

Proposed Submission
Version Local Plan:
Heritage Impact
Assessment for the South
West Urban Extension
Allocation

2019

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Appendix 1 – Site Plan (with Heritage Assets)

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Introduction

1. Scope of the study

- 1.1 To support the Local Plan Review, Warrington Borough Council (WBC) has identified the South West Urban Extension (SWUE) (herein after referred to as 'the site') as one of the areas of growth within the Preferred Development Option. The site would comprise green belt release to provide for a new urban extension of around 1,800 homes.
- 1.2 The Council has recognised that if the site is allocated for development it may have the potential to impact on the Historic Environment within and surrounding the site. As such, this report will provide an appraisal of the potential impacts of the proposed allocation of the site upon the significance of the Historic Environment and, where necessary, advice on any mitigation which may be required.

Methodology

2. General Approach

- 2.1 The methodology for assessment is based on Historic England's guidance contained in 'The Historic Environment and Site Allocations in Local Plans – Historic England Advice Note 3' (2015)¹. The guidance recommends that impacts on heritage assets should be assessed by undertaking the five steps identified below:
 1. Identify which heritage assets are affected by the potential site allocation
 2. Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s)
 3. Identify what impact the allocation of the site might have on that significance
 4. Consider maximising enhancements and avoiding harm
 5. Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness

Assessment of the five steps will be undertaken utilising the guidance contained within the following documents published by Historic England:

- 'Conservation Principles Policies and Guidance for the sustainable management for the historic environment'² (2008); and
- 'The Setting of Heritage Assets – Historic Environment Good Practice Advice in Planning 3'³ Second Edition (2017).

¹ Available at <https://content.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans.pdf/>

² Available at <https://content.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesguidanceapr08web.pdf/>

³ Available at <https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets.pdf/>

2.2 *Step 1: Identifying the heritage asset(s)*

Identification of heritage assets within the site and those within the surrounding area that have the potential to be affected if the site is released from the green belt and allocated for development within the Council's Emerging Local Plan.

2.3 *Step 2: Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s)*

Assessment of the nature and extent of the site's contribution to the significance of the heritage asset(s) and its setting. The level of contribution the site makes to the significance of the heritage asset and its setting will be graded and defined as follows:

Negligible	The site provides little or no contribution to the significance of the heritage asset and its setting.
Slight	The site provides limited contribution to the significance of the heritage asset and its setting.
Moderate	The site is important to the significance of the heritage asset and its setting.
Considerable	The site is very important to the significance of the asset and its setting.
High	The site is essential to our understanding of the significance of the heritage asset and its setting.

2.4 *Step 3: Identify what impact the allocation might have on that significance*

An assessment of the degree of harm to be had on the asset and its setting as a result of potential allocation of the site for development. The level of harm will be graded and defined as follows:

Negligible	The site allocation will result in insignificant or no harm to the significance of the heritage asset and its setting.
Slight	The site allocation will result in low harm to the significance of the heritage asset and its setting.
Moderate	The site allocation will result in some harm to the significance of the heritage asset and its setting.
Considerable	The site allocation will result in considerable but less than substantial harm to the heritage asset and its setting.
High	The site allocation will result in substantial harm to the heritage asset and its setting.

2.5 *Step 4: Consider maximising enhancements and avoiding harm*

Consider enhancements that can be achieved to the historic environment through the potential site allocation and/or ways to mitigate any harm to the significance of the heritage asset through the potential site allocation.

2.6 *Step 5: Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness*

Following on from the assessment based on the steps 1 to 4 noted above, a conclusion will then be reached on whether potential site allocation would reflect national policy along with any recommendations for enhancement and/mitigating harm to the heritage asset and its setting.

3. Glossary

3.1 *Conservation area*

'An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance', designated under what is now s69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3.2 *Designated Heritage Asset(s)*

A World heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

3.3 *Non-designated Heritage Asset(s)*

A building, monument, site, place, area or landscape which is identified by the local planning authority as having a degree of significance meriting consideration in planning decisions due to its heritage interest. This can include a local listing.

3.4 *Setting of a heritage asset*

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Assessment

4. Site Area

4.1 The site is located to the south-west of the main built up area of Warrington. It is rural in nature, predominantly comprising of agricultural fields with few buildings. The location of the site, in relation to Heritage Assets is shown in Appendix 2 (Map 1, illustrating the site in relation to listed and locally listed buildings and in relation Conservation Areas).

5. Screening

- 5.1 An initial screening of heritage assets likely to be affected by the potential allocation of the site for development in line with Step 1 was undertaken. All heritage assets within 200m of the site were considered and those likely to be affected are assessed within this report. Other assets which were beyond the 200m buffer but considered to have the potential to be affected by development of the site are also assessed. A plan identifying the site boundary and heritage assets is included at Appendix 1. Some heritage assets within the 200m buffer were discounted from the assessment for reasons detailed in Appendix 2.

