



Due to a data entry error on the 'site area' field of the database used by the Council to collate the information in the Site Assessment – Site Proformas a number of sites were omitted from the original Site Assessment Appendix documents.

The individual sites have been added to the respective 'Appendix' documents and this Addendum document has been prepared containing details for all the omitted sites.

Map Ref	Site Ref	Location	Ward
W24	34	Land to the west of Hale Gate Road	Ditton
E15	554	Land east of Edison Avenue and Astmoor Road	Halton Castle
S07	587	Land at Preston on the Hill	Daresbury
S08	588	Field House, Summer Lane	Daresbury
S09	589	All Saints Vicarage	Daresbury
GT4	595	Riverview	Appleton
GT2	596	Warrington Road Transit Site	Daresbury
GT1	597	Bigfield Lodge (2)	Daresbury
GT5	598	Bigfield Lodge (1)	Daresbury

Version Control

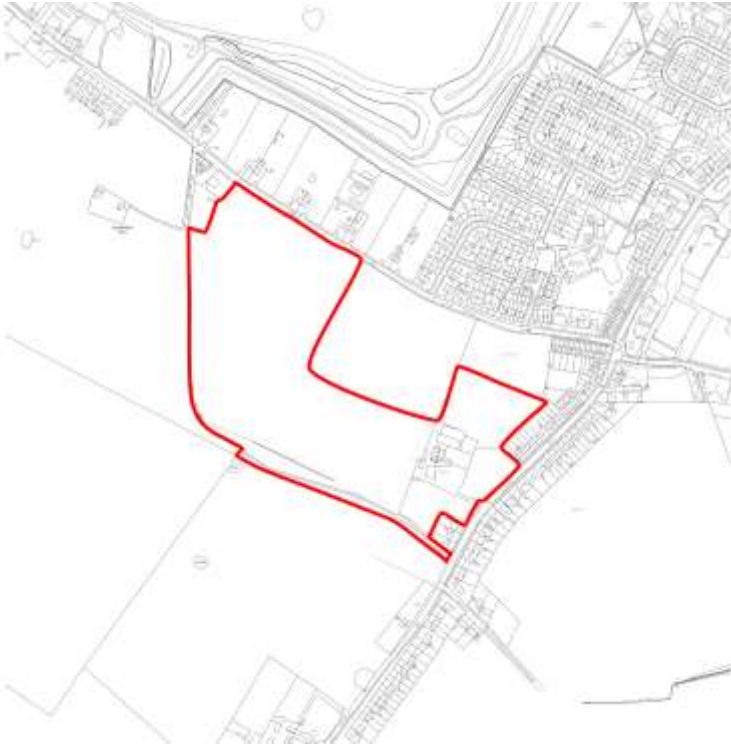
Version	Date	Author	Check	Notes
Publish	23/02/18	ac	ac	

Address:

Site Size (ha): 10.81

Grid Ref: 348103 / 383826

Ward: Ditton



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Site Description

Brownfield/Greenfield Greenfield

Previous Use . . . Unknown

Current Use Agricultural land

Buildings on Site None

Proportion of Site Covered by Buildings 0

Proportion of Buildings currently in use 0

Surrounding Uses Agricultural

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 Unknown (Not Council)

Source of Site Historic records and databases

Proposal

Proposal: Residential Allocation.

Benefits: Residential Development

Contribution to Local Plan: . Potential to contribute to the housing requirement in the Local Plan.

Designations

Environmental None applicable

Heritage None applicable

Key Area of Change None applicable

Existing Policy Designations Green Belt

Policy Allocations None applicable

Conclusion Site has been identified as within the Green Belt, exceptional circumstances will need to be demonstrated if this is to be changed.

Physical Constraints

- Flood Risk** This site is located within Flood Zone 1 - little or no risk. Some potential for surface water flooding - See pluvial flood maps.
- Ground Conditions** 3% of the site is Potentially Contaminated Land, 78% of the site is Agricultural Land.
- 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** Site is adjacent to the urban area of Halebank, Widnes
- Pollution** Middle and Outer PADHI zones cover site
- Infrastructure** No known infrastructure constraints.
- Other Information** No other physical constraints identified at this time.
- Mitigation** 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. Consideration should be given to the need to protect best and most versatile agricultural land.
- Conclusion** **The site is suitable for development in accordance with current planning permission. 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.**

Connectivity

- Walking** Public right of way bounds the southern and western boundary of the site.
- Cycling** Possible access from Hale Bank Road
- Train** Hough Green Rail Station (2418m away). Site is not considered to be within walking distance of either Widnes, Hough Green, Rainhill or Halewood Train Stations.
- Bus** Garnetts Lane (62m away), 82a serves Hale Road and locality.
- Road** Site is adjacent to Hale Bank Road. May be necessary to consider off site improvements at crossroads junction with Hale Road (Mersey View).
- 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. Given the size of the site and traffic flows on Halebank Road a ghost island would be necessary if access were taken off Halebank Rd
- ICT** General Broadband
- Conclusion** **This site is considered to have poor connectivity. Connectivity to this site would need to be significantly improved if the site were to be developed.**

