 In terms of the wider settlement, Walton forms part of the Hatton, Stretton and Walton ward and has a population of approximately 3,092 residents (2013 mid-year estimate) and 1,188 households (2011 Census). The settlement is currently identified by the Council as a Green Belt settlement in the proposed settlement hierarchy within the adopted Local Plan.

1.6 The site is within a sustainable location and is within:

- 60m of a bus stop which provides frequent services to Warrington and St Helens;
- 200m of a local 'one stop shop' and public house;
- 900m of amenity open space at Walton Hall Gardens;
- 10m of recreational playing fields at Warrington Sports Centre;
- 0.6km of Stockton Heath Primary School;
- 1.6km of Bridgewater High School and
- 1.2km of shops and services within Stockton Heath district centre.

1.7 The site location and context is considered to demonstrate that the site is within a sustainable location for new development, and that the western edge is a natural and sustainable location for such development.

Chapter 2 - The Vision

Vision Statement:

"Land at Chester Road, referred to here as 'Stonecroft' will be a comprehensive and sustainable extension to Walton that will:

- Deliver an attractive and distinctive new residential destination for Warrington;
- Offer a choice of high quality new homes to meet local needs;
- Reinforce and enhance Stockton Heath's District centre status;
- Create a place of character, strong community and a quality of life which is in-keeping with the existing settlement; and
- Improve the transition from the countryside into the town.

The development proposals for Stonecroft will deliver new market and affordable family homes to the benefit of the local community, at a time when there are severe challenges to housing supply across the Borough."

2.1 Our vision for the site is therefore underpinned by the following goals:

- **Delivering quality new homes** – the appointed developer will build quality new homes, which make use of and are sensitive to the distinctive character of the surrounding area.
- **Achieving a choice of housing** – The proposed development will offer a mix of housing in terms of type, tenure and size to satisfy local needs and help to broaden the demographic profile of Walton and Warrington as a whole.
- **Providing affordable homes** – The proposals will help to address a recognised local housing need for affordable homes, meeting the needs of those currently unable to afford a new home.
- **Investing in the community** – the proposed scheme will seek to strengthen the local economy through the provision of housing to attract the economically active.
- **Creating a safe, desirable place to live** – The proposals will aspire to create a safe and attractive environment, which discourages crime and engenders a strong community spirit, building upon the strengths of the wider area.
- **Supporting the community** – The proposals will sustain the local community by providing more places to live.
- **Promoting ecological conservation** – The proposals will seek to sustain and enhance the quality of the existing habitats and features of conservation value.
- **Incorporating environmental and sustainability measures** – The proposals will incorporate a range of environmental and sustainability credentials, aimed at reducing carbon emissions and improving energy efficienc .
- **Working in partnership** – The appointed developer will collaborate with local residents and other key stakeholders to create a development that delivers community-wide benefits for all
- **Enhance the and standing of the town** – Located at its western gateway, Land at Chester Road will provide a positive statement of the quality of life and environment that can be enjoyed and experienced within Walton and Warrington more generally.

Chapter 3 - The Need for Sustainable Homes

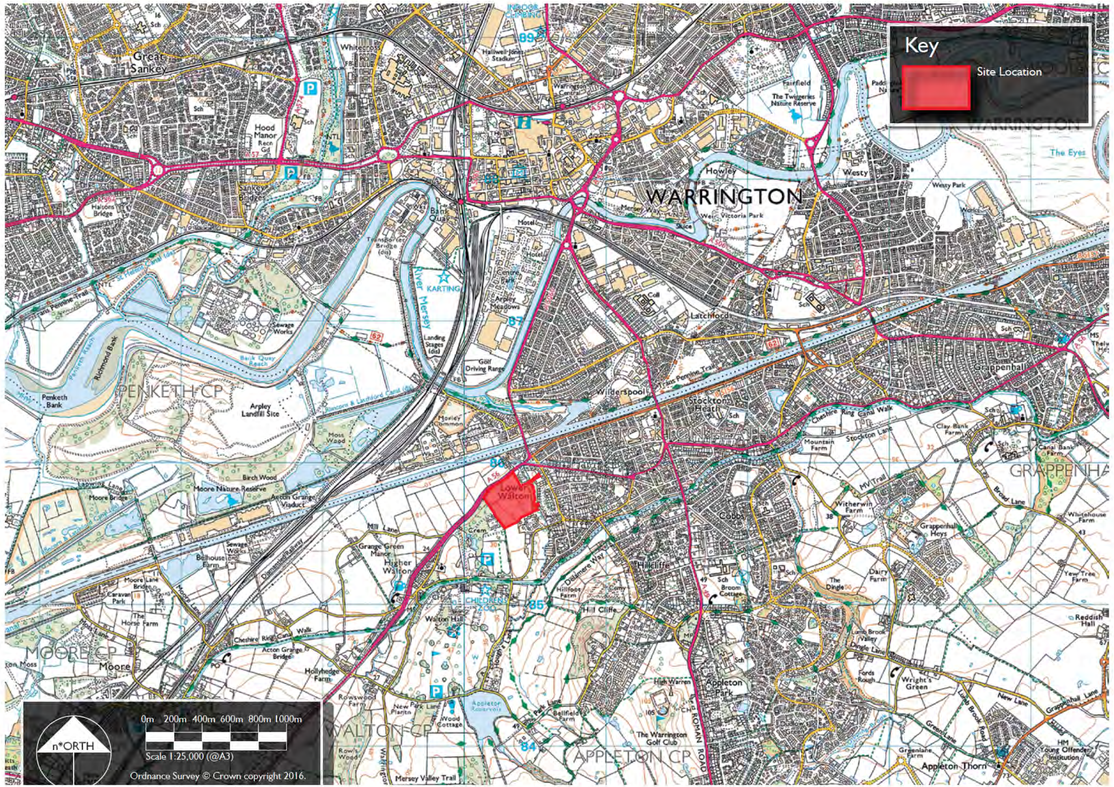


Figure 03:01 - Site Location Plan

The Need for Sustainable Homes

3.1 This chapter of the Development Statement summarises how the development proposals can support the Council in meeting their significant housing need through delivering quality new homes in a sustainable location which responds to planning policy at the national and local level, and therefore represents sustainable development.

The Need for New Housing in Warrington

3.2 There is a recognised national shortage of new homes; which is driving central government through the National Planning Policy Framework (NPPF) and supporting Planning Practice Guidance to prioritise significantly boosting the supply of housing across the Country.

3.3 Warrington Borough Council has undertaken further evidence base work to establish the need for new homes in the Borough, the results of which will inform a review of the adopted Local Plan Core Strategy (LPCS). This has confirmed the need to provide land to accommodate around 20,000 new homes over the next 20 years, of which 5,000 will need to be accommodated within the existing Green Belt, given the constrained capacity of sites within the settlement area.

Green Belt Assessment

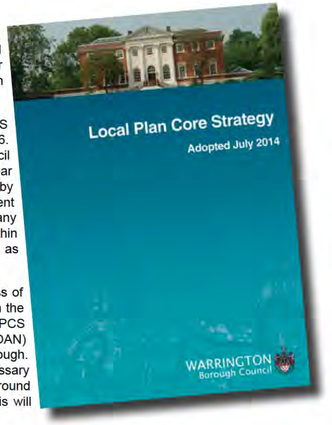
3.4 The Council has recently published its Green Belt Assessment (October 2016) which sets out an objective-based assessment of how Warrington's Green Belt contributes to the five purposes of Green Belt, as defined in national policy.