6. Listed Buildings

WALNUT TREE FARMHOUSE (List entry Number: 1135992)	
Heritage Asset	<p>WALTON C.P. CHESTER ROAD (North west side) Walnut Tree Farmhouse: Grade II Listed.</p> <p>Farmhouse, mainly early C19 but probably with some earlier work. Painted brickwork with grey slate roof and square central chimney of brick with sloped projecting courses which suggest a former steep-pitched roof, possibly thatched. High sandstone plinth and 2 stuccoed brick buttresses at corners. Of 2 storeys and 4 windows, the rectangular house has small-pane casements under camber-heads to the front; the (later) rear has paired 2-pane sashes under camber-heads. Boarded door in plain projecting softwood case.</p>
Contribution the site makes to the heritage asset	<p>The asset is situated on slightly elevated ground, approximately 40m away from the SWUE site. It is enclosed for the most part as it is screened by vegetation (with some small gapes to the west) on all sides except the north-west where there are other buildings within its curtilage. Accordingly, when viewed from the site, which is situated to the west, the other buildings within the curtilage of the asset are visually dominant in comparison to the farmhouse as limited views are afforded through gap within the vegetation. In addition, the gap does not add any value to the way the significance of the asset is appreciated. Therefore when considering the contribution the site makes to the farmhouse, in isolation from the other buildings within its curtilage, it is negligible.</p> <p>The buildings within the curtilage of the farmhouse are situated approximately 25m away from the site and are on the same elevated ground level as the farmhouse. However, they are visible from the site due to the larger gaps in mature vegetation screening along the western boundary. Nonetheless, there is no relationship between the site and these buildings and the views do not add value to the way the buildings are appreciated. As such the contribution the site makes to this building is also negligible.</p>
Impact allocation may have on significance	<p>In its current form, the site makes a negligible contribution to the significance of the farmhouse and the associated building within its curtilage. However, its allocation for development may result in tall buildings in very close proximity to the asset adversely intruding within the setting of the asset via the gaps in screening, resulting in moderate harm to the significance of the asset.</p>
Maximising enhancements and Mitigating harm	<p>The provision of additional screening/buffer in the form of soft landscaping along the western boundary to fill in the gaps can ensure that heritage asset and building within its curtilage are experienced in their own setting without visual intrusion from development/buildings within the site. It is also recommended that buildings immediately adjacent to the asset and its curtilage are restricted in height so that they are subservient and to ensure that they would not adversely intrude within the asset's setting.</p>
Conclusion and	<p>Allocation of the site for development has potential to result in moderate harm to</p>

recommendations	the setting of the heritage asset and buildings within its curtilage. However, the recommendations outlined above can mitigate the harm to the asset.
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GATES, GATEPIERS AND SCREENS AT WALTON HALL LODGE (NOW LODGE TO CREMATORIUM) (List entry Number: 1136025)	
Heritage Asset	<p>SJ 58 NE WALTON C.P. CHESTER ROAD (South East side) 2/52 Gates, Gatepiers and Screens at Walton Hall Lodge (now Lodge to Crematorium): Grade II listed.</p> <p>Gates, Gatepiers and Screens circa 1838, sandstone and wrought iron. Pair of iron gates, painted black and gold with wavy uprights and scrollwork and foliation of fairly simple character. Rusticated sandstone piers with plinths caps and ball finials. S-shaped screens to each side with wrought iron railings on sandstone plinths; a rusticated pier with plinth, cap and ball finial at the centre of each screen and a simpler pier without ball at outer end.</p>
Contribution the site makes to the heritage asset	The site is situated approximately 25m away from the historic asset. The two are also separated by the A56 dual carriage way, with the site providing no contribution to the setting of the asset. As such, the site makes negligible contribution to the asset and its setting.
Impact allocation may have on significance	Allocation of the site is likely to result in negligible impact on the significance of the asset.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes little or no contribution to the heritage asset and its allocation for development is unlikely to result in harm to the significance of the asset.

WALTON HALL LODGE (NOW LODGE TO CREMATORIUM) (List entry Number: 1139351)	
Heritage Asset	<p>Lodge circa 1838: Grade II Listed.</p> <p>Brown brick dressed in sandstone with gabled roofs of graded Westmorland green slate; 2 diminishing chimneys with diamond flues. A T-shaped asymmetrical single-storey cottage with a stone-mullioned oriel in front (to drive) - gabled porch with stone Jacobean-arched doorway with shaped door in right corner of "T" moulded stone plinth, painted window surrounds and weathered copings with shaped kneelers and slender finials of sandstone to gables (finial to right gable missing). The front and rear gables each contain a stone-capped square brick bay with a stone-mullioned window in the front face only.</p>
Contribution the site makes to the heritage asset	Walton Hall Lodge is located to the south-east of A56 dual carriage way. The site is situated on the other side of the carriage way to the north west. The north-west side of the heritage asset is heavily screened from view from the site by tree cover. The separation distance between the two is approximately 20m. As such, there is very limited connection between the site and the heritage asset, such that the site makes negligible contribution to the Walton Lodge and its setting.
Impact allocation may have on significance	The site makes no contribution to Walton Hall Lodge and its setting, with no connection between the two. Accordingly, it is unlikely that allocation of the site would impact on the significance of the asset. Its allocation will have negligible impact on the significance of the asset.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes little or no contribution to the heritage asset and its allocation for development is unlikely to result in harm to the significance of the assets.

CHURCH OF ST JOHN THE EVANGELIST (List entry Number: 1139352)	
Heritage Asset	<p>Grade II * Listed Church</p> <p>Church, 1885, Decorated, by Paley and Austin at expense of Sir Gilbert Greenall. Red snecked sandstone with graded Westmorland green slate roofs. Cruciform with 3-bay aisleless nave; oak-framed south porch on 6-foot sandstone plinth; massive 4-stage tower (chequer-work in 3rd stage) with recessed octagonal spire of stone and octagonal north-west stair-turret; transepts; chancel of 2 bays with south vestry. Windows have reticulated and panel tracery; the west window and those to north side of chancel and west side of transepts are square-headed. Interior. Barrel roof to nave and chancel with boarded lining in panels, each carrying a stencilled pattern; arch-braced transept roofs; rib-vaulted crossing; sedilia in south side of chancel; reredos with carved crucifixion; marble font, oak pulpit on stone base; oak pews and altar-rail; tiled floors.</p> <p>The church is the principal building of the Walton Hall estate village (circa 1850 to 1912), built at the expense of the Greenall family, brewers and distillers, of Warrington.</p>
Contribution the site makes to the heritage asset	The church, along with its associated substantial grounds, is heavily screened by dense vegetation situated along its boundaries. The site is located over 100m away from the church and a combination of dense vegetation, residential development and the A56 dual carriageway separate the two. No views of the church are afforded from the site and it does not form part of its setting. As a result, the site makes negligible contribution to the church and its setting.
Impact allocation may have on significance	Given the distance retained between the site and the asset, the A56 and residential development separating the two and the existence of vegetation which heavily screens the asset, it is unlikely that allocation of the site will impact on the significance of the asset. Its allocation will have negligible impact on the significance of the asset.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes little or no contribution to the heritage asset and its allocation for development is unlikely to result in harm to the significance of the assets.

