

D - Broadheath Site Assessments

Technical Report December 2017



Address: Ethel Hanley House

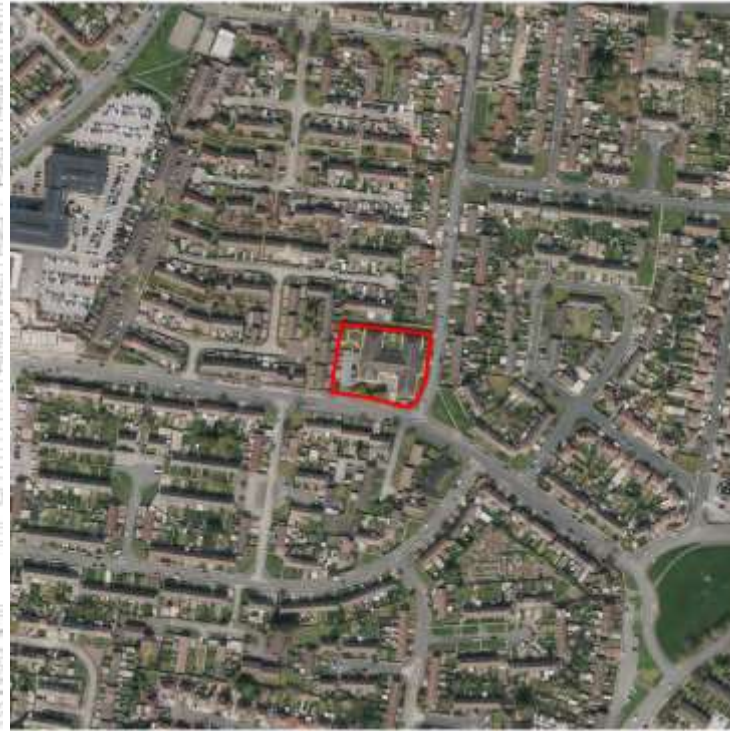
Site Size (ha): 0.38

Grid Ref: 349234 / 385849

Ward: Broadheath



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Site Description

Brownfield/Greenfield Brownfield

Previous Use Unknown.

Current Use Widnes Hall Care Home

Buildings on Site Widnes Hall Care Home

Proportion of Site Covered by Buildings 75

Proportion of Buildings currently in use 100

Surrounding Uses The site is surrounded by residential properties.

Planning History 07/00550/FUL (PER) - Proposed two storey residential care home for the elderly at Ethel Hanley House (Site is now developed and in this use).

Reduce Deprivation This site is located within the 10% most deprived LSOAs nationally.

Ownership Private

Source of Site SHLAA

Proposal

Proposal: No known proposals for this site.

Benefits: N/A

Contribution to Local Plan: N/A

Designations

Environmental None applicable

Heritage None applicable

Key Area of Change None applicable

Existing Policy Designations Primarily Residential Area

Policy Allocations None applicable

Conclusion Primarily Residential Area is considered to be appropriate.

Physical Constraints

Flood Risk	This site is located within Flood Zone 1 - little or no risk.
Ground Conditions	None applicable
Heritage	No particular heritage issues or constraints have been identified.
Habitats	No habitats have been identified within this site.
Landscape	None applicable
Townscape	Developed site.
Pollution	No pollution constraints have been identified.
Infrastructure	No known infrastructure constraints.
Other Information	No other physical constraints identified at this time.
Mitigation	No infrastructure constraints identified.
Conclusion	This site is subject to physical constraints considered to be minor. Therefore it is considered that this site may be suitable for development, if each of the physical constraints identified is addressed.

Connectivity

Walking	
Cycling	On road access from Borrowdale Road/ Coronation Drive
Train	Hough Green Rail Station (882m away)
Bus	Borrowdale Road (16m away)
Road	
Waterways	There are no waterways in close proximity.
Site Access	Access into the site would need to be created and agreed with the Council's Highways Team.
ICT	General Broadband and Fibre Optic
Conclusion	This site is considered to have satisfactory connectivity. However it is likely, dependent on the use proposed, that any development of this site would require improvements to the connectivity.

Infrastructure

Water and Sewerage	To be determined in consultation with UU.
Education	Primary and Secondary School capacity to be determined in consultation with Education Team.
Health	To be determined in consultation with the Clinical Commissioning Group (CCG).
Community	This site is located within 400m of Ditton Library and Children's Centre and within 800m of Ditton Community Centre.
Open Space	No public open space has been identified in the immediate area at this time, this may be an area in need of improvement.
Other	No other infrastructure has been identified at this time.
Conclusion	Infrastructure capacity, supply and demand to be determined following consultation with providers.

Accessibility

Convenience Store Queens Avenue is the closest Local Centre.

Distance to (m) 267 **Quality of Route** . .

Town Centre The closest town or district centre is at Widnes.

Distance to (m) 1858 **Quality of Route** . . Not in immediate vicinity of a Town or District Centre.

Primary School The closest primary school is Oakfield Community Primary School.

Distance to (m) 601 **Quality of Route** . .

Secondary School The closest secondary school is Ormiston Chadwick Academy.

Distance to (m) 613 **Quality of Route** . .

Employment Site Everite Road Industrial Estate is the closest employment area.

Distance to (m) 711 **Quality of Route** . .

Quality of Site Everite Road Industrial Estate is a former industrial complex now in multi-occupation plus a number of smaller industrial buildings and terraces. It is considered a key employment site, primarily geared towards local businesses.

GP Surgery The Beeches Medical Centre

Distance to (m) 346 **Quality of Route** . .

Open Space Hough Green Park

Distance to (m) 530 **Quality of Route** . .

Other facilities and Amenities No other facilities, services or amenities have been identified which may contribute to the accessibility of this site.

Conclusion **The site is considered to have satisfactory accessibility to services and facilities, however improvement would be required if the site were to be developed.**

Green Belt Report

Summary Conclusion Not located in the Green Belt

GB Conclusion This site is not located in the Green Belt.

Sustainability Appraisal

SA Report Further assessment and appraisal of the Sustainability of the site will be undertaken as the Site Assessments and Local Plan progress.

SA Summary It is considered that overall the development of this site is likely to have a negligible impact on the sustainability of the Borough.

The development of this site is unlikely to impact on the biodiversity in Halton. The development of this site is unlikely to impact on the water quality and resources of the Borough. The redevelopment of this brownfield site will help to protect soil and help to retain land resources. This site is located within Flood Zone 1 with little or no risk to development. The development of this site is unlikely to impact on the cultural heritage and landscape in Halton and has the potential to reduce impacts in other areas.