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** No community infrastructure has been identified at this time, this may be an area in need of improvement.
- Open Space** Halebank Recreation Ground
- 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	The closest local centre or convenience store is at Halebank.
Distance to (m) 561	Quality of Route . . Halebank local centre can be accessed via Halebank Road and Hale Road.
<hr/>	
Town Centre	The closest town or district centre is at Runcorn Old Town.
Distance to (m) 2704	Quality of Route . . The closest town or district centre is in excess of 2km from the site and is therefore not considered accessible.
<hr/>	
Primary School	The closest primary school is Halebank C of E (VC) Primary School.
Distance to (m) 197	Quality of Route . . Halebank C of E Primary School can be accessed along Heathview Road.
<hr/>	
Secondary School	The closest secondary school is Ormiston Chadwick Academy.
Distance to (m) 2800	Quality of Route . . The closest Secondary School is in excess of 2km and is therefore not considered accessible from this site.
<hr/>	
Employment Site	Halebank Industrial Estate is the closest employment area.
Distance to (m) 483	Quality of Route . . Site is in close proximity to Halebnk Industrial Estate which can be accessed along Halebank Road and Mersey View Road.
Quality of Site	Halebank Industrial Estate is a large industrial area, primarily comprising self-contained sites, and a large single occupied site. It is considered a key employment site, primarily geared towards local businesses.
<hr/>	
GP Surgery	Hale Village Surgery
Distance to (m) 1668	Quality of Route . . The surgery is located more than 1km away from the site and is not considered easily accessible.
<hr/>	
Open Space	Halebank Recreation Ground
Distance to (m) 382	Quality of Route . . Halebank Recreation Ground can be accessed through the residentila area of Halebank.
<hr/>	
Other facilities and Amenities	No other facilities, services or amenities have been identified which may contribute to the accessibility of this site.
<hr/>	
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 Moderate contribution to GB purposes

GB Conclusion [Text taken from GB162] [It is noted GB164, GB 165, GB167 make a partial contribution to the Green Belt] This parcel makes a moderate contribution to the purposes of including land within the Green Belt. It is adjacent to the urban area, but with less than 50% of the boundary adjacent to development and is considered to be partially contained. This parcel lies on the western edge of Widnes (Halebanks) and in the gap to the eastern edge of Hale. Development of this site would reduce the resultant gaps between these two settlements, however, this may only be to a similar level already seen along Hale Gate Road. The development of this parcel would also impact on the overall gap between Liverpool and Widnes. Gap Distance to Widnes = 11.04m. Gap Distance to Surrounding Settlements = 1868.76m. Gap Distance to Hale OR Cronton=1318.27m. It is considered to have a limited impact on the resultant gap between settlements. It is in a countryside use that is considered appropriate in the Green Belt. It has some visual encroachment with views at certain points of the site overlooked by development. There are restrictive constraints identified for this site; consideration would need to be given to the Landscape Value of the site; the middle and outer zones of the PADHI for a hazardous installation; and to the protection of best and most versatile agricultural land.

Sustainability Appraisal

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

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 could have a negative impact on the physical health, mental health or well-being of the community unless measures are undertaken to mitigate this impact.

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.

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** This site is considered to make a moderate contribution to the purposes of the Green Belt, it is considered it may be suitable for residential development if required and if the appropriate exceptional circumstances can be shown.
- Availability** Availability of the site is unknown.
- Viability** To be determined

Summary and Recommendations

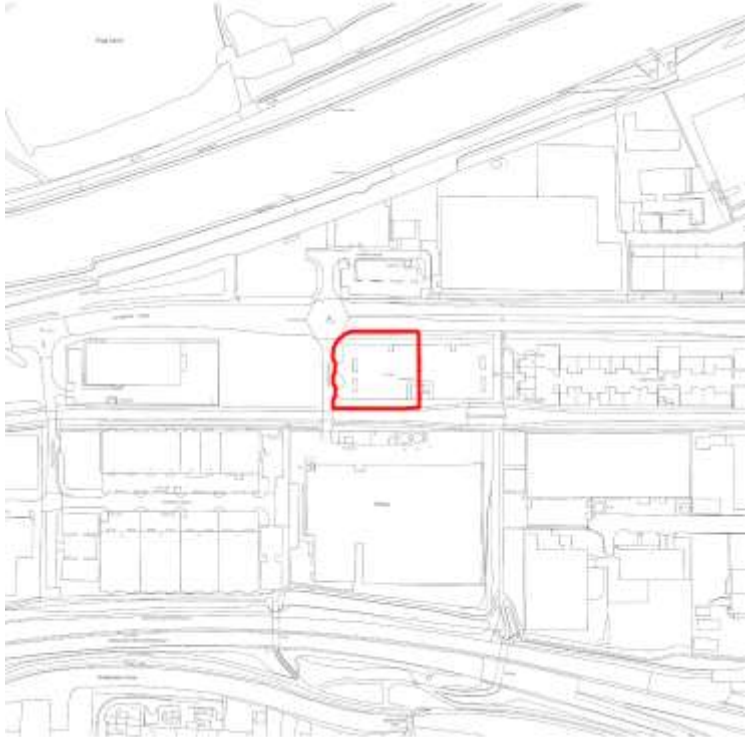
- SUMMARY** This site is considered to be subject to moderate physical constraints, have poor connectivity and satisfactory accessibility. The site is identified as within the Green Belt and is considered to make a moderate contribution to Green Belt purposes.
- Recommendations** **It is considered that this site could be identified as an extension to the urban area of Halebank, Widnes.**
The Green Belt Study identifies this site as making a moderate contribution to the Green Belt purposes.
If this site were to be developed improvements would need to be made to the connectivity and accessibility of the site.
Consideration would also need to be given to the constraints identified.