3.5 Within the Assessment, Warrington's Green Belt has been divided into large parcels, or General Areas which were defined using recognisable and permanent boundaries. Areas around inset settlements were then refined to create smaller Green Belt parcels and have been assessed for their contribution to the five purposes of Green Belt.

3.6 The Green Belt parcel containing the development site (reference WR64) has been categorised as making a moderate contribution to the Green Belt, which according to the Council's Green Belt Assessment confirms that 'on the whole the parcel contributes to a few of the Green Belt purposes however does not fulfil all elements'. The Assessment notes that the boundaries between the parcel and the countryside are durable which would serve to contain the development and would therefore not threaten the openness and permanence of the Green Belt. The site is also categorised as having a moderate contribution to checking unrestricted sprawl and in assisting urban regeneration.

Planning Policy

3.7 Warrington's Local Plan Core Strategy (LPCS) was adopted by the Council in July 2014 and provides the overarching strategic policies for guiding the location and level of development in the Borough up to 2027.



3.8 The housing target contained within the LPCS was quashed by the High Court in February 2016. In the absence of a housing target, the Council is therefore unable to demonstrate a five year housing land supply. This position is accepted by the Council in recent reports to the Development Control Committee which state that therefore any relevant policies for the supply of housing within the LPCS are not considered to be up-to-date, as set out within Paragraph 49 of the NPPF.

3.9 As set out above, the Council is in the process of refreshing the evidence base which will inform the review of the Local Plan, and ensure that the LPCS fully meets the Objectively Assessed Needs (OAN) for market and affordable housing in the Borough. The Council has confirmed that it will be necessary to increase the minimum supply of homes to around 1,000 per annum , and as outlined above, this will require the release of Green Belt sites.

3.10 The review of the Local Plan will be focused on three strategic matters:

- The provision of land and level of housing development that can be accommodated within Warrington, taking into account Objectively Assessed Needs (OAN);
- The provision of land for economic development and a growing local economy, taking into account OAN; and
- Ensuring the timely delivery of new and improved physical and social infrastructure required to meet the needs of new development and mitigate the impacts on existing communities.

3.11 It is proposed that the Local Plan will be adopted by October 2018.

3.12 It is considered that land at Chester Road, Walton, is a prime candidate for allocation, and is able to directly assist the Council in meeting its significant housing need requirement over the plan period. Ashall Property welcomes the opportunity to work with the Council, its stakeholders and local community to bring new homes forward in this location, to assist in meeting the five year housing land supply shortfall and to maintain a flexible and responsive supply of land for housing over the plan period. In doing this, Ashall Property believe that they can directly assist the Council in demonstrating that their emerging Local Plan can be considered sound at its Examination in Public.

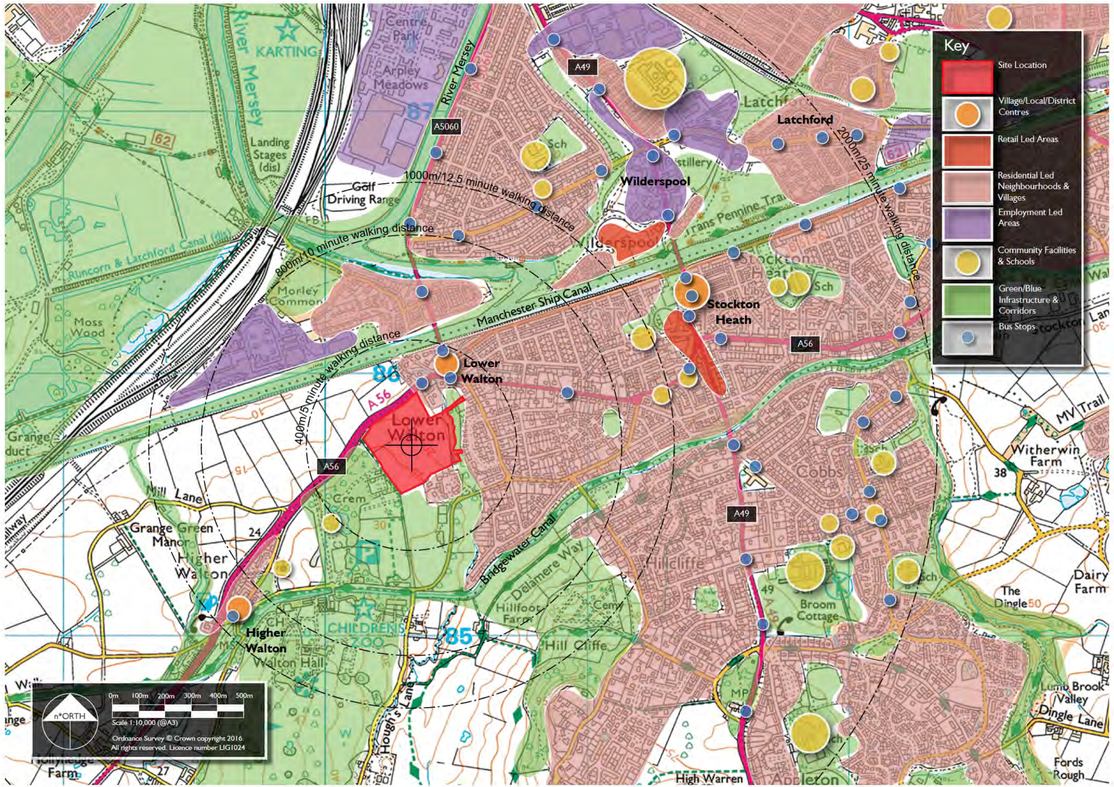


Figure 03.02 - Settlement Context Plan

Walton: A sustainable location for new development

3.13 Walton is located to the south of Warrington and west of Stockton Heath, and forms part of the suburban area of Warrington. It is separated into two settlement areas – Higher Walton and Lower Walton, with the site being in close proximity to the latter. To the south and east lies Walton Hall and Gardens, farmland and golf courses. Stockton Heath adjoins Lower Walton to the west, and to the north lies the Manchester Ship Canal and River Mersey which separate Lower Walton from Warrington. Land between the Manchester Ship Canal and River Mersey falls within Flood Zones 2 and 3.

3.14 As such, land to the west of Lower Walton is considered to be the only sustainable, suitable location for new development in this area, and should therefore be considered as part of the suburban area of South Warrington.

3.15 In terms of accessibility, land to the west of Lower Walton can be considered suitable for new development, given the excellent road connections provided by the A56 into Warrington and towards the M56 which links Manchester and Chester, as well as the proposed new links into Warrington through the Warrington Western Link (which has been approved through the Local Majors Fund, Autumn Statement 2016) and the Warrington Waterfront redevelopment.

3.16 The site is within close proximity to a selection local retail and community facilities on Ellesmere Road/Hill Cliffe Road, and is only a 15 minute walk to Stockton Heath centre where a wider range of facilities are available. Nearby bus stops located on Chester Road and Hill Cliffe Road provide regular connections to Warrington and Chester. The nearest train station to the site is at Warrington Bank Quay, approximately 2km from the site, which provides connections to Manchester, Liverpool, London and Glasgow.

3.17 Furthermore, land to the west of Lower Walton is directly adjacent to the currently proposed route for the Warrington Western Link, a new high level link across the Manchester Ship Canal, and the Warrington Waterfront redevelopment area. The significant highways and transport infrastructure improvements proposed in close proximity to the site further demonstrate the site's suitable location for new development.

3.18 This has demonstrated that due to a number of physical and infrastructure factors, the optimum location for additional development is to the west of Lower Walton where there is the opportunity to deliver a sustainable urban development.