This site is considered to contribute to social inclusion, and has the potential to support existing services and facilities, as it is already well served with access to education, health, employment, retail and services. It is considered that the development of this site could contribute to the physical and mental health and well-being of the community.

It is considered that this site has the potential to support the vitality and viability of the Borough's centres. The development of this site could contribute to the range of good quality housing in Halton.

In order to encourage the use of sustainable transport in the Borough, the connectivity of this site would need to be improved, if the site were to be developed. The development of this site is likely to have a negligible impact on air quality. This site is not located within an AQMA. It can be accessed by some forms of sustainable transport and may lead to some private car journeys being replaced.

Deliverability

Suitability Site is already developed and not considered suitable for redevelopment at this time.

Availability Unknown

Viability To be determined

Summary and Recommendations

SUMMARY The site is already developed and should be removed from the assessment.

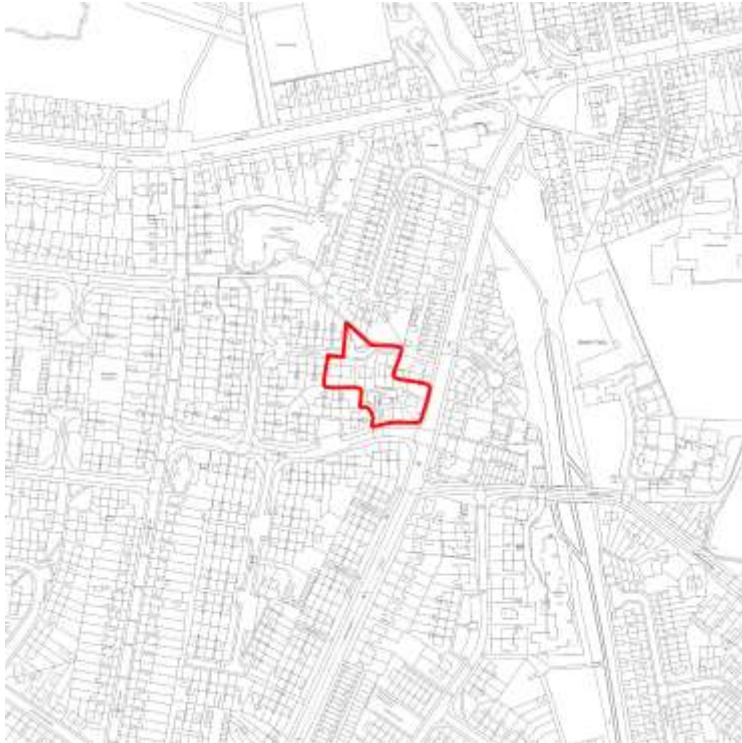
Recommendations **The site is already developed and should be removed from the assessment.**

Address: Hale Road / Crossway

Site Size (ha): 0.33

Grid Ref: 349689 / 386049

Ward: Broadheath



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Site Description

Brownfield/Greenfield Greenfield

Previous Use . . . Unknown.

Current Use. Informal open space. Part of the site is also being used as an informal parking area for the hairdressers on Hale Road.

Buildings on Site None

Proportion of Site Covered by Buildings 0

Proportion of Buildings currently in use 0

Surrounding Uses Residential properties surround the site.

Planning History No relevant planning history.

Reduce Deprivation This site is located within the 20% most deprived LSOAs nationally.

Ownership 3% Council Ownership (Sold to Halton Housing Trust)

Source of Site SHLAA ref: H1337

Proposal

Proposal: SHLAA proposes 12 dwellings.

Benefits: Would contribute to housing needs of Widnes.

Contribution to Local Plan: Would contribute to Halton's housing requirements.

Designations

Environmental None applicable

Heritage None applicable

Key Area of Change None applicable

Existing Policy Designations Primarily Residential Area

Policy Allocations None applicable

Conclusion The existing designation as a Primarily Residential Area remains appropriate for the site.

Physical Constraints

- Flood Risk** This site is located within Flood Zone 1 - little or no risk.
- Ground Conditions** 3% of the site is Potentially Contaminated Land (pond) - No ground contamination issues of any note. Site is landscaped and is humped in areas.
- Heritage** No particular heritage issues or constraints have been identified.
- Habitats** No habitats have been identified within this site.
- Landscape** Couple of trees and pathways. No landscape features of any note.
- Townscape** The site is residential in character due to its surroundings.
- Pollution** No pollution constraints have been identified.
- Infrastructure** No known infrastructure constraints.
- Other Information** No other physical constraints identified at this time.
- Mitigation** Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consultation with the Contaminated Land Officer would be required to ensure that any contamination is identified and mediated as appropriate.
- Conclusion** **This site is subject to physical constraints considered to be minor. Therefore it is considered that this site may be suitable for development, if each of the physical constraints identified is addressed.**

Connectivity

- Walking** Good access to walking routes around the area.
- Cycling** On road access from Crossway/ Eastway.
- Train** Hough Green Rail Station (1184m away) - Site is probably just within walking distance to Widnes Train Station.
- Bus** Crossway (1m away). Bus routes along Hale Road and Liverpool Road.
- Road** Good access to the wider road network.
- Waterways** Not in vicinity.
- Site Access** Site access would be most appropriate to the west of the site along Eastway as the junction of Crossway / Hale Road may result in highway issues.
- ICT** General Broadband and Fibre Optic
- Conclusion** **The site is considered to have good connectivity. However it is possible, dependent on the use and scale of any proposed development, that this site may require improvements to the connectivity.**

Infrastructure

- Water and Sewerage** To be determined in consultation with UU.
- Education** Primary and Secondary School capacity to be determined in consultation with Education Team. The site has good access to primary schools and secondary schools in the area.
- Health** To be determined in consultation with the Clinical Commissioning Group (CCG).
- Community** This site is located within 400m of Ditton Community Centre and Children's Centre.
- Open Space** Widnes Recreation Ground is within walking distance.
- Other** No other infrastructure has been identified at this time.
- Conclusion** **The site has good access to social infrastructure.**

Accessibility

Convenience Store Liverpool Road is the closest Local Centre.

Distance to (m) 219 **Quality of Route** . . Liverpool Road Local Centre is within walking distance. Co-op store is located on the corner of Liverpool Road / Hale Road.

Town Centre The closest town or district centre is at Widnes.