Address: Astmoor Industrial Estate

Site Size (ha): 0.37

Grid Ref: 352858 / 383191

Ward: Halton Castle



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Site Description

Brownfield/Greenfield Brownfield **Previous Use** . . . unknown
Current Use Previously developed land
Buildings on Site None
Proportion of Site Covered by Buildings 0 **Proportion of Buildings currently in use** 0
Surrounding Uses Employment
Planning History No relevant planning history.
Reduce Deprivation This site is located within the 20% most deprived LSOAs nationally.
Ownership Unknown
Source of Site Historic records and databases

Proposal

Proposal: Employment Allocation
Benefits: Could contribute to the employment provision in the Borough.
Contribution to Local Plan: . Potential Employment Allocation.

Designations

Environmental None applicable
Heritage None applicable
Key Area of Change None applicable
Existing Policy Designations Primarily Employment Area
Policy Allocations None applicable
Conclusion **Employment Allocation is considered appropriate.**

Physical Constraints

Flood Risk	This site is located within Flood Zone 1 - little or no risk.
Ground Conditions	Brownfield
Heritage	No particular heritage issues or constraints have been identified.
Habitats	Potential for habitats in vegetation.
Landscape	Site is previously developed, with little landscape contribution
Townscape	Site is adjacent to Astmoor Industrial
Pollution	Potentially contaminated land
Infrastructure	No particular infrastructure constraints have been identified.
Other Information	No other physical constraints identified
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 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	Footpath along Astmoor Road
Cycling	On road access. Astmoor Road
Train	Runcorn East Rail Station (1974m away)
Bus	Astmoor Road
Road	Road connectivity is good.
Waterways	Site is in close proximity to the Manchester ship canal.
Site Access	Access into the site would need to be created and agreed with the Council's Highways Team
ICT	
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	No community infrastructure has been identified at this time, this may be an area in need of improvement.
Open Space	Bee Orchid Bank Greenspace
Other	No other infrastructure
Conclusion	Infrastructure capacity, supply and demand to be determined following consultation with providers.

Accessibility

Convenience Store Halton Road (HTR) is the closest Local Centre.

Distance to (m) 412 **Quality of Route** . .Halton Road local centre can be accessed along Astmoor Road.

Town Centre The closest town or district centre is Runcorn Old Town

Distance to (m) 1338 **Quality of Route** . .Not in immediate vicinity of a Town or District Centre.

Primary SchoolThe closest primary school is St edward's catholic primary school.

Distance to (m) 918 **Quality of Route** . .St edward's catholic primary school is not considered accessible from this site.

Secondary School The closest secondary school is

Distance to (m) 1027 **Quality of Route** . .Not in immediate vicinity of a Secondary School.

Employment SiteAstmoor industrial estate

Distance to (m) 56 **Quality of Route** . .The site is considered to be in close proximity to Astmoor Industrial Estate.

Quality of Site Astmoor Industrial Estate is a large, new town, densely developed industrial estate built on a grid pattern, which offers a range of spaces in terms of size and quality. There are noted issues with some parts of the area, including parking facilities, servicing and the height of the eaves on some units. And there are areas of poor quality, vacant and derelict property within Astmoor that would benefit from redevelopment. It is however, still considered a key employment area, which includes national employers, local businesses and new start-ups.

GP Surgery Dr frith and partners

Distance to (m) 1182 **Quality of Route** . . Not in immediate vicinity of a medical centre.

Open Space Bee Orchid Bank Greenspace

Distance to (m) **Quality of Route** . .The site is in close proximity to Bee Orchid Bank Greenspace

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 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 redevelopment of this brownfield site will help to protect soil and help to retain land resources. This site is located within Flood Zone 1 - little or no risk. 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.