Land at Chester Road

3.19 The proposed development site, situated to the south of Chester Road (A56) sits within land to the west of Lower Walton. As set out below, the site has clear advantages which demonstrate that it is a sustainable site and has the capability of accommodating new homes to meet local housing need for Walton and for Warrington as whole.

Land at Chester Road: The Advantages

3.20 Land at Chester Road has the following advantages:

- It is visually well-located adjacent to the existing built form of Lower Walton and the southern suburbs of Warrington;
- It is well-related to the road network, particularly the A56;
- It is located within Flood Zone 1, whereas land to the north of the Manchester Ship Canal located in Flood Zones 2 and 3;
- It is capable of accommodating a significant level of housing development that is able to respond to its immediate context allowing it to sit well in its environment and deliver an attractive western gateway to the urban edge of Warrington and Stockton Heath;
- The site is not subject to any international, national or regional environmental designations;
- The site is located approximately 2km to the east of Stockton Heath centre, where a broad range of shops, facilities, services and associated employment opportunities can be found;
- Further employment opportunities can be found in Warrington, which is located approximately 2.6km to the north of the site;
- Stockton Heath Primary School is circa 800m from the site and Bridgewater High School is approximately 1.6km from the site;
- As detailed later in this Development Statement, the site at Chester Road is well-served by public transport with bus stops located along the A56 and Hill Cliffe Road adjacent to the site, and train services at Warrington Bank Quay and Warrington train stations; and
- The site is also considered to be accessible on foot and by cycle; and
- The site promoter is committed to working with the Council to promote the site through the emerging review of the LPCS.

3.21 On this basis, land at Chester Road will go a considerable way towards meeting the identified need for housing development in a sequentially preferable location which is well-related to Warrington and Stockton Heath and existing and proposed transport infrastructure.

Summary

3.22 This chapter of the Development Statement has demonstrated that there is a clear case for supporting the residential development of land at Chester Road. In summary:

- This is underpinned by a significant unmet need for new housing, comprising family homes and affordable homes, to help support the vitality of Warrington and Stockton Heath;
- The proposed development would contribute towards the Borough's housing land supply at a time when the Council cannot demonstrate a five year supply of housing land, and there is a significant identified requirement to release Green Belt land sufficient to accommodate approximately 5,000 new dwellings;
- The proposed development would contribute towards building a strong, responsive economy by providing short term economic and fiscal benefits in terms of job creation, additional monies to the local authority and increased expenditure in the local economy;
- The site is extremely well-located in proximity to public transport links, strategic transport routes and a range of shops, services, schools, jobs and community facilities;
- The development of this site could be readily accommodated within the landscape setting; and
- The site promoter is willing and available to deliver development on the site in the short term through an allocation in the emerging review of the LPCS.

3.23 The development proposals for the site are therefore firmly aligned with the principles of sustainable development which underpin national and local planning policy.

Chapter 4 - Homes for Now & the Future

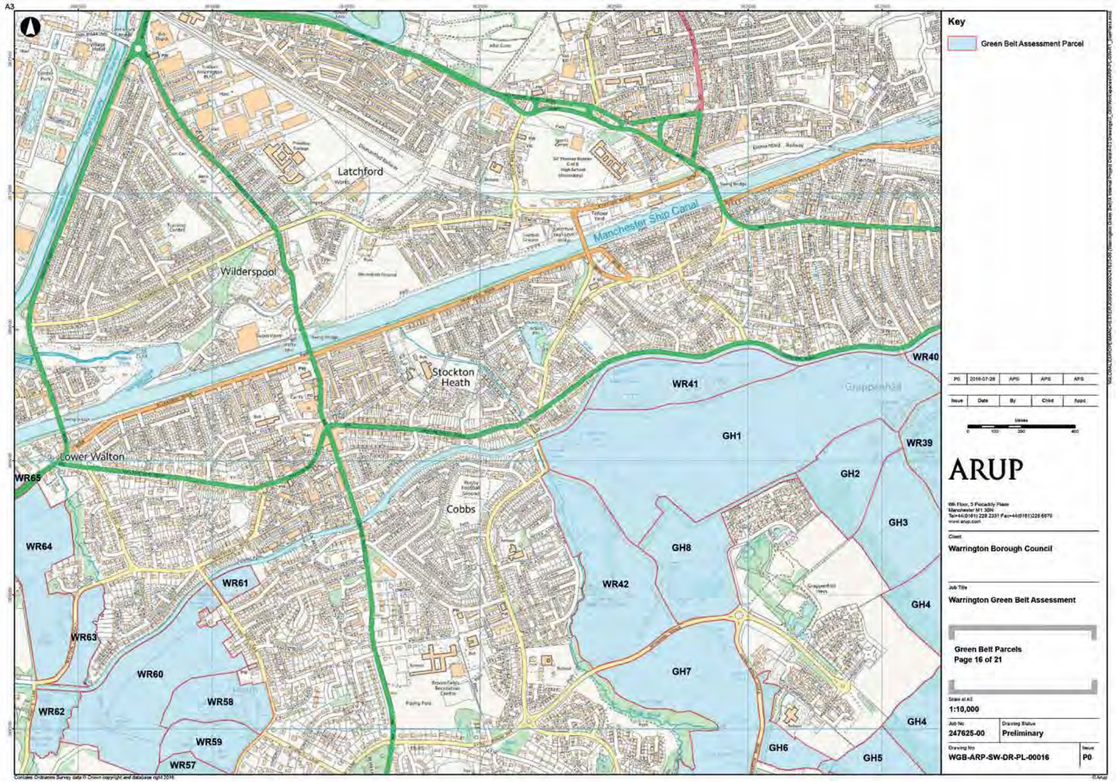


Figure 04.01 - Extract from Green Belt Assessment

Homes for Now & the Future

In line with Planning Practice Guidance, plan makers should assess the suitability of the identified use of a particular site and be guided by the development plan, market requirements in that housing market, as well as any physical constraints. These key elements have therefore been considered below.

Suitability

Planning Policy and Site Allocation

4.1 The statutory development plan for Warrington Borough Council comprises the Local Plan Core Strategy (LPCS) (adopted 2014) which designates the site as Green Belt (Policy CS5) with the site lying directly adjacent to the South Area Boundary. Notwithstanding this, the Council has acknowledged that they do not currently have a five year supply of housing land in place and has recognised the need to release Green Belt sites for development as part of the Local Plan review process. Recent case law has also confirmed that local plan policies which restrict housing supply, including those related to Green Belt protection can be seen as being out-of-date where local planning authorities do not have a five year supply in place .

4.2 There is therefore scope for the site to be released from the Green Belt as the revised Local Plan is developed.

A popular residential location with growing market interest/value

4.3 The site is located within an existing and popular residential area that has growing market interest and value based upon Cushman & Wakefield s local agency intelligence. From our on-going dialogue with regional and national house builders the demand for sites in the immediate area is very strong and this is likely to result in a number of parties expressing interest in any residential development opportunity.

An Accessible and Sustainable Location

4.4 The site is incredibly well located in terms of its proximity and accessibility to key modes of public transport and local amenities and facilities. The site is within close proximity from local bus stops (within 60 m) which provide regular services to Warrington, Runcorn and Chester. The site's location is also well placed to provide access to the strategic highway network, providing access to key local and sub-regional employment destinations.

4.5 The site also provides positive accessibility and connectivity to local shops and services, within Walton itself, as well as within Stockton Heath, access to open space and sporting facilities (Warrington Sports Club and Walton Gardens) and Stockton Heath Primary School and Bridgewater High School are within 20-30 minutes of the site.