Distance to (m) 1460 **Quality of Route** . . Widnes Town Centre is walkable along Liverpool Road.

Primary School The closest primary school is Ditton Primary School.

Distance to (m) 496 **Quality of Route** . . Ditton Primary School is walkable along Hale Road / Liverpool Road.

Secondary School The closest secondary school is Ormiston Chadwick Academy.

Distance to (m) 327 **Quality of Route** . . Good walking route to Ormiston Chadwick Academy along Hale Road / Liverpool Road.

Employment Site St Michael's Industrial Estate is the closest employment area.

Distance to (m) 1090 **Quality of Route** . . Easy walking route along Hale Road. Everite Road Industrial Estate is also accessible from the site.

Quality of Site St Michael's Industrial Estate provides small scheme of terraced industrial units, with a number of self-contained sites along the north side of Ditton Road. It is considered a key employment site, primarily geared towards local businesses.

GP Surgery Upton Rocks Primary Care

Distance to (m) 509 **Quality of Route** . . Within walking distance northwards along Hale Road, cross Liverpool Road and onto Prescot Road. The surgery is located adjacent to Widnes Rugby Union Club.

Open Space King Georges Park

Distance to (m) 354 **Quality of Route** . . Excellent route along Dundalk Road.

Other facilities and Amenities No other facilities, services or amenities have been identified which may contribute to the accessibility of this site.

Conclusion **Overall the site is considered to have excellent accessibility to services and facilities. However, some minor improvements may be required dependent on the development proposed.**

Green Belt Report

Summary Conclusion Not located in the Green Belt

GB Conclusion This site is not located in the Green Belt.

Sustainability Appraisal

SA Report Further assessment and appraisal of the Sustainability of the site will be undertaken as the Site Assessments and Local Plan progress.

SA Summary It is considered that overall the development of this site is likely to have a minor positive impact on the sustainability of the Borough.

The development of this site is unlikely to impact on the biodiversity in Halton. The development of this site is unlikely to impact on the water quality and resources of the Borough. This is a greenfield site and its development is therefore considered to impact on the soil and land resources in the Borough. This site is within Flood Zone 1 with little or no risk to development. The development of this site is unlikely to impact on the cultural heritage and landscape in Halton and has the potential to reduce impacts in other areas, and it has good access to public open space.

This site is considered to contribute to social inclusion, and has the potential to support existing services and facilities, as it is already well served with access to education, health, employment, retail and services. It is considered that this site will contribute to improvements in the health and well-being of the local community. It is within close proximity of a health facility and has access to a public open space.

It is likely that the development of this site would support the vitality and viability of the local centre. The development of this site could contribute to the range of good quality housing in Halton.

The development of this site has the potential to support the choice and use of sustainable transport in Halton, due to the availability of sustainable modes of transport. This site is not located within an AQMA and can be accessed by public transport, which is likely to support improvements in air quality.

Deliverability

Suitability Site is suitable for development.

Availability Site is available for development. This site is mainly within the Council's ownership.

Viability Development viability is unknown.

Summary and Recommendations

SUMMARY This site is considered to be subject to minor physical constraints, have good connectivity and excellent accessibility. The site is identified as a Primarily Residential Area.

It is considered that this site may be appropriate for a residential allocation.

Recommendations **The site is considered suitable and available for development. There are no over-riding constraints and the site has good overall connectivity and access to services and facilities. It is considered that this site may be appropriate for a residential allocation.**

Address: Rear of Ditton Community Centre

Site Size (ha): 1.57

Grid Ref: 350104 / 386024

Ward: Broadheath



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Site Description

Brownfield/Greenfield Greenfield

Previous Use . . .Unknown.

Current Use Football pitch - part of King Georges Park.

Buildings on Site None

Proportion of Site Covered by Buildings 0

Proportion of Buildings currently in use 0

Surrounding Uses Community Centre and Nursery border the site to the south, Chestnut Lodge School and Ditton Primary School to the north.

Planning History No relevant planning history.

Reduce Deprivation This site is located within the 20% most deprived LSOAs nationally.

Ownership 99% Council Ownership. (Land ownership may be complicated due to King George V Trust.)

Source of Site SHLAA ref: H1244

Proposal

Proposal: No known proposals for this site.

Benefits: N/A

Contribution to Local Plan: . N/A

Designations

Environmental Ball O'Ditton Parkland - Urban Fringe Parkland (enhance and restore).

Heritage None applicable

Key Area of Change None applicable

Existing Policy Designations Green Space

Policy Allocations None applicable

Conclusion The existing Green Space designation remains appropriate for the site.

Physical Constraints

- Flood Risk** This site is located within Flood Zone 1 - little or no risk.
- Ground Conditions** 1% of the site is Potentially Contaminated Land (historic pond). Levels appear generally flat.
- Heritage** No particular heritage issues or constraints have been identified.
- Habitats** No habitats have been identified within this site.
- Landscape** Landscape Character Area, UDP Important Landscape Features. Established trees border the site
- Townscape** The site is open in character. The site provides an ideal setting for the surrounding schools / nursery.
- Pollution** No pollution constraints have been identified.
- Infrastructure** No known infrastructure constraints.
- Other Information** No other physical constraints identified at this time.
- Mitigation** Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration should be given to the ability to improve the LCAs. Consultation with the Contaminated Land Officer would be required to ensure that any contamination is identified and mediated as appropriate.
- Conclusion** **This site is subject to physical constraints considered to be minor. However, the sites open character presents a constraint to development.**

Connectivity

- Walking** Excellent access to walking routes.
- Cycling** Pathway/Cycle track across King Georges Park
- Train** Widnes Rail Station (1485m away). Site is probably just within walking distance to Widnes Train Station.
- Bus** Ditton Centre (92m away). Bus routes along Hale Road and Liverpool Road.
- Road** Good access to the wider road network.
- Waterways** Not in vicinity.
- Site Access** Site access would present a constraint to development as there is no clear access point to the site unless the character / setting of the area was changed.
- ICT** None
- Conclusion** **Connectivity of the site is satisfactory, however, the site lacks site accessibility. This is seen as a main constraint to development.**

Infrastructure

- Water and Sewerage** To be determined in consultation with UU.
- Education** Primary and Secondary School capacity to be determined in consultation with Education Team. The site has good access to primary schools and secondary schools in the area.
- Health** To be determined in consultation with the Clinical Commissioning Group (CCG).
- Community** This site is located within 400m of Ditton Community Centre and Children's Centre.
- Open Space** The site is included as part of King George's Park.
- Other** No other infrastructure has been identified at this time.
- Conclusion** **The site has good access to social infrastructure.**

Accessibility

Convenience Store Liverpool Road is the closest Local Centre.