The development of this site is expected to have a limited impact on social inclusion. Social inclusion could be improved through enhanced opportunities to employment, 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 could contribute to the physical and mental health and well-being of the community.

It is considered that the development of this site could contribute to the creation of a strong sustainable economy. 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 Site is suitable for employment development or for development that is considered ancillary to the surrounding employment uses.

Availability Unknown

Viability To be determined

Summary and Recommendations

SUMMARY This site is considered to be subject to moderate physical constraints, have poor connectivity and satisfactory accessibility. The site is identified as an employment allocation.

It is considered that this site could be retained as an employment allocation. However, it may be necessary to provide appropriate mitigation in relation to the physical constraints and improvements to both the connectivity and accessibility of the site.

Recommendations **It is considered appropriate to identify this site as an Employment Allocation.**

Address: Preston on the Hill

Site Size (ha): 21.21

Grid Ref: 357352 / 380479

Ward: Daresbury



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Site Description

Brownfield/Greenfield Greenfield

Previous Use . . . Agricultural

Current Use Agricultural land

Buildings on Site None

Proportion of Site Covered by Buildings 0

Proportion of Buildings currently in use 0

Surrounding Uses Agricultural and residential.

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 Unknown

Source of Site Green Belt Study

Proposal

Proposal: No known proposals for this site.

Benefits: Future development could support the existing neighbourhood at Preston on the Hill.

Contribution to Local Plan: . Future development land to accommodate housing and employment need.

Designations

Environmental None applicable

Heritage None applicable

Key Area of Change

Existing Policy Designations Green Belt

Policy Allocations None applicable

Conclusion Currently, Green Belt designation limits the development of this site. Green Belt designation will be considered through the Green Belt Study.

Physical Constraints

- Flood Risk** This site is located within Flood Zone 1 - little or no risk.
- Ground Conditions** Greenfield site which is in agricultural use. Partial Grade 2 agricultural land.
- Heritage** No particular heritage issues or constraints have been identified.
- Habitats** Potential for habitats in trees, hedges and vegetation to field boundaries.
- Landscape** This site is identified within the Preston on the Hill undulating farmland landscape character area.
- Townscape** This site is rural in feel and in agricultural use.
- Pollution** PADHI pipeline through the site (Inner, middle and outer zone within the site).
- 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 HSE would be required in relation to the PADHI. Consideration should be given to the protection of the water source. Consideration should be given to the need to protect best and most versatile agricultural land. Consideration should be given to the ability to improve the LCA.
- 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** Barkers Hollow Road, Summer land adjacent to the site.
- Cycling** Barkers Hollow Road, Summer lane adjacent to the site.
- Train** Runcorn East Rail Station (2089m away). Site is not considered to be within walking distance of either Runcorn or Runcorn East Train Station.
- Bus** There is a bus stop within 400m of the site on Summer Lane.
- Road** Site is adjacent to Barkers Hollow Road /Summer Lane.
- Waterways** Not in immediate vicinity.
- Site Access** Access into the site would need to be created and agreed with the Council's Highways Team
- ICT** None
- 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** No community infrastructure has been identified at this time, this may be an area in need of improvement.
- Open Space** No public open space has been identified in the immediate area at this time (more than 400m away), 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 The closest local centre or convenience store is at Preston Brook

Distance to (m) **Quality of Route** . .Not in immediate vicinity of a Local Centre.

Town Centre The closest town or district centre is at Halton Lea.

Distance to (m) **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 in excess of 600m from this site and is therefore not considered accessible.

Distance to (m) **Quality of Route** . .The closest Primary School is located in excess of 600m from the site and is therefore not considered accessible.

Secondary School The closest Secondary School is in excess of 2km and is therefore not considered accessible

Distance to (m) **Quality of Route** . .The closest Secondary School is in excess of 2km and is therefore not considered accessible from this site.

Employment Site Whitehouse Industrial Estate is the closest employment area.

Distance to (m) **Quality of Route** . .Whitehouse Industrial Estate is the closest employment area.

Quality of Site Whitehouse Industrial Estate is a large, new town, employment area, located close to Junction 11 of the M56, with several major employers, and a range of industrial terraced units plus a modern office park. This is considered to be a high quality employment site due to its scale, location and setting and capable of competing for investment in the regional market place.

GP Surgery Not in immediate vicinity.

Distance to (m) **Quality of Route** . . Not in immediate vicinity.

Open Space Not in immediate vicinity.

Distance to (m) **Quality of Route** . .Not in immediate vicinity.