4.6 It is clear therefore that the location of the site is inherently sustainable.

An Unconstrained and Available Development Site

The land is considered to be free from any significant impediments to delivery within the short term. Initial technical due diligence has been undertaken in support of the development of the site for residential uses:

- Landscape and Visual Overview prepared by Tyler Grange
- Preliminary Ecological Appraisal prepared by Tyler Grange
- Arboricultural Appraisal prepared by Tyler Grange
- Flood Risk Assessment and Drainage Strategy prepared by WaterCo
- Phase 1 Geo-Environmental Assessment prepared by Earth Environmental & Geotechnical
- Highways/ Transport prepared by DTPC
- Agricultural Land Classification prepared by Land Research Associates
- Market Analysis Report prepared by Cushman & Wakefield

4.7 The key physical, environmental and technical findings from these site assessments are summarised in the remainder of this chapter to demonstrate that there are no significant physical, environmental or technical constraints to residential development of the site.

4.8 All of the detailed site assessments can be made available upon request.

Figure 04:02 - Photoviewpoint Locations Plan

Landscape and Visual Character

4.9 An appraisal of the site has been undertaken by Tyler Grange which confirms that the site sits within the 'Mersey Valley' Character Area which includes densely populated urban and suburban areas, including Warrington, large-scale visible industrial development set within a natural landscape comprising large-scale, predominantly flat farmland, trees and woodland.

4.10 More specificall , the site is set within the Appleton Park & Grappenhall Character Area which comprises 'strongly sloping land to the north, affording sweeping long distance views, occasionally restricted by the presence of linear deciduous woodlands, coverts and tree groups'. This character area is also noted to have 'advanced' landscaping and 'entrance' features relating to proposed housing development'.

4.11 The site is also influenced by adjacent landscape character areas – the River Mersey/Bollin and Victoria Park to Fiddlers Ferry. This includes 'widespread residential and industrial development on the floodplain'.

4.12 Whilst the characteristics set out above provide some context to the site, the site itself has been characterised by Tyler Grange as being agricultural in nature but it has an urban fringe and an enclosed character. The site is influenced by the visual backdrop of Lower Walton and Warrington, and is associated with the surrounding established residential area due to the proximity and visual connectivity to the adjacent dwellings off Chester Road.

4.13 The site at Chester Road has generally limited visibility in the wider landscape due to the relatively flat nature of the land and existing vegetation at site boundaries and in the wider landscape. The site is well enclosed due to its vegetated boundaries of hedgerows and hedgerow trees, and the adjoining woodland blocks. This assists in filtering and screening views and is therefore likely to assist in reducing the visual impact of any new development within this landscape.

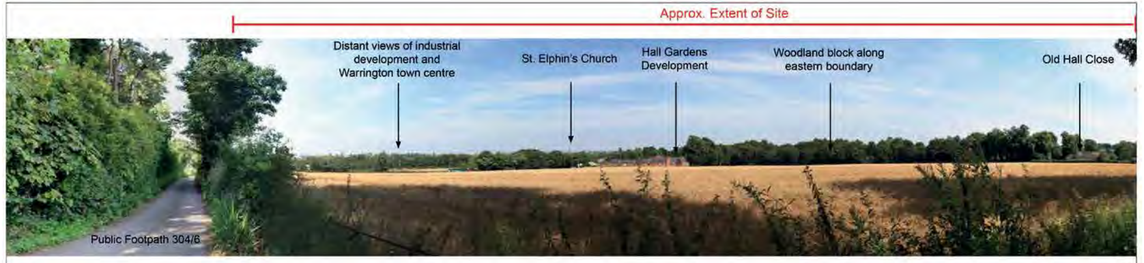
4.14 There are relatively few receptors that are likely to be impacted on and there is a limited visual relationship between the site and the wider Green Belt. The main receptor is from Public Footpath 304/6 which runs along the western boundary. This allows views towards the residential edge of Lower Walton and Warrington, including the spire of St Elphin's Church. Appropriate mitigation is proposed to be incorporated within the indicative design proposals (see Figure 05:03) which includes a comprehensive green infrastructure network, incorporating native tree, hedgerow and woodland planting.

4.15 Residential amenity from the properties adjoining the site will also be maintained through the addition of soft landscaping and screening.

4.16 Consideration has been given as to the site's suitability for release from Green Belt in relation to the principal Green Belt objectives as set out within the NPPF, and with reference to adopted Local Plan Policy CS 5. This confirms the following key points

- That development on the site would reinforce the robustness of access to the Walton Lea Project and 1-3 Walton Lea Cottages as edge to the settlement;
- The site is visually well enclosed by existing vegetation which separates it from any visual relationship to Higher Walton.
- There is potential to retain and enhance the existing boundary vegetation and woodland block along the eastern boundary;
- The existing public footpath (304/6) connects Walton Hall and Gardens to the south of the site and as such there is an opportunity to create a link through the site from Chester Road at the northern boundary;
- The containment of the site afforded by the surrounding vegetation will limit the extent to which any proposed development would introduce uncharacteristic features into the landscape and the wider Green Belt landscape.

4.17 On this evidence it is considered that there are no landscape reasons to prevent the site being allocated for residential development.



Photoviewpoint 5:	Taken from Public Footpath (Ref: FP304/6), along the western site boundary.	Distance from Site:	2m	Orientation	north-east	Coordinates:	X: 360210 Y: 385644

Figure 04:03 - Photoviewpoint 5

Figure 04:04 - Habitat Features Plan

Preliminary Ecological Appraisal

4.18 A Preliminary Ecological Appraisal (PEA) has been undertaken by Tyler Grange to review the ecological features [resent within the likely zone of influence of the proposed development, and the ecological issues and opportunities that may arise as a result of the proposal.

4.19 The PEA has confirmed that the site is not covered by any statutory or non-statutory nature conservation designations.

4.20 The predominant feature of the site is the arable land which has been identified as being is floristically poor and uniform in structure and having very limited field margins. Hedgerows and trees line the perimeter of the site and comprise a mix of species and trees of differing maturity.

4.21 A small brook which flows into the Manchester Ship Canal lines the eastern site boundary, within the broadleaf woodland. It provides an important linear feature which is considered to be of local importance as illustrated in Figure 04:04 opposite.

4.22 A belt of mature semi-natural broadleaved woodland lines the eastern boundary and extends into the middle of the field. It provides a strong boundary to the site and provides connectivity to habitats in the wider locality. It is considered to be of local importance.

4.23 Habitats on site have been identified as having the potential to support badger, bats, breeding birds, otter and water vole. The PEA therefore recommends that additional surveys are undertaken to support any future planning application, including a full badger survey, a preliminary roost assessment of trees for bats (if any trees are to be lost), a breeding bird survey and otter and water vole survey (if the brook is to be affected by development).

4.24 No ecological issues have been identified that could affect the principle of development on the site. Existing ecological features, including the woodland is proposed to be retained and there is an opportunity, as a result of the proposed development, to enhance the biodiversity of the site.

4.25 On this evidence it is considered that there are no ecological reasons to prevent the site being allocated for residential development.

Flooding

4.26 A Flood Risk Assessment and Drainage Strategy has been carried out by WaterCo. This confirms that the majority of the site is within Flood Zone 1 – an area considered to be outside of the extreme flood extent meaning it has a less than 1 in 1000 (0.1%) annual probability of flooding. The eastern extent of the site, adjacent to the unnamed watercourse, is situated in Flood Zone 2 – an area considered to be at risk of fluvial flooding with between a 1 in 100 (1%) and a 1 in 1000 (0.1%) annual probability and in Flood Zone 3 – an area considered to be at risk of fluvial flooding with less than a 1 in 100 (1%) annual probability as illustrated in Figure 04:05.