LYCHGATE TO CHURCH OF ST JOHN THE EVANGELIST (List entry Number: 1136037)	
Heritage Asset	<p>SJ 58 NE WALTON C.P. CHESTER ROAD (South East side) 2/54 Lychgate to Church of St John the Evangelist: Grade II Listed</p> <p>Lychgate circa 1885 probably by Paley and Austin, at the expense of Sir Gilbert Greenall. Red sandstone carrying a Westmorland green slate roof with half-timbered gables on brackets; designed in association with the church (q.v.) so probably by the same architects.</p>
Contribution the site makes to the heritage asset	The site is situated approximately 90m away from Lychgate and it is separated from it by other residential development and the A56 dual carriageway. No views are afforded from the site to the gate and it does not form part of the gate's setting. As such, the site makes negligible contribution to the Lychgate and its setting.
Impact allocation may have on significance	The site makes no contribution to the Lychgate and its setting such that its allocation is likely to result in a negligible impact on the significance of the asset.
Maximising enhancements and Mitigating harm	None required.

Conclusion and recommendations	The site makes little or no contribution to the heritage asset and its allocation for development is unlikely to result in harm to the significance of the assets.
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NUMBER 134 (ATTACHED DWELLING) AND RAILING TO FORECORT VILLAGE HALL (List entry Number: 1139349)	
Heritage Asset	<p>SJ 58 NE WALTON C.P. CHESTER ROAD (North West side) 2/48 Village Hall and No.134 (attached dwelling) and railing to forecourt: Grade II Listed</p> <p>Village Hall (formerly the village school) and former Schoolmaster's House. Datestone "1885 Sir G G [Gilbert Greenall] Bart". Flemish bond brown brick, stone-dressed. Westmorland green graded slate roof. Stone and brick chimney on the ridge has plinth and 6 attached octagonal flues. Coped gable in moulded sandstone to right end of Hall; front and end gables to 2 storey, 2 bay, 1 window house, left. Stone-coped plinth, weathered cill band and stone-quoined buttresses to Hall. Plain verges with exposed rafters. 3-light pointed windows to Hall - that in gable has bar tracery. Leaded glazing. Framed and boarded door and inner door to Hall in pointed arched doorways. Square-headed, mullioned, leaded windows and framed and boarded door to house. No.134 has well-executed detailing outside and in. The interior has 6-panel doors with moulded stiles and rails and staircase with newels and turned balusters. Cast iron railing in front of Hall with square cast bracketted newels, on tapered sandstone base.</p>
Contribution the site makes to the heritage asset	As the site is separated from the asset by other built development and located approximately 80m away, with no views shared between the two, it makes no contribution to the setting of the heritage asset.
Impact allocation may have on significance	The site makes no contribution to the setting of the building and given the separation between two its allocation will have negligible impact on the asset.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes little or no contribution to the heritage asset and its allocation for development is unlikely to result in harm to the significance of the assets.

138 AND 138A, CHESTER ROAD (List entry Number: 1139349.)	
Heritage Asset	<p>SJ 58 NE WALTON C.P. CHESTER ROAD (North West side) 2/48 Village Hall and No.134 (attached dwelling) and railing to forecourt: Grade II Listed.</p> <p>Village Hall (formerly the village school) and former Schoolmaster's House. Datestone "1885 Sir G G [Gilbert Greenall] Bart". Flemish bond brown brick, stone-dressed. Westmorland green graded slate roof. Stone and brick chimney on the ridge has plinth and 6 attached octagonal flues. Coped gable in moulded sandstone to right end of Hall; front and end gables to 2 storey, 2 bay, 1 window house, left. Stone-coped plinth, weathered cill band and stone-quoined buttresses to Hall. Plain verges with exposed rafters. 3-light pointed windows to Hall - that in gable has bar tracery. Leaded glazing. Framed and boarded door and inner door to Hall in pointed arched doorways. Square-headed, mullioned, leaded windows and framed and boarded door to house. No.134 has well-executed detailing outside and in. The interior has 6-panel doors with moulded stiles and rails and staircase with newels and turned balusters. Cast iron railing in front of Hall with square cast bracketted newels, on tapered sandstone base.</p>
Contribution the site makes to the heritage asset	No's 138 and 138A, Chester Road are situated along Old Chester Road and they are surrounded by built development including other grade II listed properties making a cluster of historic assets. As the site is located approximately 80m away from no's 138 and 138A and the cluster of heritage assets, is separated from the assets by the A56 dual carriage way and does not form part of or contribute to the setting of these historic buildings, it makes a negligible contribution to the

	significance of the assets.
Impact allocation may have on significance	The site makes no contribution to the historic buildings and their setting such that its allocation will have negligible impact on their significance.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes little or no contribution to the heritage asset and its allocation for development is unlikely to result in harm to the significance of the assets.

140,142,144 AND 146, CHESTER ROAD (List entry Number: 1136000)	
Heritage Asset	<p>SJ 58 NE WALTON C.P. CHESTER ROAD (North West side) 2/50 Nos. 140,142,144 and 146 GV II: Grade II Listed.</p> <p>Terrace of 4 cottages (attached at right-angles to Nos.138 and 138A, q.v.), circa 1910 probably by Wright and Hamlyn of Warrington for Sir Gilbert Greenall. Sandstone and white-painted pebbledash with gabled roof of graded Westmorland green slates; four large chimneys. 1½ storeys; each cottage of one window. Plinth, window surrounds with chamfered reveals and steeply-weathered cills and gable copings of stone. 3 gabled half-dormers and one canted bay window rising through both storeys. Small circular windows above doors. Leaded glazing. Framed and boarded half-glazed doors with small panes. Brick and pebbledash rears with Queen Anne casements. Brick-walled yards (with some cast-iron crestings) contain gabled outbuildings roofed in Westmorland slate. Interiors not inspected. The cottages are in the manner of contemporary work by J Lomax Simpson for William Hesketh Lever at Port Sunlight.</p>
Contribution the site makes to the heritage asset	The site is located to the west of the A56 carriageway while the row of terraced Grade II listed cottages is situated approximately 60m away on the eastern side of the carriageway. The terraces along with their curtilage are also screened from view from the site by soft landscaping. As such, there is no connection between the site and the heritage asset such that it makes negligible contribution to the assets or their setting.
Impact allocation may have on significance	The site makes no contribution to the Grade II listed terrace row and its setting such that its allocation is unlikely to impact on the significance of the asset.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes little or no contribution to the heritage asset and its allocation for development is unlikely to result in harm to the significance of the assets.