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

Conclusion **Accessibility to key services from the site is considered poor and would need to be significantly improved if the site were to be developed.**

Green Belt Report

Summary Conclusion Moderate contribution to GB purposes

GB Conclusion This parcel makes a moderate contribution to the purposes of including land within the Green Belt. It is adjacent to the urban area, but with less than 50% of the boundary adjacent to development and is considered to be partially contained. Development of this parcel would reduce the gap to Warrington at this point, although it would remain more than 4km. Gap Distance to Runcorn = 375.29m. Gap Distance to Warrington = 4743.82m. It is considered to have a very limited impact on the resultant gap between settlements. It is in a countryside use that is considered appropriate in the Green Belt. It has some visual encroachment with views at certain points of the site overlooked by development.

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 has the potential to impact on the biodiversity of the site. Potential for habitats in trees, hedges and vegetation to field boundaries. 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 - little or no risk. The development of this site is likely to impact on the cultural heritage and landscape in Halton. 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.

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

Improvements to access to the Borough's town, district or local centres would be beneficial. The development of this site could contribute to the range of good quality housing in Halton.

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 This parcel makes a moderate contribution to the purposes of including land within the Green Belt.

Availability Unknown

Viability To be determined

Summary and Recommendations

SUMMARY This site is subject to physical constraints that are considered minor. 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.

Recommendations **It is considered that this site could be safeguarded for future uses.**

Address: Summer Lane

Site Size (ha): 8.23

Grid Ref: 357318 / 381007

Ward: Daresbury



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Site Description

Brownfield/Greenfield Greenfield

Previous Use . . . Agricultural

Current Use Agricultural land and nursery

Buildings on Site Farm House and nursery

Proportion of Site Covered by Buildings 10

Proportion of Buildings currently in use 100

Surrounding Uses This site includes agricultural farmland, Preston Brook Plant Centre (Marbury Landscapes) and a couple of residential properties.

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 Unknown

Source of Site Green Belt Study

Proposal

Proposal: No known proposals for this site.

Benefits: Future development could support the existing neighbourhood at Preston on the Hill.

Contribution to Local Plan: . Future development land to accommodate housing and employment need.

Designations

Environmental None applicable

Heritage None applicable

Key Area of Change None applicable

Existing Policy Designations Green Belt

Policy Allocations None applicable

Conclusion **Currently, Green Belt designation limits the development of this site. Green Belt designation will be considered through the Green Belt Study.**

Physical Constraints

- Flood Risk** This site is located within Flood Zone 1 - little or no risk.
- Ground Conditions** Mixed Use greenfield site.
- Heritage** No particular heritage issues or constraints have been identified.
- Habitats** Potential for habitats in trees, hedges and vegetation to field boundaries.
- Landscape** This site is identified within the Preston on the Hill undulating farmland landscape character area.
- Townscape** This site is rural in feel and in agricultural use.
- Pollution** PADHI pipeline to the east of the site, outer zone.
- 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 HSE would be required in relation to the PADHI. Consideration should be given to the protection of the water source. Consideration should be given to the need to protect best and most versatile agricultural land. Consideration should be given to the ability to improve the LCA.
- 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** Summer Lane adjacent to the north of the site.
- Cycling** Summer Lane adjacent to the north of the site.
- Train** Runcorn East Rail Station (2089m away). Site is not considered to be within walking distance of either Runcorn or Runcorn East Train Station.
- Bus** There is a bus stop at Preston on the Hill Summer Lane
- Road** Site is adjacent to Summer Lane.
- Waterways** Not in immediate vicinity.
- Site Access** Access into the site would need to be created and agreed with the Council's Highways Team
- ICT** None
- 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** No community infrastructure has been identified at this time, this may be an area in need of improvement.
- Open Space** No public open space has been identified in the immediate area at this time (more than 400m away), 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 The closest local centre or convenience store is at Preston Brook

Distance to (m) **Quality of Route** . .Not in immediate vicinity of a Local Centre.

Town Centre The closest town or district centre is at Halton Lea.

Distance to (m) **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 in excess of 600m from this site and is therefore not considered accessible.

Distance to (m) **Quality of Route** . .The closest Primary School is located in excess of 600m from the site and is therefore not considered accessible.

Secondary School The closest Secondary School is in excess of 2km and is therefore not considered accessible

Distance to (m) **Quality of Route** . .The closest Secondary School is in excess of 2km and is therefore not considered accessible from this site.

Employment Site Whitehouse Industrial Estate is the closest employment area.

Distance to (m) **Quality of Route** . .Whitehouse Industrial Estate is the closest employment area.

Quality of Site Whitehouse Industrial Estate is a large, new town, employment area, located close to Junction 11 of the M56, with several major employers, and a range of industrial terraced units plus a modern office park. This is considered to be a high quality employment site due to its scale, location and setting and capable of competing for investment in the regional market place.

GP Surgery Not in immediate vicinity.

Distance to (m) **Quality of Route** . . Not in immediate vicinity.

Open Space Not in immediate vicinity.

Distance to (m) **Quality of Route** . .Not in immediate vicinity.