4.27 Notwithstanding this, given the steepness of the catchment, the flood extent is minimal and confined to areas immediately adjacent to the watercourse. The risk of fluvial flooding to the majority of the site is low and the flood extent is confined to the wooded area to the east of the site. Locating all properties outside of the wooded area would mitigate the potential fluvial flood risk.

4.28 The site is also at a low risk of flooding from artificial source

4.29 An initial drainage strategy has also been undertaken which has confirmed that there is potential to dispose surface water via soakaways or via the existing watercourse to the eastern boundary of the site.

4.30 The majority of the site is therefore within an area considered to have a low risk of flooding (i.e. less than a 1 in 1,000 annual probability of flooding) and is sequentially preferable in terms of the NPPF and associated technical guidance. These indicate that all uses of land, including housing, are appropriate within this zone.

4.31 On this evidence it is considered that there are no flood risk constraints preventing the site coming forward for development.

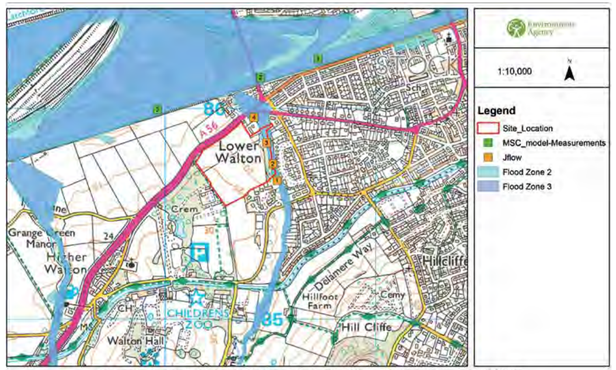


Figure 04:05 - Detailed Flood Map

Phase 1 Geo-Environmental Scoping

4.32 A Phase 1 Geo-Environmental Site Assessment report for the site was produced in September 2016 by Earth, Environmental & Geotechnical. The report identifies the underlying environmental setting of the site, including the geology, hydrology, flood risk and ecolog .

4.33 The majority of the site is underlain by superficial deposits which comprises Shirdley Hill Sand Formation and Tidal Flat Deposits (Clay, Silt and Sand). This is shown to be underlain by bedrock deposits consisting of the Wilmslow Sandstone Formation.

4.34 According to the Environment Agency's online Groundwater Vulnerability Mapping, the superficial Shirdley Hill Sand Formation and Tidal Flat Deposits are a Secondary (undifferentiated) aquifer. These are layers which have typically previously been classed as aquifers and non-aquifers due to the variable characteristics of the rock type. The Wilmslow Sandstone Formation bedrock is classified as a Primary aquifer. These are permeable layers capable of supporting water supplies at a local rather than strategic scale and in some cases form an important source of base flow to rivers

4.35 The likelihood of contamination on the site has been identified as low to medium, however further ground investigations would be required to determine the nature of proposed foundations, ahead of submitting a planning application.

4.36 It is therefore considered that there are no geo-technical reasons why the site could not come forward for residential development.

Highways/ Transport

4.37 DTPC has undertaken an initial highways assessment of the site.

4.38 The site is located off Chester Road (A56). East of the site, Chester Road consists of a single carriageway which provides a northbound lane, northbound right-turn lane and a single southbound lane. The carriageway is approximately 11.5m wide and provides 2m wide footways, dropped kerbs and street lighting. This section of Chester Road is subject to a 30mph speed limit.

4.39 Along the frontage and west of the site, Chester Road forms a dual carriageway which provides two lanes in each direction of travel. Each carriageway is approximately 8m wide and a shared footway/ cycleway is provided alongside the northbound carriageway. A grass verge approximately 1m wide separates the carriageway from the footway/cycleway and street lighting is provided along the length of the carriageway. The dual carriageway is subject to a 40mph speed limit.

4.40 Chester Road forms a priority controlled junction with the A5060 Chester Road, approximately 255m northeast of the site and extends in a south-westerly direction towards a junction with the M56. Approximately 200m northeast of the existing site access Chester Road forms a priority junction with Walton New Road and Pool Lane.

4.41 The proposed development site is thus considered to be in a strategic location for access to key road networks within Warrington and the wider region.

4.42 The proposed development is located on the edge of an existing urban area with a range of services and facilities. There are existing pedestrian routes within the vicinity of the site that will assist the accessibility of the site for pedestrians, as well as easy access to an existing bus stop to provide additional opportunities for sustainable travel. Bus services (62 and X30) are provided from the bus stop within 60 m from the site, providing access to Warrington, Runcorn, Widnes, Hough Green and Chester.

4.43 Opportunities are also identified for cycling, as Warrington, Grappenhall and Great Sankey are all within 5km of the site. Traffic free cycle routes exist heading west on Chester Road (A56) and heading east along the northern bank of the Manchester Ship Canal, approximately 700m from the application site. A mixed on-road and traffic free cycle route extends west towards Runcorn along the St Helen's Canal.

4.44 As such there are considered to be no identified highways constraints that would prevent the site being allocated and developed for residential purposes, and the application site has good potential to be accessible by sustainable modes of transport.

Arboricultural

4.45 Tyler Grange has prepared an arboricultural appraisal to inform the indicative masterplan for the site, and to fully understand the tree constraints and associated root protection areas.

4.46 A total of 11 no. individual trees, 6 no. groups of trees, 4 no. hedgerows and a woodland have been identified.

4.47 The wooded area to the eastern boundary of the site is subject to a Tree Preservation Area (reference 13 ref A1 and 9 ref W1) and as such the approximate extent of the root protection area associated with this has been determined and has influenced the indicative masterplan for the site. Trees within the TPO have been identified as category A and will be retained and protected as part of any future development.

4.48 The scheme has been designed to incorporate and retain as many B quality trees as possible, and further consideration will be given to the ecological and amenity value of the trees when the scheme is developed further.

4.49 A residential scheme on the site would also likely lead to a net-gain in tree cover due to the provision of new street trees, incidental landscaping and residential gardens.

4.50 On this basis it is considered that there are no arboricultural issues which would prevent the site from coming forward for residential development. The protected trees within the Tree Preservation Order (TPO) would be retained and protected as part of any future scheme.

4.51 An agricultural land assessment has been undertaken by Land Research Associates which has confirmed that the agricultural quality of land is limited by droughtiness and soil wetness. The majority of the site is identified as subgrade 3a which will affect crop yields and the flexibility of cropping in winter and early spring, and the potential profitability of the land through economies of scale for agriculture or horticulture is limited due the scale of the site and that the site is separated on all sides from other agricultural land.

4.52 There are no land quality issues which would prevent the site being allocated for residential development, given that there is adequate good quality agricultural land available in and around Warrington.

Availability

4.53 The site is wholly within Ashall Property's control and there are no known legal or ownership problems which could impact the deliverability of the site. The site is vacant and is used for occasional crop planting by way of an agricultural lease which can be easily surrendered. It can therefore come forward for delivery in the short term.

Achievability

4.54 The site is economically viable for an appropriate residential development and, as previously stated, there is likely to be significant market interest in this location.

Figure 04:06 - Aerial Photograph of Site

Conclusions on the Deliverability of the Development

It has been demonstrated that the Chester Road site is deliverable in terms of the relevant tests within the NPPG. The site is not subject to any technical or environmental constraints that would prevent it coming forward for housing. It is considered that it should be released and allocated in preference to other suggested sites.