WALTON BRIDGE (List entry Number: 1139316.)	
Heritage Asset	<p>SJ 58 SE WALTON C.P. WARRINGTON ROAD, 5/66 Walton Bridge: Grade II Listed.</p> <p>Bridge circa 1770 by James Brindley for the Duke of Bridgewater (carrying Warrington Road over the Bridgewater Canal). Stone-dressed brown brick. Deep segmented arch with springers and raised band of stone around brick voussoirs. Flush stone copings to parapets. Abutments curved in plan and battered in section. Oak rubbing-post for towropes in east corner of abutment. Sandstone kerbs to canal banks under bridge; dry-stone lining to embankments adjoining bridge.</p>
Contribution the site makes to the heritage asset	Walton Bridge is located approximately 95m away from the site. It is also surrounded by dense vegetation and a caravan park. The site makes a negligible contribution to the bridge and its setting.
Impact allocation may have on significance	The site makes no contribution to Walton Bridge and its setting and is separated away from it to such a degree that it is unlikely that its allocation will impact on

	the significance of the asset.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes little or no contribution to the heritage asset and its allocation for development is unlikely to result in harm to the significance of the assets.

AQUEDUCT CARRYING THE BRIDGEWATER CANAL OVER CHESTER ROAD (OLD LINE) (List entry Number: 1139354)	
Heritage Asset	<p>SJ 58 SE WALTON C.P. CHESTER ROAD (former route of) 5/57 Aqueduct carrying the Bridgewater Canal over Chester Road (old line): Grade II Listed</p> <p>Aqueduct circa 1770, by James Brindley for the Duke of Bridgewater, of stone-dressed brick. The deep segmental arch on walls with a slight concave batter, dips towards the centre beneath the canal. The intrados has 3 projecting stone bands which terminate as keystones. The splayed brick abutments, battered in section, have plain projecting copings of stone and a flush stone band at the level of the arch springers. A raised sandstone pavement on west side of road beneath the archway. Plain C20 brick parapet to towpath on north bank.</p>
Contribution the site makes to the heritage asset	The aqueduct is situated on lower ground level in comparison to its surrounding and is generally framed by soft landscaping on either side with no built development immediately adjacent to it. The site provides landscaping (trees) which enhances the way the asset is experienced and provides access to the asset. As such it is considered to make a moderate contribution to the significance of the bridge.
Impact allocation may have on significance	Allocation of the site may result in the removal of soft landscaping on either side of the aqueduct and restriction of access to the asset which could result in moderate harm to the setting of the asset.
Maximising enhancements and Mitigating harm	In order to ensure that the allocation of the site is not detrimental to the setting of the aqueduct, it is recommended that screening and soft landscaping on either side is retained and/or enhanced. Access to the asset should also be maintained. Development can also be located away from the bridge and its immediate setting and designed to be sympathetic to its rural setting.
Conclusion and recommendations	Allocation of the site for development may result in some harm to the setting of the aqueduct. Mitigation measures detailed above are therefore recommended in order to ensure that allocation of the site conserves and enhances the heritage asset and its setting.

THOMASONS BRIDGE OVER BRIDGEWATER CANAL (List entry Number: 1312953)	
Heritage Asset	<p>SJ 58 SE WALTON C.P. RUNCORN ROAD (South of) 5/59 Thomasons's Bridge over Bridgewater Canal: Grade II Listed</p> <p>Farm Road Bridge circa 1770 by James Brindley for the Duke of Bridgewater. Brown brick with stone dressings. Deep segmental arch with raised band of sandstone above brick voussoirs. Abutments curved in plan and battered in section. Flush stepped copings of sandstone to parapets. Sandstone walls to canal bank beneath bridge.</p>
Contribution the site makes to the heritage asset	The site is situated in very close proximity to the listed bridge. The bridge is situated over the Bridgewater Canal which is generally framed by soft landscaping on either side which contributes to the way the asset is experienced. Some of this landscaping is within the site which also provides a rural setting for and road access to the bridge. As such; it makes a moderate contribution to its significance.
Impact allocation may have on significance	Allocation of the site may result in the removal of screening on the northern side of the bridge, decimation of the rural setting and increase traffic over the bridge

	which could harm its historic structure and thereby harming the bridge's significance. This could result in considerable/moderate harm to the significance of the bridge.
Maximising enhancements and Mitigating harm	In order to mitigate harm to the asset and its setting, the landscaping buffer to the north of the bridge within the site should be retained and/or enhanced. Traffic control or calming measures can be employed to reduce the amount of traffic utilising the bridge in order to minimise long term impact on the structure. Development can be situated a distance away from the asset and designed to be sympathetic to its rural surroundings. A general soft landscape buffer alongside the canal can also help retain its setting.
Conclusion and recommendations	The site in its current form provides moderate contribution to the setting of the asset and its allocation is also likely to result in moderate harm to the significance of the bridge and its setting. As such, mitigation measures outlined above would need to be considered in order to ensure that the site conserves and enhances the asset.