Distance to (m) 252 **Quality of Route** . . Liverpool Road Local Centre is within walking distance. Co-op store is located on the corner of Liverpool Road / Hale Road.

Town Centre The closest town or district centre is at Widnes.

Distance to (m) 1032 **Quality of Route** . . Widnes Town Centre is walkable along Liverpool Road.

Primary School The closest primary school is Ditton Primary School.

Distance to (m) 104 **Quality of Route** . . Ditton Primary School is adjacent to the site.

Secondary School The closest secondary school is Ormiston Chadwick Academy.

Distance to (m) 571 **Quality of Route** . . Good walking route to Ormiston Chadwick Academy along Hale Road / Liverpool Road.

Employment Site St Michael's Industrial Estate is the closest employment area.

Distance to (m) 1229 **Quality of Route** . . Easy walking route along Hale Road. Everite Road Industrial Estate is also accessible from the site.

Quality of Site St Michael's Industrial Estate provides small scheme of terraced industrial units, with a number of self-contained sites along the north side of Ditton Road. It is considered a key employment site, primarily geared towards local businesses.

GP Surgery Upton Rocks Primary Care

Distance to (m) 454 **Quality of Route** . . Within walking distance northwards along Hale Road, cross Liverpool Road and onto Prescot Road. The surgery is located adjacent to Widnes Rugby Union Club.

Open Space King Georges Park

Distance to (m) 64 **Quality of Route** . . Site is adjacent to the park.

Other facilities and Amenities No other facilities, services or amenities have been identified which may contribute to the accessibility of this site.

Conclusion **Overall the site is considered to have excellent accessibility to services and facilities. However, some minor improvements may be required dependent on the development proposed.**

Green Belt Report

Summary Conclusion Not located in the Green Belt

GB Conclusion This site is not located in the Green Belt.

Sustainability Appraisal

SA Report Further assessment and appraisal of the Sustainability of the site will be undertaken as the Site Assessments and Local Plan progress.

SA Summary It is considered that overall the development of this site is likely to have a negligible impact on the sustainability of the Borough.

The development of this site is unlikely to impact on the biodiversity in Halton. The development of this site is unlikely to impact on the water quality and resources of the Borough. The development of this site has the potential to impact on the availability of soil and land resources in the Borough and will lead to the loss of a greenfield site. This site is located within Flood Zone 1 with little or no risk to development. This site is identified as a Landscape Character Area and as such its development has the potential to impact on the landscape of the Borough.

This site is considered to contribute to social inclusion, and has the potential to support existing services and facilities, as it is already well served with access to education, health, employment, retail and services. It is considered that the development of this site could contribute to the physical and mental health and well-being of the community.

It is considered that this site has the potential to support the vitality and viability of the Borough's centres. This site is unlikely to contribute to the provision of a range of good quality and affordable homes.

If development in this area is able to contribute to the sustainable transport provision the site has the potential support the choice and use of sustainable transport in Halton. The development of this site is likely to have a negligible impact on air quality. This site is not located within an AQMA. It can be accessed by some forms of sustainable transport and may lead to some private car journeys being replaced.

Deliverability

Suitability At present due to the contribution of open space on the site, this site is not considered appropriate for development. However, if the existing uses were to be identified as surplus to requirements or alternate provision made it is considered that this site may have potential for residential development.

Availability This site is mainly within the Council's ownership.

Viability Development viability is unknown.

Summary and Recommendations

SUMMARY This site is considered to be subject to minor physical constraints, have satisfactory connectivity and excellent accessibility. The site is identified as a Green Space designation.

It is considered appropriate to retain the Green Space designation. However, if the existing uses were to be identified as surplus to requirements or alternate provision made it is considered that this site may have potential for residential development.

Recommendations **At present due to the contribution of open space on the site, this site is not considered appropriate for development. It is considered appropriate to retain the Green Space designation.**

However, if the existing uses were to be identified as surplus to requirements or alternate provision made it is considered that this site may have potential for residential development. The site access issues will also need to be resolved.

Address:

Site Size (ha): 4.43

Grid Ref: 349892 / 386702

Ward: Broadheath



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Site Description

Brownfield/Greenfield Greenfield

Previous Use . . .Unknown

Current Use. Widnes Rugby Union Club

Buildings on Site Clubhouse

Proportion of Site Covered by Buildings 5

Proportion of Buildings currently in use 100

Surrounding Uses Residential properties surround the site. To the north is the railway line.

Planning History No relevant planning history.

Reduce Deprivation This site is not located in an area (LSOA) identified as within the 20% most deprived nationally.

Ownership Widnes Rugby Union Club

Source of Site DALP site assessment process.

Proposal

Proposal: No known proposal

Benefits: N/A

Contribution to Local Plan: . N/A

Designations

Environmental None applicable

Heritage None applicable

Key Area of Change None applicable

Existing Policy Designations Primarily Residential Area, Green Space

Policy Allocations None applicable

Conclusion The existing Green Space designation is considered appropriate.

Physical Constraints

- Flood Risk** This site is located within Flood Zone 1 - little or no risk.
- Ground Conditions** 5% of the site is Potentially Contaminated Land (historic ponds).
- Heritage** No particular heritage issues or constraints have been identified.
- Habitats** No habitats have been identified within this site.
- Landscape** Landscape Character Area, UDP Important Landscape Features
- Townscape** Although the site itself is quite open it is enclosed by residential development and rail infrastructure, which make the site feel urban.
- Pollution** No pollution constraints have been identified.
- Infrastructure** No known infrastructure constraints.
- Other Information** No other physical constraints identified at this time.
- Mitigation** Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration should be given to the ability to improve the LCAs. Consultation with the Contaminated Land Officer would be required to ensure that any contamination is identified and mediated as appropriate.
- Conclusion** **This site is subject to physical constraints considered to be minor. Therefore it is considered that this site may be suitable for development, if each of the physical constraints identified is addressed.**