These matters can be summarised as follows:

- **Available:** Ashall Property owns the freehold of the site and as such the site is within the control of a developer with phase(s) that can be brought forward for development at the earliest opportunity.
- **Achievable:** Ashall Property is keen to develop the site for residential uses at the earliest opportunity and as a well-financed developer, has the resources to do so. Ashall Property is committed to delivering such housing at this site and in turn, helping to create a sustainable community for all.
- **Suitable:** The preceding sections have demonstrated that land at Chester Road is suitable for housing by virtue of its setting, relative to adjacent residential and leisure uses, its accessibility by public transport and major transport routes, and its proximity to a range of local facilities and services.
- **Developable:** Initial supporting investigations have identified no physical, environmental or technical constraints to residential development at the site, and have established that the proposed development can be accommodated within its boundaries and appropriately to its context.
- **Deliverable:** It is considered that the site is readily deliverable in the current market and would be capable of contributing towards housing land supply within the five year period and across the wider plan period.

Chapter 5 - Creating a Place to Live

Figure 05:01 - Constraints & Opportunities Plan

Design & Form of Development

5.1 Ashall Property has prepared the scheme layout presented in this Chapter to demonstrate how the design and form of development will respond sensitively to the characteristics of the site and the wider area, and to demonstrate the contribution that the site could make to the sustainable growth of Warrington.

5.2 The vision for the site is based on present analysis. It is intended that these ideas will evolve further in consultation with the Council, local community, and key stakeholders at the appropriate time.

Site Constraints and Opportunities

5.3 The vision for the site derives from a careful analysis of the characteristics for the site, its context, and the opportunities and constraints which arise. Those characteristics are illustrated in Figure 05:01 opposite and in the supporting narrative below.

5.4 The site is bordered by hedgerows and woodlands which in turn link into a wider established green infrastructure network as illustrated. The site offers the opportunity to connect into this network and further enhance and provide greater connectivity in terms of green spaces and wildlife corridors.

5.5 The site has a limited visual relationship with the wider landscape and is well enclosed due to the boundaries being vegetated with hedgerows and hedgerow trees, as well as the adjoining woodland blocks. The visual envelope is limited to only the immediate surroundings. The visible areas of the site provide an opportunity to create a transitional edge between the urban and rural area, and ensure that the site responds well to the surrounding context through ensuring appropriate development off-sets, additional landscaping and the retention of existing established vegetation.

5.6 A vista runs from the western boundary north east towards the spire of St Elphin's Church in Warrington. This has played a key role in determining the masterplan layout of the site.

5.7 Existing residential properties adjoin the site to the east, south and west. Properties to the east and west are screened from the proposed development areas of the site by the extensive mature woodlands, whilst the properties to the south back onto the site. Any proposed development to the south shall back onto the established properties to finish the development blocks and provide suitable and sympathetic stand-off distances, ensuring visual amenity and appropriate privacy in maintained in their rear gardens.

5.8 Within the site the landform is broadly flat with a rise in levels from approximately 17m Above Ordnance Datum (AOD) at the north eastern corner, to approximately 31m AOD to the south west. The site is bounded by woodland vegetation to the east and west which provides an opportunity to create focal features within the development which can also benefit wildlife and ecology. There is also an opportunity to provide additional landscaping within the development which would complement the existing character of the site.

5.9 There is potential to provide safe highway access into the site from Chester Road (A56). The access would most likely comprise a roundabout. Properties shall front Chester Road and shall be set back into the site to provide a visual and acoustic buffer from the road. In addition acoustic mitigation to the building facades shall be incorporated to ensure noise levels are reduced internally and that rear garden noise levels are kept to a minimum.

5.10 There are no existing underground services within the site as confirmed by an initial utilities strategy. There are therefore no easements which would prevent development coming forward on the site.

5.11 The site is in agricultural use but is interspersed by hedgerow and scattered hedgerow trees. There is also an established woodland area along the eastern and western edge. Existing high quality vegetation adds character and maturity to development and should be retained where possible. Any loss of vegetation can be mitigated by providing extensive new tree and hedgerow planting throughout the development.

Panorama from public right of way looking east across site to mature woodland adjoining Brookwood Close

Figure 05:02 - Parameters Masterplan

5.12 An existing Public Right of Way (PROW) lies adjacent to the site, to the site's western boundary. Development on the site therefore provides an opportunity to promote and improve pedestrian and cycle access through the site and to connect into the existing footpath network.

5.13 The key principles of development arising from the opportunities and constraints are:

- Strengthen existing site boundaries and create a positive and finished edge;
- Improve the western 'gateway' into Higher Walton;
- Retain existing valued landscape features;
- Retain existing PROW's and their setting;
- Provide appropriate landscape buffers where necessary.

5.14 There is potential on the Chester Road site to develop a high quality residential scheme with a coherent landscape structure which conserves the natural assets present on the site, as well as enhancing the western edge of Higher Walton.

Parameters Masterplan

5.15 The masterplan parameters have been informed by the site constraints and opportunities as illustrated in Figure 05:02 opposite.

5.16 The existing mature woodlands are retained. To maximise site permeability a pedestrian/cycleway link is provided onto Brookwood Close. Impact on the retained woodland is minimised and will be sensitively designed and located to ensure the retention of these protected trees. This connection links the site to the existing settlement and also provides direct pedestrian access from the existing settlement out to the surrounding countryside, public rights of way, Walton Hall, Crematorium, the Bridgewater Canal and Higher Walton.

5.17 The green infrastructure network within the site provides public open spaces in the form of greens and linear parks around and through the proposed development linking and joining with the woodlands, watercourses and surrounding green spaces.

5.18 The proposed roundabout creates a new gateway into Walton on Chester Road and will aid in slowing traffic speeds before vehicles enter the village and provide an announcement of arrival.

5.19 Secondary gateways into the site are created to the east between Brookside Close and the site as well as from the public right of way to the west.

5.20 The development parcels have been located to create complete outward facing blocks. Where existing development or development currently under construction backs onto the site the proposed development blocks back onto these boundaries to complete these development blocks, following best urban design practice.

5.21 The movement and public realm hierarchy has been designed to create a legible and permeable network of avenues, streets, lanes and associated spaces, as illustrated in Figure 05:02. The Avenue creates a strong vista through the site from the roundabout south east, terminating in a focal element.

5.22 Streets and lanes branch off the avenue providing a variety of routes around and through the site, each of which is unique and aids in the legibility of the development.

5.23 The avenue visually connects the development and creates a direct pedestrian and cycle link, but is broken in terms of vehicular access so that traffic speeds are reduced. Vehicles move through the site via the surrounding street hierarchy ensuring low traffic speeds throughout the development.

5.24 In addition to the shared routes through the site, pedestrian and/or cycleway routes and links are provided which encourages walking and cycling through the site and into the wider settlement or out to the surrounding countryside.

5.25 The development blocks shall be outward facing overlooking the movement network, public realm or surrounding green spaces providing surveillance and activity onto those areas.

5.26 Landmark elements in the form of architectural statements/header buildings shall be created at the head of avenues, streets, lanes and vistas or in gateway locations to provide visual interest or statements of arrival.

View west from Lower Walton along Chester Road site frontage

View south west from Chester Road across site to Walton Lea woodlands

Vista to St Elphin's Church Spire

Figure 05:03 - Illustrative Masterplan

Illustrative Masterplan

5.27 The high quality residential scheme proposed will deliver the following key features:

- Up to 177 dwellings at a maximum net density of 29 dwellings per hectare;
- Approximately 2.11 hectares of accessible, safe and multi-functional greenspace, providing recreational and environmental benefits;
- A softened western edge and new 'gateway' into Higher Walton;
- Extensive new footpaths and cycleways;
- Extensive new tree and hedgerow planting.

