Address: Ethel Hanley House

Site Size (ha): 0.38

Grid Ref: 349234 / 385849

Ward: Broadheath

<table>
<thead>
<tr>
<th>Site Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brownfield/Greenfield</td>
</tr>
<tr>
<td>Current Use.</td>
</tr>
<tr>
<td>Buildings on Site</td>
</tr>
<tr>
<td>Proportion of Site Covered by Buildings</td>
</tr>
<tr>
<td>Proportion of Buildings currently in use</td>
</tr>
<tr>
<td>Surrounding Uses</td>
</tr>
<tr>
<td>Planning History</td>
</tr>
<tr>
<td>Reduce Deprivation</td>
</tr>
<tr>
<td>Ownership</td>
</tr>
<tr>
<td>Source of Site</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposal: No known proposals for this site.</td>
</tr>
<tr>
<td>Benefits:</td>
</tr>
<tr>
<td>Contribution to Local Plan:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Designations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Environmental</td>
</tr>
<tr>
<td>Heritage</td>
</tr>
<tr>
<td>Key Area of Change</td>
</tr>
<tr>
<td>Existing Policy Designations</td>
</tr>
<tr>
<td>Policy Allocations</td>
</tr>
<tr>
<td>Conclusion</td>
</tr>
</tbody>
</table>
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  

### Site Description

<table>
<thead>
<tr>
<th>Brownfield/Greenfield</th>
<th>Previous Use</th>
<th>Current Use</th>
<th>Buildings on Site</th>
<th>Proportion of Site Covered by Buildings</th>
<th>Proportion of Buildings currently in use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greenfield</td>
<td>Unknown</td>
<td>Informal open space. Part of the site is also being used as an informal parking area for the hairdressers on Hale Road.</td>
<td>None</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

- **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

<table>
<thead>
<tr>
<th>Category</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Flood Risk</strong></td>
<td>This site is located within Flood Zone 1 - little or no risk.</td>
</tr>
<tr>
<td><strong>Ground Conditions</strong></td>
<td>3% of the site is Potentially Contaminated Land (pond) - No ground contamination issues of any note. Site is landscaped and is humped in areas.</td>
</tr>
<tr>
<td><strong>Heritage</strong></td>
<td>No particular heritage issues or constraints have been identified.</td>
</tr>
<tr>
<td><strong>Habitats</strong></td>
<td>No habitats have been identified within this site.</td>
</tr>
<tr>
<td><strong>Landscape</strong></td>
<td>Couple of trees and pathways. No landscape features of any note.</td>
</tr>
<tr>
<td><strong>Townscape</strong></td>
<td>The site is residential in character due to its surroundings.</td>
</tr>
<tr>
<td><strong>Pollution</strong></td>
<td>No pollution constraints have been identified.</td>
</tr>
<tr>
<td><strong>Infrastructure</strong></td>
<td>No known infrastructure constraints.</td>
</tr>
<tr>
<td><strong>Other Information</strong></td>
<td>No other physical constraints identified at this time.</td>
</tr>
<tr>
<td><strong>Mitigation</strong></td>
<td>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.</td>
</tr>
</tbody>
</table>

**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

<table>
<thead>
<tr>
<th>Category</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Walking</strong></td>
<td>Good access to walking routes around the area.</td>
</tr>
<tr>
<td><strong>Cycling</strong></td>
<td>On road access from Crossway/ Eastway.</td>
</tr>
<tr>
<td><strong>Train</strong></td>
<td>Hough Green Rail Station (1184m away) - Site is probably just within walking distance to Widnes Train Station.</td>
</tr>
<tr>
<td><strong>Bus</strong></td>
<td>Crossway (1m away). Bus routes along Hale Road and Liverpool Road.</td>
</tr>
<tr>
<td><strong>Road</strong></td>
<td>Good access to the wider road network.</td>
</tr>
<tr>
<td><strong>Waterways</strong></td>
<td>Not in vicinity.</td>
</tr>
<tr>
<td><strong>Site Access</strong></td>
<td>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.</td>
</tr>
<tr>
<td><strong>ICT</strong></td>
<td>General Broadband and Fibre Optic</td>
</tr>
</tbody>
</table>