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

Conclusion **Accessibility to key services from the site is considered poor and would need to be significantly improved if the site were to be developed.**

Green Belt Report

Summary Conclusion Partial contribution to GB purposes

GB Conclusion This parcel makes a partial contribution to the purposes of including land within the Green Belt. It is adjacent to the urban area, but with less than 50% of the boundary adjacent to development and is considered to be partially contained. Development of this parcel would reduce the gap to Warrington at this point, although it would remain more than 4km. Gap Distance to Runcorn = 193.58m. Gap Distance to Warrington = 4381.59m. It is considered to have a very limited impact on the resultant gap between settlements. It is in a partial countryside use due to the mix of uses on the site or its use for equine uses or as a recreational area. It has some visual encroachment with views at certain points of the site overlooked by development.

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 has the potential to impact on the biodiversity of the site. 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 - little or no risk. The development of this site is likely to impact on the cultural heritage and landscape in Halton. 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.

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

Improvements to access to the Borough's town, district or local centres would be beneficial. The development of this site could contribute to the range of good quality housing in Halton.

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 This parcel makes a partial contribution to the purposes of including land within the Green Belt.

Availability Unknown

Viability To be determined

Summary and Recommendations

SUMMARY This site is subject to physical constraints that are considered minor. 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.

Recommendations **It is considered that this site could be safeguarded for future uses.**

Address: Daresbury Lane

Site Size (ha): 1.11

Grid Ref: 357998 / 382722

Ward: Daresbury



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Site Description

Brownfield/Greenfield Brownfield

Previous Use Unkown

Current Use Vicarage

Buildings on Site Vicarage and outbuildings

Proportion of Site Covered by Buildings 20

Proportion of Buildings currently in use 100

Surrounding Uses Residential, agricultural and Church

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 Unknown

Source of Site Green Belt Study

Proposal

Proposal: No known proposals for this site.

Benefits: Future development could support the existing neighbourhood at Daresbury.

Contribution to Local Plan: . Future development land to accommodate housing and employment need.

Designations

Environmental None applicable

Heritage None applicable

Key Area of Change East Runorn

Existing Policy Designations Green Belt

Policy Allocations None applicable

Conclusion **Currently, Green Belt designation limits the development of this site. Green Belt designation will be considered through the Green Belt Study.**

Physical Constraints

- Flood Risk** This site is located within Flood Zone 1 - little or no risk.
- Ground Conditions** Greenfield site. The site is generally flat and is Grade 2 agricultural land.
- Heritage** 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.
- Habitats** Potential for habitats in trees, hedges and vegetation to field boundaries.
- Landscape** This site is identified within the Daresbury Sandstone Escarpment, within this area emphasis should be placed on managing key features such as woodland blocks on high ground, wooded field ponds, parkland, post medieval field patterns and infrequent built form to ensure that the condition and strength of character remains high.
- Townscape** This site is rural in feel Part agricultural use with adjoining Vicarage and residential development.
- Pollution** PADHI pipeline to the east of the site, outer zone.
- 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 HSE would be required in relation to the PADHI. Consideration should be given to the protection of the water source. Consideration should be given to the need to protect best and most versatile agricultural land. Consideration should be given to the ability to improve the LCA.
- 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** Daresbury Lane is adjacent to the site
- Cycling** Cycling route along Daresbury Lane.
- Train** Runcorn East Rail Station is in excess of 2000m away. Site is not considered to be within walking distance of either Runcorn or Runcorn East Train Station.
- Bus** There is a bus stop outside the Ring O Bells public house on Daresbury Lane.
- Road** Site is adjacent to Daresbury Lane.
- Waterways** Not in immediate vicinity.
- Site Access** Access into the site would need to be created and agreed with the Council's Highways Team
- ICT** None
- 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	No community infrastructure has been identified at this time, this may be an area in need of improvement.
Open Space	No public open space has been identified in the immediate area at this time (more than 400m away), 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	The closest local centre or convenience store is at Sandymore.
Distance to (m)	Quality of Route . .Not in immediate vicinity of a Local Centre.
Town Centre	The closest town or district centre is at Halton Lea.
Distance to (m)	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 Daresbury Primary School.
Distance to (m)	Quality of Route . .Daresbury Primary School can be accessed along the footpath on Daresbury Lane and on to the footpath on Chester Road. This will involve crossing these roads. The paths are generally overlooked within the village.
Secondary School	The closest secondary school is Sandymoor High School.
Distance to (m)	Quality of Route . .Not in immediate vicinity of a Secondary School. Sandymoor High School can be accessed along Chester Road, across the A56, along Delph Lane and through the residential area of Sandymoor.
Employment Site	Sci-Tech Daresbury is the closest employment area.
Distance to (m)	Quality of Route . .Daresbury Sci Tech can be accessed along Daresbury Lane and across the A56.
Quality of Site	Daresbury Sci-Tech incorporates the original laboratories and synchrotron centre, together with modern recently constructed research buildings and land. This site is capable of competing for investment, employers and employees in the regional market place and can meet the needs of aspirational companies across the Borough and wider sub-region.
GP Surgery	Murdishaw Health Centre
Distance to (m)	Quality of Route . . Not in immediate vicinity.
Open Space	Not in immediate vicinity.
Distance to (m)	Quality of Route . .Not in immediate vicinity.
Other facilities and Amenities	No other facilities, services or amenities have been identified which may contribute to the accessibility of this site.
Conclusion	Accessibility to key services from the site is considered poor and would need to be significantly improved if the site were to be developed.