5.28 A lot of work has gone into understanding the area and the site itself. This chapter clearly demonstrates that all the work culminates in an exciting and vibrant Masterplan, which not only delivers residential development on this site, but creates a three dimensional place with varied spaces, built form and layers of interest.

5.29 This depth and breadth is picked up in the form of the street hierarchy and public realm, the variety and choice of homes proposed, as well as the naturalistic and ecological nature of the open spaces. All these elements come together to create a thoughtful masterplan which has all the physical attributes to create a strong 'sense of place'.

5.30 It must be stressed that this masterplan is only the start and as stated it is an 'initial masterplan' solidifying the parameters and illustrating how it can be delivered. It also demonstrates site capacity and viability. We anticipate that the design shall further evolve and develop over the coming months.

5.31 The Initial Masterplan in Figure 05:03 over page is supported by the following narrative and other supporting technical documents submitted as part of this proposal. The plan demonstrates site access, movement, overlooking distances, plot sizes and depths, street widths, sufficient space for on and off street parking and the relationship of the development to the existing surrounding neighbourhoods.

5.32 The following narrative therefore covers:

- Land Use and Quantum of Development
- Scale and Massing
- Spatial Layout - A Legible Hierarchy
- Amenity
- Secured by Design
- Access
- Landscape

Land Use & Quantum of Development

5.33 The density of homes varies according to their position within the development. Around the main gateway the number of houses increases as more semi-setached dwellings are used to create a more enclosed, intimate character.

5.34 Overall the number of homes illustrated in the masterplan stands at circa 177 over a site of some 8.18ha. This provides a gross density of circa 22 units/ha, similar to that found in the surrounding settlement. The residential development itself covers just over 6ha of the site, leaving more than 2ha as public open space in the form of village greens, linear parks and woodlands, providing new open spaces for the benefit of the wider community.

5.35 The public realm within the development is also considered to be part of the wider open space network, with the Streets, Squares, Lanes and Mews offering additional formal spaces within this new neighbourhood for the community to interact within.

Scale and Massing

5.36 In order for this development to positively add to the existing townscape, create a statement at gateways and provide variety in terms of a skyline, the building storey heights shall vary according to their position in the layout. At the heart of the development around the Village Street some 2.5 storey properties are proposed, as housing densities drop the storey heights also drop from 2.5 to 2. At other key locations, for example around the secondary gateways the storey heights rise back up to 2.5.

5.37 The massing in key locations will not only add variety to the streetscape, but also to the skyline with varied ridge heights offering relief to the usual 'one height house types' of past developments.

Spatial Layout - A Legible Hierarchy

5.38 The hierarchy of routes, as touched upon previously is expanded on here. In effect the development should be legible; a visitor should be able to find their way around the development intuitively by understanding the importance of the streets and spaces through which they are moving. It should also be permeable; a visitor should be able to get from 'A' to 'B' without having to literally go round the houses.

5.39 Therefore the proposals illustrated in the Initial Masterplan are both legible and permeable, a movement and street hierarchy has been developed as discussed previously and set out below in the order of importance:

- The Gateway
- The Avenue
- The Streets
- The Squares
- The Lanes
- The Mews

5.40 This interlinked hierarchical approach to the Movement and Public Realm ensures that variety, and uniqueness to each and every route and space is integral to the Masterplan. Each route changes in width, location of the footpaths, varied planting and street tree species, enclosure and boundary treatments, relationship to built forms etc. This approach makes each route unique and legible within the development.

Amenity

5.41 The amenity of existing and future residents of the development and surrounding neighbourhoods will be protected as part of the masterplan. Existing neighbours are not overlooked by the development. many of the existing properties are also screened from the development by the mature woodlands which surround the site. In terms of overlooking, the proposals follow best practice, striking the balance between urban design and guideline overlooking distances.

ILLUSTRATIVE STREET SCENE A - A1: CHESTER ROAD

ILLUSTRATIVE STREET SCENE B - B1: MAIN ACCESS STREET

Figure 05.04 - Illustrative Streetscenes

Secured by Design

5.42 The layout responds to Secured by Design principles in terms of maximising the opportunities for overlooking of the streetscape, public realm and open spaces from habitable rooms. The streets and spaces are designed to be legible in terms of movement and their public, semi-private or private nature. All spaces, streets and paths will be lit to a suitable standard as agreed with the local authority. Pedestrian/Cycle routes are safe, secure, overlooked and direct to ensure they reflect the aspirations for the reduction of the occurrence and perception of crime.

Access and Accessibility

5.43 The site is intended to be highly permeable, allowing and offering easy access into the development for all forms of movement. Access and movement is an integral element in the design process. Vehicular access to the development is via the main gateway, with traffic speeds reduced using a number of traffic calming techniques which are seamlessly part of the design proposals. Vehicles are dispersed from the avenue via the streets. Provision for the turning and manoeuvring of larger vehicles, including refuse and emergency vehicles has been allowed for within the masterplan.

5.44 Pedestrian and Cycle access is a strong integral element of the masterplan, the new footpath/cycleways link into existing road/footpath network ensuring good connectivity between the site, wider settlement and countryside beyond. The footpaths also provide good direct access to the surrounding bus stops and public transport network.

Landscape Strategy

5.45 As described above, the landscape within the public realm and open spaces is key to creating a development of quality and character.

5.46 In terms of soft landscape elements; formal planting and ornamental species shall be restricted to the avenue. Street trees shall be selected which are of a size and shape to complement the streets width. Gardens shall be enclosed by railings and/or native hedgerows.

5.47 Planting within the public open spaces shall utilise locally indigenous native species of trees, shrubs and herbaceous planting to create a naturalistic landscape. The parks shall also provide variety in terms of grasslands; with wet meadows, hay meadows and general amenity grasslands providing habitat diversity, as well as space for informal play. Where possible allotments and orchard trees shall also be incorporated into the open spaces.

5.48 Hard landscape elements shall be drawn from a simple pallet to reflect those found in the surrounding areas. Street furniture including benches, lighting and signage shall all come from a common suite to ensure consistency and unification of the development, as will fences and railings.

5.49 The final detailing of the external environment will be tackled in more detail as part of any planning application, as would be expected.

Creating a Sustainable Neighbourhood

5.50 The site location, linked as it is with the existing urban edge of Lower Walton, the road and public transport networks means that Stonecroft is in a highly sustainable location.

5.51 Specifically the form and layout also ensures it is sustainable in terms of orientation, social gain, variety and choice of homes, character and sense of place, landscape setting, biodiversity and accessibility. This sites specific approach to sustainability shall also be delivered at the detailed individual building level later on in the design development process, looking to delivering energy efficiency to minimise impact on the environment.

5.52 The masterplan demonstrates that the site is capable of delivering a high quality scheme which will complement the wider area and deliver a range of attractive benefits.

Delivery Phasing

5.53 It is anticipated that the site could be developed over the first five years of the plan period.

5.54 There is a recognised need for investment in infrastructure to open up the wider site and enable the delivery of the development. The development of the highways infrastructure in the form of the roundabout will also bring forward key utilities connections from the A56.

5.55 The development of the site from Chester Road allows for maximum sales and marketing visibility from the A56, calming traffic approaching Lower Walton and making a statement about the quality of life to be realised at the scheme.

5.56 In landscape and visual terms, the southern parcel represents the most logical location for Phase 1. The site is best related to the existing settlement of Walton and is considered to have a limited visual connection with the wider landscape.

5.57 There is the opportunity to bring forward additional land, north of Chester Road (A56) as part of a future development proposal. Ashall Property has an interest in approximately 10 hectares (up to 25 acres) of land to the north of Chester Road. There is therefore the opportunity to create a more comprehensive sustainable extension to the west of Walton, which would help support the Council meeting local housing need over the plan period.