Connectivity

- Walking** There is a footpath adjacent to the site on Prescott Road and there are footpaths to the site entry point on Heath Road, although part of the footpaht nearest to the site is very narrow.
- Cycling** On road access from Prescot Road/ Heath Road. Footpath running alongside.
- Train** Hough Green Rail Station (1249m away)
- Bus** Wellington Inn (3m away)
- Road** Site is adjacent to the road network and has access on to Heath Road.
- Waterways** There are no waterways in close proximity.
- Site Access** Access into the site would need to be created and agreed with the Council's Highways Team.
- ICT** General Broadband and Fibre Optic
- Conclusion** **The site is considered to have good connectivity. However it is possible, dependent on the use and scale of any proposed development, that this site may require improvements to the connectivity.**

Infrastructure

- Water and Sewerage** To be determined in consultation with UU.
- Education** Primary and Secondary School capacity to be determined in consultation with Education Team.
- Health** To be determined in consultation with the Clinical Commissioning Group (CCG).
- Community** Part of this site is located within 800m of Ditton Community Centre and Children's Centre.
- Open Space** No public open space has been identified in the immediate area at this time, this may be an area in need of improvement.
- Other** No other infrastructure has been identified at this time.
- Conclusion** **Infrastructure capacity, supply and demand to be determined following consultation with providers.**

Accessibility

Convenience Store Liverpool Road is the closest Local Centre.

Distance to (m) 247 **Quality of Route** . .The local centre on Liverpool Road can be accessed along the footpaths on Prescot Road. There are residential properties overlooking this route.

Town Centre The closest town or district centre is at Widnes.

Distance to (m) 1547 **Quality of Route** . .Widnes Town Centre can be accessed along the footpaths on Prescot Road and Liverpool Road. There are residential properties overlooking this route.

Primary SchoolThe closest primary school is Ditton Primary School.

Distance to (m) 424 **Quality of Route** . .Ditton Primary School can be accessed along the footpaths on Prescot Road and Liverpool Road. There are residential properties overlooking this route.

Secondary School The closest secondary school is Ormiston Chadwick Academy.

Distance to (m) 272 **Quality of Route** . .Ormiston Chadwick Academy can be accessed along the footpaths on Prescot Road and Liverpool Road. There are residential properties overlooking this route. It can also be accessed via the footpaths off Radnor Drive.

Employment SiteSt Michael's Industrial Estate is the closest employment area.

Distance to (m) 1657 **Quality of Route** . .St Michael's Industrial Estate can be accessed along the footpaths on Prescot Road and onto Hale Road. There are residential properties overlooking this route.

Quality of Site St Michael's Industrial Estate provides small scheme of terraced industrial units, with a number of self-contained sites along the north side of Ditton Road. It is considered a key employment site, primarily geared towards local businesses.

GP Surgery Upton Rocks Primary Care

Distance to (m) 60 **Quality of Route** . . Upton Rocks Health Centre can be accessed along Prescott Road, onto Queensbury Way and onto Lanark Gardens.

Open Space Upton Rocks Park

Distance to (m) 402 **Quality of Route** . .Site is open space, used for Rugby.

Other facilities and Amenities No other facilities, services or amenities have been identified which may contribute to the accessibility of this site.

Conclusion **The site is considered to have good accessibility to services and facilities, however some improvement may be required dependent on the development proposed.**

Green Belt Report

Summary ConclusionNot located in the Green Belt

GB Conclusion This site is not located in the Green Belt.

Sustainability Appraisal

SA Report Further assessment and appraisal of the Sustainability of the site will be undertaken as the Site Assessments and Local Plan progress.

SA Summary It is considered that overall the development of this site is likely to have a negligible impact on the sustainability of the Borough.

The development of this site is unlikely to impact on the biodiversity in Halton. The development of this site is unlikely to impact on the water quality and resources of the Borough. The development of this site has the potential to impact on the availability of soil and land resources in the Borough and will lead to the loss of a greenfield site. This site is located within Flood Zone 1 with little or no risk to development. This site is identified as a Landscape Character Area and as such its development has the potential to impact on the landscape of the Borough.

This site is considered to contribute to social inclusion, and has the potential to support existing services and facilities, as it is already well served with access to education, health, employment, retail and services. It is considered that the development of this site could contribute to the physical and mental health and well-being of the community.

It is considered that this site has the potential to support the vitality and viability of the Borough's centres. This site is unlikely to contribute to the provision of a range of good quality and affordable homes.

The development of this site has the potential to support the choice and use of sustainable transport in Halton, due to the availability of sustainable modes of transport. This site is not located within an AQMA and can be accessed by public transport, which is likely to support improvements in air quality.

Deliverability

Suitability Due to its current use Widnes Rugby Union Football Club, it is not considered that the site is suitable for development. If the current use were to relocate it is considered that this site may be suitable for residential development.

Availability The site is not considered available for development.

Viability N/A

Summary and Recommendations

SUMMARY This site is considered to be subject to minor physical constraints, have good connectivity and good accessibility. The site is identified as a Green Space allocation. It is considered that this site could be retained as a Green Space designation.

Recommendations **The existing Green Space designation is considered appropriate at this time.**

Address: Adjacent Hough Green Station

Site Size (ha): 0.15

Grid Ref: 348578 / 386426

Ward: Broadheath



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Site Description

Brownfield/Greenfield . . . Greenfield

Previous Use . . .Unknown

Current Use Vacant

Buildings on Site None

Proportion of Site Covered by Buildings 0

Proportion of Buildings currently in use 0

Surrounding Uses Hough Green Station is to the west of the site, with residential properties and the Local Centre to the east.

Planning History 14/00662/FUL - Proposed development of 5 no. dwellings with associated access and car parking at Land At Wilsden Road

Reduce Deprivation This site is located within the 20% most deprived LSOAs nationally.

Ownership 62% Council Ownership.

Source of Site Planning application

Proposal

Proposal: Proposes 5 dwellings for part of the original site.

Benefits: Bring vacant land back into use and contribute to the areas housing offer.

Contribution to Local Plan: . Contribute to the Halton housing requirement.

Designations

Environmental None applicable

Heritage Listed Building within Site Boundary

Key Area of Change None applicable

Existing Policy Designations Section of the site put forward in the SHLAA is included as Primarily Residential, the section adjacent to the Station is designated as White Land.