Green Belt Report

Summary Conclusion Moderate contribution to GB purposes

GB Conclusion This parcel makes a moderate contribution to the purposes of including land within the Green Belt. It is adjacent to the urban area, but with less than 50% of the boundary adjacent to development and is considered to be partially contained. Development of this parcel would reduce the gap to Warrington at this point, although it would remain more than 3km. Gap Distance to Runcorn = 141.94m. Gap Distance to Warrington = 3053.57m. It is considered to have a very limited impact on the resultant gap between settlements. It is in a countryside use that is considered appropriate in the Green Belt. It has some visual encroachment with views at certain points of the site overlooked by development.

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.

Potential for habitats in trees, hedges and vegetation to field boundaries. The development of this site has the potential to impact on the biodiversity of the site. The development of this site is unlikely to impact on the water quality and resources of the Borough. This site is identified within the Daresbury Sandstone Escarpment, within this area emphasis should be placed on managing key features such as woodland blocks on high ground, wooded field ponds, parkland, post medieval field patterns and infrequent built form to ensure that the condition and strength of character remains high. This site is located within Flood Zone 1 - little or no risk. The development of this site is likely to impact on the cultural heritage and landscape in Halton. 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. 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

Improvements to access to the Borough's town, district or local centres would be beneficial. The development of this site could contribute to the range of good quality housing in Halton.

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 This parcel makes a moderate contribution to the purposes of including land within the Green Belt.

Availability Unknown

Viability To be determined

Summary and Recommendations

SUMMARY This site is subject to physical constraints that are considered minor. 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.

Recommendations **It is considered that this site could be safeguarded for future uses.**

Address:

Site Size (ha): 0.96

Grid Ref: 352251 / 385648

Ward: Appleton



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Site Description

Brownfield/Greenfield Brownfield

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 Employment, canal, open space

Planning History No relevant planning history.

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

Ownership Unknown

Source of Site Historic records and databases

Proposal

Proposal: A Gypsy and Traveller Allocation is proposed for this site.

Benefits: Potential to provide gypsy and traveller accommodation.

Contribution to Local Plan: . Meeting the needs of the gypsy and traveller accommodation needs.

Designations

Environmental None applicable

Heritage None applicable

Key Area of Change South Widnes

Existing Policy Designations Environmental Priority Area

Policy Allocations None applicable

Conclusion Gypsy and Traveller Allocation is considered appropriate for this site.

Physical Constraints

- Flood Risk** This site is located within Flood Zone 1 with little or no risk to development.
- Ground Conditions** Potentially contaminated land due to the previous historic use of the site
- Heritage** The site is not in close proximity to a heritage asset.
- Habitats** There are no known protected species on this site.
- Landscape** Not located within a landscape character area.
- Townscape** Urban, low density surrounding buildings
- Pollution** Potentially contaminated land due to the previous historic use of the site.
- Infrastructure** No particular infrastructure constraints have been identified.
- Other Information** No other physical constraints identified
- Mitigation** 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 that are considered minor. 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** On road access via Tan House lane.
- Cycling** On road access via Tan House lane.
- Train** The site is considered not to be within walking distance of a Railway Station.
- Bus** Bowers Business Park bus stop
- Road** On road access via Tan House lane.
- Waterways** No bodies of water have been identified within this site.
- 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
- Health** To be determined in consultation with the Clinical Commissioning Group (CCG).
- Community** No community infrastructure has been identified at this time, this may be an area in need of improvement.
- Open Space** St Maries Park is within 554m of this site.
- 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 The closest local centre or convenience store is at Halton View Road.

Distance to (m) 818 **Quality of Route** . .Not in immediate vicinity of a Local Centre.

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

Distance to (m) 119 **Quality of Route** . .Short legible route along roadside

Primary School The closest primary school is St gerard's roman catholic primary and nursery school.

Distance to (m) 552 **Quality of Route** . .The closest primary school is St gerard's roman catholic

Secondary School The closest secondary school is Wade deacon high school.

Distance to (m) 1436 **Quality of Route** . .Not in immediate vicinity of a Secondary School.

Employment Site The closest employment area is Widnes Waterfront.

Distance to (m) 397 **Quality of Route** . .