Figure 05:05 Massing Model - View from Chester Road South East across Site

Figure 05:06 Massing Model - Indicative view North East from Public Right of Way towards St Elphin's Church Spire

Chapter 6 - Community & Economic Benefits

Figure 06:01 Massing Model - View from Chester Road South East across Site

Associated Benefits of Development

6.1 The development of land at Chester Road for residential dwellings will generate a number of local economic and social benefits

6.2 The delivery of up to 177 new homes in Walton will generate both construction benefits (in the form of direct and indirect employment) and on-going benefits arising from the completion of the development and the occupation of new homes over time. The proposals will also make an important contribution to meeting local policy objectives and priorities. The associated benefits of development at the site can be summarised as follows.

- **Construction Related Benefits** – Capacity to generate an additional jobs associated with the construction process and to sustain over further additional indirect jobs within the local economy. There is associated potential to reduce levels of unemployment and increase economic activity locally, alongside diversifying the population profile to include greater proportions of younger working age people.
- **Population Benefits** – Potential to increase the population by approximately 200 households. Given the potential appeal of the site, there is an opportunity to introduce young, family households which will help to sustain essential services within the settlement.
- **Spending Power** – Potential to create additional expenditure within the local economy, which will help to sustain local shops and businesses essential to the vitality of the District Centre. Importantly, this can provide the impetus to support existing and new retail provision and essential facilities in Walton and Stockton Heath.
- **Enhancing Council Tax Revenues and New Homes Bonus** – Potential to generate additional Council Tax revenue and contribute a significant amount in New Homes Bonus.
- **Apprenticeships** – Potential to work with education providers and others to incorporate appropriate opportunities for apprentices supported by recognised training and development programmes for young and unemployed people in the area.
- **Connectivity** – Development of the site provides the opportunity to enhance the existing Public Right of Way as well as provide new pedestrian and cycle routes through the site connecting onto the existing networks and providing access to Higher Walton and the wider landscape.

Chapter 7 - Conclusions

Figure 07:01 Massing Model - View from Brookwood Close West across Site

Conclusion

7.1 This Development Statement has demonstrated that the development of the site for approximately 177 new homes would make a substantial, and necessary, contribution towards a recognised local housing need – a need for more family homes and more affordable homes to help support the future vitality of Walton and Warrington as a whole. Further justifications are set out in the box opposite

7.2 It is considered that this site represents the most appropriate and logical location for a sustainable extension without harming the wider sensitive landscape surrounding the settlement, with the site largely being contained by existing development and sitting well within its countryside context.

7.3 In our view, the release of the site from Green Belt is wholly justified as the scheme will provide a high quality residential environment which is balanced with the provision of social and physical infrastructure and supports the economic and regeneration ambitions of the Council.

7.4 It is considered that this Development Statement provides compelling reasons for development of the Chester Road site for new homes to be supported by Warrington Borough Council, other local stakeholders and the existing and future community. It is a starting point for exploring and shaping the development vision for the site, with Ashall Property firmly committing to engage with the local community and stakeholders to develop these concepts further.

Summary

7.5 There is a compelling need to deliver additional development in Walton in the short term. The site provides the best fit in terms of location and environmental capacity within the wider constraints of the suburb.

7.6 The proposals can be sensitively designed to have no significant adverse visual impact and will contribute towards meeting the development needs of the area. The allocation of this site will help meet this need and contribute to Warrington's housing requirement.

As set out in this statement, Ashall Property has demonstrated that:

- The site is located close to a District Centre, which is identified as a top tier settlement in the settlement hierarchy and a focus for new development.
- The site could accommodate in the region of 200 residential dwellings and therefore assist in meeting the Borough's housing targets.
- That the site will contribute towards meeting the identified and planned development needs within Walton, and to Warrington's five year housing land supply.
- The site adjoins residential development to the east and leisure to the south which are compatible with residential development.
- The development proposals can provide for a choice of high quality homes and in terms of type, tenure and size to meet local needs.
- The development would contribute towards the need for affordable housing in the Borough.
- The site is available, suitable and achievable for residential development.
- This site represents the most appropriate location for residential development to meet Walton's needs and will result in less harm than alternative options.
- The development proposals are economically viable and will be financed by a reputable developer.
- The site is in a sustainable location for new housing, located in close proximity to public transport links, transport routes and a range of shops, services, schools, jobs and community facilities.
- The provision of new housing on this site will benefit the wider economy and help to sustain existing services.
- The immediate delivery of the development would help meet housing needs in the short term and assist the Council in demonstrating a five year housing land supply.
- The development would generate a number of local economic and social benefits;
- There are no technical, physical or environmental constraints to the development of housing at land at Chester Road.
- The proposals will be sensitive to the character of the local landscape in terms of scale, design, layout, building style and materials.

Appendix 1 - About Ashall Property

Ashall
PROPERTY

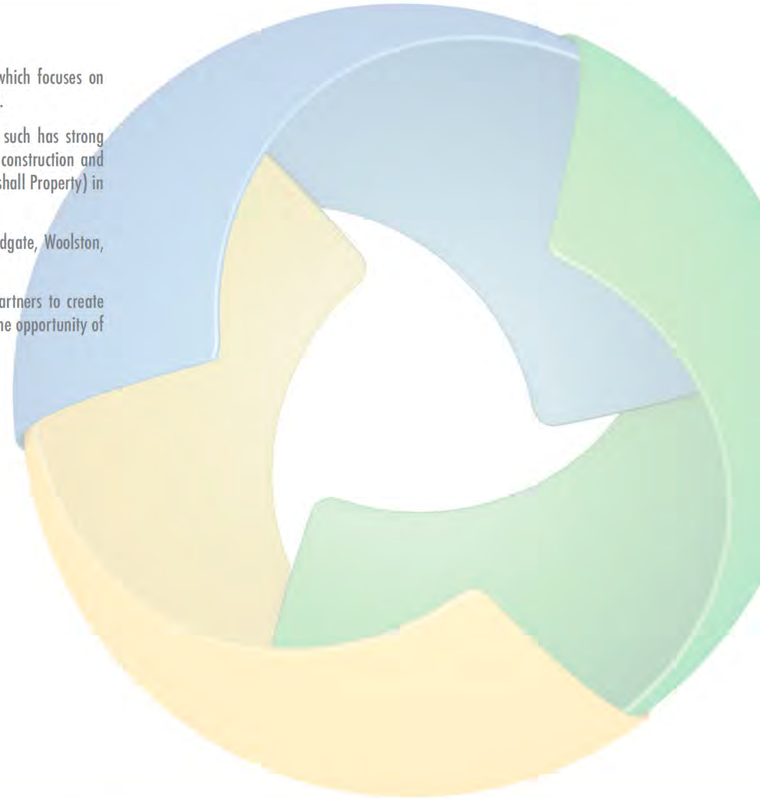
About Ashall Property

Ashall Property is a private property investment and development company which focuses on creating investment value through property development and asset management.

Ashall Property was established in the 1930s in Padgate, Warrington and as such has strong local connections and interest, and over 70 years' experience in the property construction and development sector. Land at Chester Road, Walton was acquired by JR Ashall (Ashall Property) in 1943.

Ashall Property has developed circa 4,000 dwellings since across Appleton, Padgate, Woolston, Thelwall and Lymm and in Walton on land adjoining Stonecroft.

Ashall Property thrives on collaboration and long-term engagement with its partners to create high quality schemes and mutually working relationships. We look forward to the opportunity of working with Warrington Borough Council for land at Chester Road, Walton.



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