Policy Allocations None applicable

Conclusion **Primarily Residential designation for the SHLAA section of the site remains appropriate.**

Physical Constraints

- Flood Risk** Flood Zone 1 - Little or no risk.
- Ground Conditions** 12% of the site is Potentially Contaminated Land - Potential contamination due to historic railway lines and sidings to the north of the site. The site is also very steep at the entrance to the station.
- Heritage** Adjacent to Hough Green Station Listed Building (Grade II).
- Habitats** No habitats identified, although it is likely that further surveys would be required.
- Landscape** Site is extremely overgrown.
- Townscape** Low density residential properties of various types around the entrance to the site.
- Pollution** No pollution constraints have been identified.
- Infrastructure** Telecommunications apparatus to the north west of the site.
- Other Information** No other physical constraints identified at this time.
- Mitigation** Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. The heritage value of the site should be conserved and where possible enhanced. Consideration should be given to the setting of the Listed Building. Consultation with the Contaminated Land Officer would be required to ensure that any contamination is identified and mediated as appropriate.
- Conclusion** **Contamination issues related to the railway and the telecommunications apparatus would need to be investigated further and mitigated if possible.**

Connectivity

- Walking** Good walking routes to services and facilities. Local centre and primary school in walking distance.
- Cycling** Access from Wilsden Road
- Train** Adjacent to Hough Green Station (31m away).
- Bus** Hough Green Station (71m away). Busy bus route along Liverpool Road.
- Road** Road connectivity to the wider network is good.
- Waterways** Not in vicinity.
- Site Access** Site access off Wilsden Road.
- ICT** General Broadband and Fibre Optic
- Conclusion** **Connectivity of the site is excellent.**

Infrastructure

- Water and Sewerage** To be determined in consultation with UU.
- Education** Primary and Secondary School capacity to be determined in consultation with Education Team. Spinney Avenue Church of England Primary School is within easy walking distance.
- Health** Health centre located at the Local Centre on Liverpool Road / Ditchfield Road.
- Community** This site is within 400m of Chapelfield Community Centre.
- Open Space** Hough Green Park is within easy walking distance.
- Other** No other infrastructure has been identified at this time.
- Conclusion** **Social infrastructure is excellent.**

Accessibility

Convenience Store Hough Green is the closest Local Centre.

Distance to (m) 72 **Quality of Route** . .Excellent. Co-op is located within easy walking distance on Liverpool Road.

Town Centre The closest town or district centre is at Widnes.

Distance to (m) 2648 **Quality of Route** . .The closest town or district centre is in excess of 2km from the site and is therefore not considered accessible.

Primary School The closest primary school is Spinney Avenue Church of England Voluntary Controlled Primary School.

Distance to (m) 419 **Quality of Route** . .Excellent walking route to Spinney Avenue C of E Primary School.

Secondary School The closest secondary school is Ormiston Chadwick Academy.

Distance to (m) 968 **Quality of Route** . .Good walking route to Ormiston Chadwick Academy on Liverpool Road and within walking distance of Saints Peter and Paul Catholic College and Wade Deacon High School.

Employment Site Everite Road Industrial Estate is the closest employment area.

Distance to (m) 1142 **Quality of Route** . .Everite Road industrial estate within walking distance.

Quality of Site Everite Road Industrial Estate is a former industrial complex now in multi-occupation plus a number of smaller industrial buildings and terraces. It is considered a key employment site, primarily geared towards local businesses.

GP Surgery Hough Green Health Park

Distance to (m) 674 **Quality of Route** . . Hough Green Health Park withn walkable distance along Hough Green Road.

Open Space Hough Green Park

Distance to (m) 189 **Quality of Route** . .Hough Green open space is within easy walking distance and would be accessed off pedestrian path at the north end of Ditchfield Road.

Other facilities and Amenities No other facilities, services or amenities have been identified which may contribute to the accessibility of this site.

Conclusion **The wider accessibility of the site is considered good.**

Green Belt Report

Summary ConclusionNot located in the Green Belt

GB Conclusion This site is not located in the Green Belt.

Sustainability Appraisal

SA Report Further assessment and appraisal of the Sustainability of the site will be undertaken as the Site Assessments and Local Plan progress.

SA Summary It is considered that overall the development of this site is likely to have a negligible impact on the sustainability of the Borough.

The development of this site is unlikely to impact on the biodiversity in Halton. The development of this site is unlikely to impact on the water quality and resources of the Borough. The development of this site has the potential to impact on the availability of soil and land resources in the Borough and will lead to the loss of a greenfield site. This site is located within Flood Zone 1 with little or no risk to development. There are heritage assets within close proximity to this site, and the potential for a development in this area to impact on the asset or its setting will need to be taken into consideration.

The development of this site is expected to have a limited impact on social inclusion. Social inclusion could be improved through enhanced opportunities to access education, health care and services, and through the appropriate design of development to reduce crime, increase safety, improve image and enhance well-being. It is considered that the development of this site would have a negligible impact on the physical health, mental health or well-being of the community.

It is considered that this site has the potential to support the vitality and viability of the Borough's centres. The development of this site could contribute to the range of good quality housing in Halton.

In order to encourage the use of sustainable transport in the Borough, the connectivity of this site would need to be improved, if the site were to be developed. This site is not located within an AQMA and can be accessed by public transport, which is likely to support improvements in air quality.

Deliverability

Suitability The SHLAA section of the site would be suitable for residential development. The remaining section includes a number of constraints to development.

Availability This site is mainly within the Council's ownership.

Viability Development viability is unknown.

Summary and Recommendations

SUMMARY Site is located in an excellent location for residential development. The SHLAA section of the site would be suitable for residential development. The remaining section includes a number of constraints to development.

Recommendations **Site is now developed for residential purposes. It is considered appropriate to identify the site as a Primarily Residential Area.**

Address:

Site Size (ha): 1.03

Grid Ref: 349002 / 386545

Ward: Broadheath



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Site Description

Brownfield/Greenfield Greenfield

Previous Use . . .Railway line and associated buildings.

Current Use. Open Space

Buildings on Site None

Proportion of Site Covered by Buildings 0

Proportion of Buildings currently in use 0

Surrounding Uses Residential development to the south of the site. 1970s high density housing. Trainline to the north separates the site from the residential area beyond. Allotments to the west.

Planning History No relevant planning history.

Reduce Deprivation This site is located within the 20% most deprived LSOAs nationally.

Ownership 50% Council Ownership

Source of Site DALP Site Assessments.

Proposal

Proposal: No known proposal for this site.

Benefits: N/A

Contribution to Local Plan: . N/A

Designations

Environmental This site is included in the Ball O'Ditton Parkland - Urban Fringe Parkland.