ACTON GRANGE BRIDGE (OVER BRIDGEWATER CANAL) (List entry number: 1135981)	
Heritage Asset	SJ 58 SE WALTON C.P. BYE LANE (between Chester Road and Runcorn Road) 5/45 Acton Grange Bridge (over Bridgewater Canal): Grade II Listed. Road Bridge over Bridgewater Canal circa 1770 by James Brindley for the Duke of Bridgewater. Brown brick with stone dressings. Deep segmental arch with stone springers and projecting stone band around brick voussoirs. Abutments curved in plan and battered in section. Flush stepped sandstone copings to parapets. Sandstone retaining walls to canal banks beneath bridge. Small patches of repair to bridge in harder red brick; otherwise unaltered.
Contribution the site makes to the heritage asset	The site is situated in very close proximity to the listed bridge. The bridge is situated over the Bridgewater Canal which is generally framed by soft landscaping on either side which contributes the way the asset is experienced. Some of this landscaping is within the site which also provides a rural setting for and road access to the bridge. As such; it makes a moderate contribution to its significance.
Impact allocation may have on significance	Allocation of the site may result in the removal of screening on the northern side of the bridge, decimation of the rural setting and increase traffic over the bridge which could harm its historic structure. This could result in considerable/moderate harm to the significance of the bridge.
Maximising enhancements and Mitigating harm	In order to mitigate harm to the asset and its setting, the landscaping buffer to the north of the bridge within the site should be retained and/or enhanced. Traffic control or calming measures can be employed to reduce the amount of traffic utilising the bridge in order to minimise long term impact on the structure. Development can be situated a distance away from the asset and designed to be sympathetic to its rural surroundings. A general soft landscape buffer alongside the canal can also help retain its setting.
Conclusion and recommendations	The site in its current form provides moderate contribution to the setting of the asset and its allocation is also likely to result in moderate harm to the significance of the bridge and its setting. As such, mitigation measures outlined above would need to be considered in order to ensure that the site conserves and enhances the asset.

POOL COTTAGE, 33 CHESTER ROAD (List entry number: 1139348)	
Heritage Asset	Pool Cottage, 33 Chester Road, (North west side) Grade II Listed. Cottage circa 1800. Brown brick (Flemish bond to front) with gabled grey slate roof and patches of stonework in left gable wall. Of 2 storeys and 3 windows, the cottage was originally a 2-bay farmhouse with the shippon and hayloft (under the

	same roof) left. All openings have camber heads; the arched opening to the former shippon is blocked in matching brickwork. Small 3-light small-pane casements; replacement door.
Contribution the site makes to the heritage asset	The asset is situated on slightly elevated ground, approximately 112m away from the site. The asset is located adjacent to the highway boundary and is prominent/visible from the streetscene. The asset is not visible from the site, tall vegetation and other buildings are visually dominant. In addition, the distance between the site and the asset means that the site does not add any value to the way the asset is appreciated. Therefore when considering the contribution the site makes to the cottage, it is negligible.
Impact allocation may have on significance	Given the distance between the site and the asset, and with the A56 separating the two, it is unlikely that allocation of the site will impact on the significance of the asset. Its allocation will have a negligible impact on the significance of the asset.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes little or no contribution to the heritage asset and its allocation for development is unlikely to result in harm to the significance of the asset.

BROOK HOUSE, 99 WHITEFIELD ROAD, STOCKTON HEATH, (List entry number: 1313019)	
Heritage Asset	<p>No.99 (Brook House) Whitefield Road. (formerly listed under Walton Lea Road) Grade II Listed.</p> <p>House, early C19. Flemish bond brown brick; grey slate roof with flush chimney at each gable and one on ridge. 2 storeys and 5 windows, with a plain plaster plinth and boxed-out eaves at front. 12 pane recessed sashes; gauged brick flat arches on lower storey. Fascimile door of 6 fielded panels in simple wooden case with basket-arched fan (no glazing bars).</p> <p>Interior: 6 panel door in panelled doorcase leads to parlour (left) with elliptical, arched alcove. Internal shutters to windows. Stair of one flight with open string, fluted turned hardwood post, square balusters and swept, inlaid hardwood rail.</p>
Contribution the site makes to the heritage asset	The asset is situated on slightly elevated ground, approximately 146m away from the site. The asset is not visible from the site, tall vegetation and buildings are visually dominant. In addition, the distance between the site and the asset means that the site does not add any value to the way the asset is appreciated. Therefore when considering the contribution the site makes to the asset, it is negligible.
Impact allocation may have on significance	Given the distance between the site and the asset, and with tall vegetation and buildings separating the two, it is unlikely that allocation of the site will impact on the significance of the asset. Its allocation will have a negligible impact on the significance of the asset.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes little or no contribution to the heritage asset and its allocation for development is unlikely to result in harm to the significance of the asset.

WALTON HOUSE, 152 WALTON NEW ROAD, WALTON (List entry number: 1329795)	
Heritage Asset	Walton House, 152 Walton New Road, Walton, (South side) Grade II Listed. House, late C18 of Flemish bond brown brick with graded grey slate roof and 2 brick chimneys. Of 2 storeys and 3 windows with small recessed wings. Ionic prostyle portico of 2 columns; painted stone plinth; stone-coped shaped end gables; large oriel in right gable wall. Large-pane replacement sashes to lower storey, original 12-pane sashes to upper storey at front, all under gauged-brick flat arches; small-pane attic windows in end gables. The front door has a vertical panel to each side of a central recessed moulding externally and 6 panels internally. Semi-circular fanlight without bars. Interior 6-panel doors in moulded and panelled cases. Drawing and dining rooms have panelled embrasures and bases to window-openings. Both rooms (particularly the drawing room) have good ornamented plasterwork. Open-string dog-leg stair through both storeys with mahogany rail on square balusters.
Contribution the site makes to the heritage asset	The asset is situated on slightly elevated ground, approximately 138m away from the site. The asset is not visible from the site, tall vegetation and buildings are visually dominant. In addition, the distance between the site and the asset means that the site does not add any value to the way the asset is appreciated. Therefore when considering the contribution the site makes to the asset, it is negligible.
Impact allocation may have on significance	Given the distance retained between the site and the asset, and with tall vegetation and buildings separating the two, it is unlikely that allocation of the site will impact on the significance of the asset. Its allocation will have a negligible impact on the significance of the asset.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes little or no contribution to the heritage asset and its allocation for development is unlikely to result in harm to the significance of the assets.