**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

<table>
<thead>
<tr>
<th>Category</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Water and Sewerage</strong></td>
<td>To be determined in consultation with UU.</td>
</tr>
<tr>
<td><strong>Education</strong></td>
<td>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.</td>
</tr>
<tr>
<td><strong>Health</strong></td>
<td>To be determined in consultation with the Clinical Commissioning Group (CCG).</td>
</tr>
<tr>
<td><strong>Community</strong></td>
<td>This site is located within 400m of Ditton Community Centre and Children's Centre.</td>
</tr>
<tr>
<td><strong>Open Space</strong></td>
<td>Widnes Recreation Ground is within walking distance.</td>
</tr>
<tr>
<td><strong>Other</strong></td>
<td>No other infrastructure has been identified at this time.</td>
</tr>
</tbody>
</table>

**Conclusion**

The site has good access to social infrastructure.
### Accessibility

<table>
<thead>
<tr>
<th>Facility</th>
<th>Distance to (m)</th>
<th>Quality of Route</th>
</tr>
</thead>
<tbody>
<tr>
<td>Convenience Store</td>
<td>219</td>
<td>Located on the corner of Liverpool Road / Hale Road.</td>
</tr>
<tr>
<td>Town Centre</td>
<td>1460</td>
<td>Widnes Town Centre is walkable along Liverpool Road.</td>
</tr>
<tr>
<td>Primary School</td>
<td>496</td>
<td>Ditton Primary School is walkable along Hale Road / Liverpool Road.</td>
</tr>
<tr>
<td>Secondary School</td>
<td>327</td>
<td>Good walking route to Ormiston Chadwick Academy along Hale Road / Liverpool Road.</td>
</tr>
<tr>
<td>Employment Site</td>
<td>1090</td>
<td>Easy walking route along Hale Road. Everite Road Industrial Estate is also accessible from the site.</td>
</tr>
<tr>
<td>Quality of Site</td>
<td></td>
<td>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.</td>
</tr>
<tr>
<td>GP Surgery</td>
<td>509</td>
<td>Within walking distance northwards along Hale Road, cross Liverpool Road and onto Prescot Road. The surgery is located adjacent to Widnes Rugby Union Club.</td>
</tr>
<tr>
<td>Open Space</td>
<td>354</td>
<td>Excellent route along Dundalk Road.</td>
</tr>
<tr>
<td>Other facilities and Amenities</td>
<td></td>
<td>No other facilities, services or amenities have been identified which may contribute to the accessibility of this site.</td>
</tr>
</tbody>
</table>

### 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 overriding 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.
### 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

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.

**Habitations**
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 footpath 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 School
- **The 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 Site
- **St 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 a 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 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.

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.
**Site adjacent to Hough Green Station**

<table>
<thead>
<tr>
<th>Address:</th>
<th>Site adjacent to Hough Green Station</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Size (ha):</td>
<td>0.15</td>
</tr>
<tr>
<td>Grid Ref:</td>
<td>348578 / 386426</td>
</tr>
<tr>
<td>Ward:</td>
<td>Broadheath</td>
</tr>
</tbody>
</table>

### 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 within 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 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. 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.
Site Description

Brownfield/Greenfield . . . . . Greenfield

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 School . . . . . . . . . The 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 Site . . . . . . . . Everite 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 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. 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.
Lynton Crescent

Address: 

Site Size (ha): 1.46

Grid Ref: 350171 / 386727

Ward: Broadheath

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.
Lynton Crescent

Site Ref: 449

Mapping Ref: W36

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 Prescot Road Playing Fields.

Quality of Site . . . . . . . . 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 Prescot 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 to 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.