Heritage None applicable

Key Area of Change None applicable

Existing Policy Designations UDP Green Space

Policy Allocations None applicable

Conclusion Existing Green Space designation is considered appropriate. However, the site could be used as an extension to the adjacent allotment.

Physical Constraints

- Flood Risk** This site is located within Flood Zone 1 - little or no risk.
- Ground Conditions** 40% of the site is Potentially Contaminated Land with railway lines and associated buildings. The site also slopes.
- Heritage** No particular heritage issues or constraints have been identified.
- Habitats** No habitats have been identified within this site.
- Landscape** Trees to the north along railway line.
- Townscape** Residential in character, with high density development, mainly terraces.
- Pollution** No known pollution constraints.
- Infrastructure** Water mains runs to the north east boundary of the site.
- Other Information** No other physical constraints identified at this time.
- Mitigation** Mature trees, along the train line should be retained if the site was developed. Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites.
- Conclusion** **This site is subject to physical constraints that are considered moderate. It is considered that this site may be suitable for development, if each of the physical constraints identified is addressed. The level of mitigation required will be dependent on the end use proposed for the site.**

Connectivity

- Walking** Good access to footpaths, although footbridge over the railway to the north is not overlooked and feels unsafe.
- Cycling** Access to cycle paths is good.
- Train** Hough Green Rail Station (384m away), which is within walkable distance through the residential estate.
- Bus** Sunningdale Avenue (203m away). Busy bus route along Liverpool Road.
- Road** Road connectivity adequate.
- Waterways** Not in immediate vicinity.
- Site Access** Access into the site would need to be created and agreed with the Council's Highways Team. Access is constrained to vehicles from Cradley due to the pedestrian footpath to access the footbridge over the railway line.
- ICT** General Broadband
- Conclusion** **If an appropriate access can be achieved, the site is considered to have excellent connectivity, although further smaller scale improvements may be required dependent on the development proposed.**

Infrastructure

- Water and Sewerage** To be determined in consultation with UU.
- Education** Primary and Secondary School capacity to be determined in consultation with Education Team. All Saints Upton C of E Primary School and St Basils
- Health** Walking distance to Hough Green Community / Health centre and also health centre along Liverpool Road.
- Community** This site is within 800m of Chapelfield Community Centre.
- Open Space** Arley Road and Prescot Road Playing Fields are both within walking distance.
- Other** No other infrastructure has been identified at this time.
- Conclusion** **Social infrastructure is good. Infrastructure capacity, supply and demand to be determined following consultation with providers.**

Accessibility

Convenience Store Hough Green is the closest Local Centre.

Distance to (m) 266 **Quality of Route** . .Hough Green or Liverpool Road local centre within walking distance.

Town Centre The closest town or district centre is at Widnes.

Distance to (m) 2237 **Quality of Route** . .The closest town or district centre is in excess of 2km from the site and is therefore not considered accessible.

Primary SchoolThe closest primary school is All Saints Upton C of E Primary School.

Distance to (m) 666 **Quality of Route** . .St Basil's is within walkable distance via the footbridge over the railway line.

Secondary School The closest secondary school is Ormiston Chadwick Academy.

Distance to (m) 486 **Quality of Route** . .This is within easy walking distance via Liverpool Road.

Employment SiteEverite Road Industrial Estate is the closest employment area.

Distance to (m) 1228 **Quality of Route** . .Everite Road Industrial Estate is just within walking distance via Ditchfield Road.

Quality of Site Everite Road Industrial Estate is a former industrial complex now in multi-occupation plus a number of smaller industrial buildings and terraces. It is considered a key employment site, primarily geared towards local businesses.

GP Surgery Hough Green Health Park

Distance to (m) 623 **Quality of Route** . . This is easily accessible from the site but would need to negotiate the residential areas and the footbridge over the railway line.

Open Space Hough Green Park

Distance to (m) 381 **Quality of Route** . .This is easily accessible from the site but would mean crossing Liverpool Road.

Other facilities and Amenities No other facilities, services or amenities have been identified which may contribute to the accessibility of this site.

Conclusion **The accessibility of the site is good although there are perceived safety issues concerned with crossing the footbridge over the railway. Other routes to services and facilities may be sought to avoid the footbridge.**

Green Belt Report

Summary ConclusionNot located in the Green Belt

GB Conclusion This site is not located in the Green Belt.

Sustainability Appraisal

SA Report Further assessment and appraisal of the Sustainability of the site will be undertaken as the Site Assessments and Local Plan progress.

SA Summary It is considered that overall the development of this site is likely to have a negligible impact on the sustainability of the Borough.

The development of this site is unlikely to impact on the biodiversity in Halton. The development of this site is unlikely to impact on the water quality and resources of the Borough. The development of this site has the potential to impact on the availability of soil and land resources in the Borough and will lead to the loss of a greenfield site. However, it will also lead to the re-use of a potentially contaminated site, which will have beneficial impacts. This site is located within Flood Zone 1 with little or no risk to development. The development of this site is unlikely to impact on the cultural heritage and landscape in Halton and has the potential to reduce impacts in other areas, and it has good access to public open space.

This site is considered to contribute to social inclusion, and has the potential to support existing services and facilities, as it is already well served with access to education, health, employment, retail and services. It is considered that the development of this site would have a negligible impact on the physical health, mental health or well-being of the community.

It is considered that this site has the potential to support the vitality and viability of the Borough's centres. This site is unlikely to contribute to the provision of a range of good quality and affordable homes.

The development of this site has the potential to support the choice and use of sustainable transport in Halton, due to the availability of sustainable modes of transport. This site is not located within an AQMA and can be accessed by public transport, which is likely to support improvements in air quality.

Deliverability

Suitability It is considered that this site may be suitable for development if appropriate access can be achieved and the existing playing pitches are found to be surplus to requirements.

Availability Unknown

Viability To be determined

Summary and Recommendations

SUMMARY This site is considered to be subject to moderate physical constraints, have excellent connectivity and good accessibility. The site is identified as a Green Space designation.

It is considered appropriate to retain Green Space designation.

Recommendations **It is considered appropriate to retain Green Space designation.**

Address:

Site Size (ha): 1.46

Grid Ref: 350171 / 386727

Ward: Broadheath



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Site Description

Brownfield/Greenfield Greenfield

Previous Use . . . Agricultural land.

Current Use. Currently used as informal open space.

Buildings on Site None

Proportion of Site Covered by Buildings 0

Proportion of Buildings currently in use 0

Surrounding Uses The site is surrounded by low density residential development.