7. Locally Listed Buildings

99 CHESTER ROAD	
Heritage Asset	Detached bungalow constructed in stone and designed with a gable roof.
Contribution the site makes to the heritage asset	There is very limited connection between the site and the heritage asset, which are separated by a dual carriage way (A56) and located approximately 25m away for each other. The asset is also heavily screened by vegetation to the north-west. Given these elements, the site makes negligible contribution to the asset and its setting.
Impact allocation may have on significance	Given the distance retained between the site and the asset, the A56 separating the two and the screening of the asset which means there is no connection between two, it is unlikely that allocation of the site will impact on the significance of the asset. Its allocation will have negligible impact on the significance of the asset.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes little or no contribution to the heritage asset and its allocation for development is unlikely to result in harm to the significance of the assets.

THE WALTON ARMS PH	
Heritage Asset	19 th Century Public House constructed in brick and with tall decorated chimneys and stone mullion windows
Contribution the site makes to the heritage asset	There is very limited connection between the site and the heritage asset which is separated by a dual carriage way (A56) and located approximately 20m away for each other. The asset is also heavily screened by vegetation to the north-west. Given these elements, the site makes little to no contribution to the setting of the Walton Lodge.
Impact allocation may have on significance	Given the distance retained between the site and the asset, the A56 separating the two and the screening of the asset which means there is no connection between two, it is unlikely that allocation of the site will impact on the significance of the asset. Its allocation will have negligible impact on the significance of the asset.
Maximising enhancements and Mitigating harm	None required.
Conclusion and recommendations	The site makes little or no contribution to the heritage asset and its allocation for development is unlikely to result in harm to the significance of the assets.

GRANGE MILL HOUSE	
Heritage Asset	Victorian style detached dwelling which is rendered with each window surrounded by brick detailing and brick cills. The property was originally part of Lord Daresbury's estate and the site is thought to have been a water mill for corn.
Contribution the site makes to the heritage asset	Grange Mill House is situated within the site and its rural surrounding provides a historic link to asset's presumed historic use. Therefore the site makes a considerable contribution to the significance of the heritage asset.
Impact allocation may have on significance	Allocation of the site for development may result in loss of the historic rural setting to the site or the total loss of the heritage asset. Therefore it may result in considerable level of harm.
Maximising enhancements and Mitigating harm	If the site is allocated for development, harm to the heritage asset can be mitigated by retaining the asset and its curtilage on site, providing a landscape buffer around the asset and its curtilage and ensuring design of development is sympathetic to its rural setting.
Conclusion and recommendations	The site allocation has the potential to impact on the non-designated heritage asset. It is therefore recommended that mitigation measures outlined above are considered to mitigate this harm.

GRANGE GREEN MANOR	
Heritage Asset	A former farm house that was renovated and subdivided together with outbuildings to create 10 dwellings.
Contribution the site makes to the heritage asset	Grange Mill Manor is situated within the site and its rural surrounding provides a historic link to historic use. Therefore the site makes a considerable contribution to the significance of the heritage asset.
Impact allocation may have on significance	Allocation of the site for development may result in loss of the historic rural setting to the site or the total loss of the heritage asset. Therefore it may result in considerable level of harm.
Maximising enhancements and Mitigating harm	If the site is allocated for development, harm to the heritage asset can be mitigated by retaining the asset and its curtilage on site, providing a soft landscape buffer around the asset and its curtilage and ensuring design of development is sympathetic to its rural setting.
Conclusion and recommendations	The site allocation has the potential to impact on the non-designated heritage asset. It is therefore recommended that mitigation measures outlined above are

	considered to mitigate this harm.
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1 AND 2 COCKFIGHT COTTAGES	
Heritage Asset	Pair of semi-detached cottages constructed in brick and designed with a gable roof.
Contribution the site makes to the heritage asset	The cottages are situated within the site and therefore the site makes a considerable contribution to the significance of the heritage asset.
Impact allocation may have on significance	The cottages are situated within the site and the site provides a rural setting for the heritage assets. Therefore the site makes a considerable contribution to the significance of the heritage asset.
Maximising enhancements and Mitigating harm	Allocation of the site for development may result in the loss of the rural setting of the site or total loss of the heritage assets therefore it is considered to result in considerable level of harm.
Conclusion and recommendations	The site allocation has the potential to impact on the non-designated heritage asset. It is therefore recommended that mitigation measures outlined above are considered to mitigate this harm.

3 AND 4 COCKFIGHT COTTAGES	
Heritage Asset	Pair of semi-detached cottages constructed in brick and designed with a gable roof.
Contribution the site makes to the heritage asset	The cottages are situated within the site and the site provides a rural setting for the heritage assets. Therefore the site makes a considerable contribution to the significance of the heritage asset.
Impact allocation may have on significance	Allocation of the site for development may result in the loss of the rural setting of the site or total loss of the heritage assets therefore it is considered to result in considerable level of harm.
Maximising enhancements and Mitigating harm	If the site is allocated for development, harm to the heritage assets can be mitigated by retaining the assets and their curtilage on site and ensuring surrounding development is sympathetic to its rural setting.
Conclusion and recommendations	The site allocation has the potential to impact on the non-designated heritage asset. It is therefore recommended that mitigation measures outlined above are considered to mitigate this harm.

PORCH HOUSE FARM	
Heritage Asset	Large detached farm house constructed in brick and designed with a gable roof.
Contribution the site makes to the heritage asset	The site provides a rural setting that is linked to the historical use of the asset and is therefore considered to provide a considerable contribution to the significance of the asset.
Impact allocation may have on significance	Allocation of the site for development may result in loss of the historic rural setting to the site or the total loss of the heritage asset. Therefore it may result in considerable level of harm to its significance.
Maximising enhancements and Mitigating harm	If the site is allocated for development, harm to the heritage asset can be mitigated by retaining the asset and its curtilage on site, providing a landscape buffer around the asset and its curtilage and ensuring design of development is sympathetic to its rural setting.
Conclusion and recommendations	The site allocation has the potential to impact on the non-designated heritage asset. It is therefore recommended that mitigation measures outlined above are

	considered to mitigate this harm.
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CANAL FARMHOUSE	
Heritage Asset	Two storey brick building designed with a hipped roof.
Contribution the site makes to the heritage asset	The site provides a rural setting that is linked to the historical use of the asset and is therefore considered to provide a considerable contribution to the significance of the asset.
Impact allocation may have on significance	Allocation of the site for development may result in loss of the historic rural setting to the site or the total loss of the heritage asset. Therefore it may result in considerable level of harm to its significance.
Maximising enhancements and Mitigating harm	If the site is allocated for development, harm to the heritage asset can be mitigated by retaining the asset and its curtilage on site, providing a landscape buffer around the asset and its curtilage and ensuring design of development is sympathetic to its rural setting.
Conclusion and recommendations	The site allocation has the potential to impact on the non-designated heritage asset. It is therefore recommended that mitigation measures outlined above are considered to mitigate this harm.

UNDERBRIDGE COTTAGES	
Heritage Asset	Two storey cottages designed with gable roofs.
Contribution the site makes to the heritage asset	The cottages are situated within the site and therefore the site makes a considerable contribution to the significance of the heritage asset.
Impact allocation may have on significance	Allocation of the site for development may result in the loss of rural setting surrounding the cottages and/or total loss of the heritage assets. Therefore it may result in considerable level of harm on the significance of the asset.
Maximising enhancements and Mitigating harm	If the site is allocated for development, harm to the heritage assets can be mitigated by retaining the assets and their curtilage on site and ensuring that designed of development within the site is sympathetic to its setting.
Conclusion and recommendations	The site allocation has the potential to impact on the non-designated heritage asset. It is therefore recommended that mitigation measures outlined above are considered to mitigate this harm.

2 RUNCORN ROAD	
Heritage Asset	Late C19th / early C20th former school building, of 2-storey massing.
Contribution the site makes to the heritage asset	The building is situated within the site and therefore the site makes a considerable contribution to the significance of the heritage asset.
Impact allocation may have on significance	Allocation of the site for development may result in the total loss of the heritage asset therefore it is considered to result in considerable level of harm.
Maximising enhancements and Mitigating harm	If the site is allocated for development, harm to the heritage asset can be mitigated by retaining the asset and its curtilage on site and providing a landscaping buffer around the asset and its curtilage.
Conclusion and recommendations	The site allocation has the potential to impact on the non-designated heritage asset. It is therefore recommended that mitigation measures outlined above are

	considered to mitigate this harm.
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THE VICARAGE, CHESTER ROAD	
Heritage Asset	Large detached dwelling within a rural setting, which is locally listed
Contribution the site makes to the heritage asset	The building is situated within the site and therefore the site makes a considerable contribution to the significance of the heritage asset.
Impact allocation may have on significance	Allocation of the site for development may result in the total loss of the heritage asset therefore it is considered to result in considerable level of harm.
Maximising enhancements and Mitigating harm	If the site is allocated for development, harm to the heritage asset can be mitigated by retaining the asset and its curtilage on site and providing a landscaping buffer around the asset and its curtilage.
Conclusion and recommendations	The site allocation has the potential to impact on the non-designated heritage asset. It is therefore recommended that mitigation measures outlined above are considered to mitigate this harm.

34 & 35, CHESTER ROAD	
Heritage Asset	A pair of semi-detached cottages constructed in brick and designed with a gable roof and two chimney stacks.
Contribution the site makes to the heritage asset	The assets are situated on slightly elevated ground, approximately 63m away from the site. The assets are prominent/visible from the streetscene and cannot be viewed from the site, tall vegetation and other buildings are visually dominant. However, the assets lie close to the site boundary and the current open nature of the site provides some value to the way the assets are appreciated, as the urban environment currently becomes more open in nature in this location. Therefore when considering the contribution the site makes to the assets, it can be regarded as slight.
Impact allocation may have on significance	Given the distance between the site and the assets, and the limited direct views between the two, the site allocation will result in low harm to the significance of the heritage assets and their setting.
Maximising enhancements and Mitigating harm	If the site is allocated for development, harm to the heritage asset can be mitigated by retained by providing a landscaping buffer at the eastern end of the site and ensuring that new buildings/site layout are designed sensitively with the heritage assets in mind.
Conclusion and recommendations	The site allocation has the potential to impact on the non-designated heritage asset. It is therefore recommended that the mitigation measures outlined above are considered to mitigate this harm.

2 & 3 Walton Lea Cottages, Chester Road	
Heritage Asset	A pair of semi-detached cottages designed with gable roofs.
Contribution the site makes to the heritage asset	The assets are situated adjacent to the site. The site provides a rural setting for the heritage assets, therefore the site makes a considerable contribution to the heritage assets.
Impact allocation may have on significance	Allocation of the site for development may result in the loss of the rural setting of the site therefore it is considered to result in a considerable level of harm.
Maximising enhancements and Mitigating harm	If the site is allocated for development, harm to the heritage assets can be mitigated by ensuring surrounding development is sympathetic to the rural setting of the assets by including appropriate buffers and landscaping, and ensuring that the design of any new development is appropriate in the context of the assets.

Conclusion and recommendations	The site allocation has the potential to impact on the non-designated heritage assets. It is therefore recommended that the mitigation measures outlined above are implemented to mitigate this harm.
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8. Conservation Areas