Planning History No relevant planning history.

Reduce Deprivation This site is not located in an area (LSOA) identified as within the 20% most deprived nationally.

Ownership In Council Ownership (97%)

Source of Site DALP Site Assessments

Proposal

Proposal: SHLAA suggests that there is potential capacity for 39 dwellings.

Benefits: Residential development.

Contribution to Local Plan: . Potential to contribute to the housing requirements.

Designations

Environmental None applicable

Heritage None applicable

Key Area of Change None applicable

Existing Policy Designations UDP Green Space

Policy Allocations None applicable

Conclusion Current Green Space designation would need to change in order to allow for development.

Physical Constraints

- Flood Risk** This site is located within Flood Zone 1 - little or no risk.
- Ground Conditions** Site appears generally flat and no ground contamination has been identified.
- Heritage** No particular heritage issues or constraints have been identified.
- Habitats** No habitats have been identified within this site.
- Landscape** A few trees can be found across the site.
- Townscape** Suburban area, with low density residential development.
- Pollution** No known pollution constraints.
- Infrastructure** No known infrastructure constraints.
- Other Information** No other physical constraints identified at this time.
- Mitigation** Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration would need to be given to the amenity of the adjacent residential properties.
- Conclusion** **No physical constraints that would constrain development have been identified.**

Connectivity

- Walking** The footpaths around the site are of good quality. There are access points on to the site.
- Cycling** There are cycling routes 100m from the site.
- Train** Widnes Rail Station (1101m away). 2 train stations are in close vicinity with walking distance very similar between the two.
- Bus** Ball 'O' Ditton (304m away). High frequency of bus services along Liverpool Road which is a short walk.
- Road** Road connectivity is good being a short distance from Liverpool Road which is the main distributor route through the area.
- Waterways** Not in immediate vicinity.
- Site Access** Site access is off Lynton Crescent East.
- ICT** General Broadband and Fibre Optic
- Conclusion** **This site is considered to have satisfactory connectivity. However it is likely, dependent on the use proposed, that any development of this site would require improvements to the connectivity.**

Infrastructure

- Water and Sewerage** To be determined in consultation with UU.
- Education** Primary and Secondary School capacity to be determined in consultation with Education Team. Ditton Primary School is in close proximity to the site. St Peters and Pauls and Wade Deacon are also in close proximity.
- Health** Upton Rocks Surgery is located on Heath Road.
- Community** There are a number of community uses in the area, including a well used Local Centre. Part of this site is located within 800m of Ditton Community Centre and Children's Centre.
- Open Space** Widnes Recreation Ground is a short walk along Heath Road.
- Other** No other infrastructure has been identified at this time.
- Conclusion** **The site has good links to social infrastructure in the area. Infrastructure capacity, supply and demand to be determined following consultation with providers.**

Accessibility

Convenience Store Liverpool Road is the closest Local Centre.

Distance to (m) 363 **Quality of Route** . . The site is within walking distance of the Liverpool Road Local Centre. There are a number of shops including a Co-op.

Town Centre The closest town or district centre is at Widnes.

Distance to (m) 1437 **Quality of Route** . . The Town Centre can be accessed along Liverpool Road and is walkable. There are also good transport links to the Town Centre.

Primary School The closest primary school is Ditton Primary School.

Distance to (m) 394 **Quality of Route** . . Good route to Ditton Primary School.

Secondary School The closest secondary school is Saints Peter and Paul Catholic College.

Distance to (m) 594 **Quality of Route** . . Route to St Peters and Pauls and Wade Deacon is good accessed along Liverpool Road.

Employment Site St Michael's Industrial Estate is the closest employment area.

Distance to (m) 1857 **Quality of Route** . . This is just within walking distance along Liverpool Road and then Hale Road.

Quality of Site St Michael's Industrial Estate provides small scheme of terraced industrial units, with a number of self-contained sites along the north side of Ditton Road. It is considered a key employment site, primarily geared towards local businesses.

GP Surgery Upton Rocks Primary Care

Distance to (m) 239 **Quality of Route** . . This is within easy walking distance via Bude Road and Heath Road.

Open Space Upton Rocks Park

Distance to (m) 357 **Quality of Route** . . Upton Rocks park is not the closest open space in walking distance due to the presence of the train line. Instead the site is within walking distance of Prescott Road Playing Fields.

Other facilities and Amenities No other facilities, services or amenities have been identified which may contribute to the accessibility of this site.

Conclusion **Overall the site is considered to have excellent accessibility to services and facilities. However, some minor improvements may be required dependent on the development proposed.**

Green Belt Report

Summary Conclusion Not located in the Green Belt

GB Conclusion This site is not located in the Green Belt.

Sustainability Appraisal

SA Report Further assessment and appraisal of the Sustainability of the site will be undertaken as the Site Assessments and Local Plan progress.

SA Summary It is considered that overall the development of this site is likely to have a minor positive impact on the sustainability of the Borough.

The development of this site is unlikely to impact on the biodiversity in Halton. The development of this site is unlikely to impact on the water quality and resources of the Borough. The development of this site has the potential to impact on the availability of soil and land resources in the Borough and will lead to the loss of a greenfield site. This site is located within Flood Zone 1 with little or no risk to development. The development of this site is unlikely to impact on the cultural heritage and landscape in Halton and has the potential to reduce impacts in other areas, and it has good access to public open space.

This site is considered to contribute to social inclusion, and has the potential to support existing services and facilities, as it is already well served with access to education, health, employment, retail and services. It is considered that the development of this site could contribute to the physical and mental health and well-being of the community.

It is considered that this site has the potential to support the vitality and viability of the Borough's centres. The development of this site could contribute to the range of good quality housing in Halton.

This site is considered to have satisfactory connectivity. If development in this area is able to contribute to the sustainable transport provision the site has the potential support the choice and use of sustainable transport in Halton. The development of this site is likely to have a negligible impact on air quality. This site is not located within an AQMA. It can be accessed by some forms of sustainable transport and may lead to some private car journeys being replaced.

Deliverability

Suitability Site appears suitable for development.

Availability This site is mainly within the Council's ownership.

Viability Site viability is to be determined.

Summary and Recommendations

SUMMARY This site is considered to be subject to no physical constraints, have satisfactory connectivity and excellent accessibility. The site is identified as a Green Space designation.

It is considered that this site may be appropriate for a residential allocation.

Recommendations **Site is considered suitable for development. Residential development is considered appropriate for the site.**