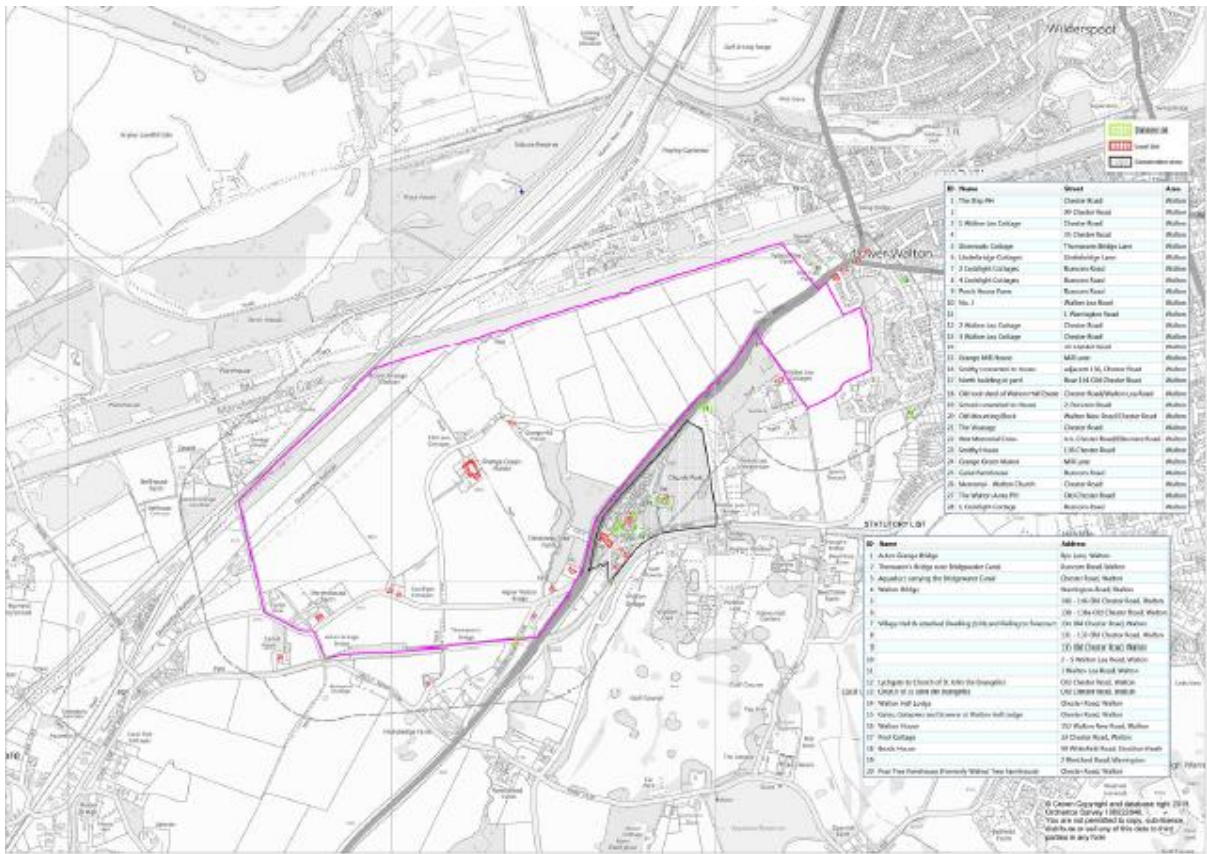
WALTON VILLAGE CONSERVATION AREA	
Heritage Asset	<p>Designated in 1977 for its quality and interest, historic layout, hard and soft landscaping, vistas along streets and thoroughfares, and, the quality, scale and detailing of their individual buildings, groups of buildings and spaces between them.</p> <p>Characterised by the unity in architectural style of its buildings, a unity which is preserved in elements of the elevational treatment of all the buildings, despite some variation in building materials. The use of red sandstone blocks as a decorative feature is one of the most notable common elements. It is thus the combination of buildings of character, their grouping and the numerous belts of trees and the areas of open space which gives Walton its great charm.</p>
Contribution the site makes to the heritage asset	Walton Conservation Area is situated directly opposite the site, separated by the A56 dual carriageway. It comprises some agricultural fields and limited built development. The site has no historic connection with the development of the conservation area and its physical from it means it provides negligible contribution to its setting.
Impact allocation may have on significance	Despite the site being located opposite the conservation area, it separated from it such that its development is likely to result in negligible harm to significance of the conservation area.
Maximising enhancements and Mitigating harm	While the site in its current form makes no contribution to the setting of the Walton Conservation Area, allocation of the site provides an opportunity to improve its surroundings and setting. This can be through ensuring that design of development directly opposite the conservation area is of good quality and sympathetic. Limiting the height of development immediately adjacent to the conservation area perhaps to a maximum of two storeys can also help to enhance the conservation area.
Conclusion and recommendations	The site makes little or no contribution to the Conservation Area and its allocation for development is unlikely to result in harm to the significance of the assets. However, sympathetic development of the site (primarily development that would directly opposite the conservation area) can ensure that the site enhances or has neutral impact on the conservation area.

MOORE CONSERVATION AREA (Halton)	
Heritage Asset	Moore Conservation area comprises numerous historic assets including approximately 11 Listed Buildings.
Contribution the site makes to the heritage asset	The site is largely separated from the Moore Conservation Area. It is situated over 460m (approximately) at the nearest, with land separating the two comprising primarily open fields and limited built development. The site provides no key views to the conservation area or heritage assets within it. It also does not contribute to its setting. As such, the site is considered to have negligible contribution to the Moore Conservation Area.
Impact allocation may have on significance	Development of the site will have a negligible impact on the significance of Moore Conservation Area and the heritage assets contained within it as it situated over 460m away, at lower ground level and would not interrupt any key views to the historic environment.
Maximising enhancements and Mitigating harm	None.

Conclusion and recommendations	The site makes little or no contribution to Moore Conservation Area and its allocation for development is unlikely to result in harm to the significance of the assets.
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Appendix 1

South West Urban Extension and Heritage Assets



Appendix 2

Assets Discounted from Assessment

Heritage Asset	Reasons for discounting it from assessment
<p><i>Listed Buildings</i></p> <p>2, WESTFORD ROAD (List entry Number: 1310060) 1 WALTON LEE ROAD 1 WALTON LEE ROAD 131 Chester Road 133 Chester Road 135 Chester Road</p> <p><i>Locally Listed Buildings</i></p> <p>War Memorial Cross Old Mounting Block The Ship Public House, Chester Road) Memorial Walton Church North Building in Yard (Rear of 134 Old Chester Road) 1 Warrington Road 35 Chester Road No.2 Walton Lee Road Stoneoaks Cottage, Thomasons Bridge Lane Smithy Converted to House (adjacent to 136 Chester Road) Smithy House, 136 Chester Road</p>	<p>The site is within 200m of the heritage assets however, it has no connection with the assets or their setting to result in any impact if it was to be allocated for development.</p>