Quality of Site Widnes Waterfront has been partially regenerated, with a mix of leisure and retail uses. The remainder of the site comprises a mix of large chemical facilities (some now redundant); a range of poor and good quality premises; and vacant land. This is considered to be a high quality employment site due to its scale, location and setting and capable of competing for investment in the regional market place.

GP Surgery Dr Frith and Partners,

Distance to (m) 850 **Quality of Route** . . Surgery is within walking distance.

Open Space St Maries Park

Distance to (m) 554 **Quality of Route** . .There is an area of green space within 554m of this site.

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 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 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.

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 could have a negative impact on the physical health, mental health or well-being of the community unless measures are undertaken to mitigate this impact.

It is considered that this site would have a negligible or limited impact on the local economy or employment. Whilst improvements to access to the Borough's town, district or local centres would be beneficial. The site could potentially provide an opportunity to meet the accommodation needs of the gypsy and traveller groups.

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 It is considered that this site may be suitable for development, if each of the physical constraints identified is addressed.

Availability Unknown

Viability To be determined

Summary and Recommendations

SUMMARY This site is subject to physical constraints that are considered minor. 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.

Recommendations **This site is considered appropriate for development. It is considered that this site is identified as a Gypsy and Traveller site.**

Address: Warrington Road

Site Size (ha): 0.48

Grid Ref: 354391 / 383847

Ward: Daresbury



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Site Description

Brownfield/Greenfield . . . Greenfield

Previous Use . . .Green Space

Current Use Vacant

Buildings on Site None

Proportion of Site Covered by Buildings 0

Proportion of Buildings currently in use 0

Surrounding Uses Employment, canal, open space

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 Unknown

Source of Site Historic records and databases

Proposal

Proposal: A Gypsy and Traveller Allocation is proposed for this site.

Benefits: Potential to provide gypsy and traveller accommodation.

Contribution to Local Plan: . Meeting the needs of the gypsy and traveller accommodation needs.

Designations

Environmental None applicable

Heritage None applicable

Key Area of Change None applicable

Existing Policy Designations Green Space

Policy Allocations None applicable

Conclusion Gypsy and Traveller Allocation is considered appropriate for this site.

Physical Constraints

Flood Risk	This site is located within Flood Zone 1 with little or no risk to development.
Ground Conditions	Greenfield site. Site appears generally flat.
Heritage	No particular heritage issues or constraints have been identified.
Habitats	Local Wildlife Site (Haystack Lodge)
Landscape	Not located within a landscape character area.
Townscape	Low density industrial character
Pollution	No pollution constraints have been identified.
Infrastructure	No particular infrastructure constraints have been identified.
Other Information	No other physical constraints identified
Mitigation	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 minor. 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	On road access via Warrington Road
Cycling	On road access via Warrington Road
Train	Site is not considered to be within walking distance of either Runcorn or Runcorn East Train Station.
Bus	Manor Park
Road	On road access via Warrington Road
Waterways	No bodies of water have been identified within this
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
Health	To be determined in consultation with the Clinical Commissioning Group (CCG).
Community	No community infrastructure has been identified at this time, this may be an area in need of improvement.
Open Space	Norton Priory is within 847m of this site.
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	The closest local centre or convenience store is at Castlefields
Distance to (m) 1125	Quality of Route . .Not in immediate vicinity of a Local Centre.

Town Centre	The closest town or district centre is at Halton Lea.
Distance to (m) 2221	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 St augustine's catholic primary school.
Distance to (m) 1066	Quality of Route . .The closest Primary School is located in excess of 800m from the site and is therefore not considered accessible.

Secondary School	The closest secondary school is Sandymoor.
Distance to (m) 2080	Quality of Route . .Not in immediate vicinity of a Secondary School.

Employment Site	The closest employment area is Manor Park.
Distance to (m) 809	Quality of Route . .
Quality of Site	Manor Park is a large, new town, employment area with large distribution warehousing to the East of the area, smaller office and warehouse development to the west. This is considered to be a good quality employment sites due to its scale, location and setting and capable of competing for investment in the sub-regional market place.

GP Surgery	Dr Frith and Partners,
Distance to (m) 1163	Quality of Route . . Not in immediate vicinity.

Open Space	Norton Priory
Distance to (m) 847	Quality of Route . .Norton Priory can be accessed via footpaths through Haddocks wood.

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 has the potential to impact on the biodiversity of the site as it is adjacent to Haystack lodge LWS. 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.

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 could have a negative impact on the physical health, mental health or well-being of the community unless measures are undertaken to mitigate this impact.

It is considered that this site would have a negligible or limited impact on the local economy or employment. Whilst improvements to access to the Borough's town, district or local centres would be beneficial. The site could potentially provide an opportunity to meet the accommodation needs of the gypsy and traveller groups.

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 It is considered that this site may be suitable for development, if each of the physical constraints identified is addressed.

Availability Unknown

Viability To be determined

Summary and Recommendations

SUMMARY This site is subject to physical constraints that are considered minor. 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.

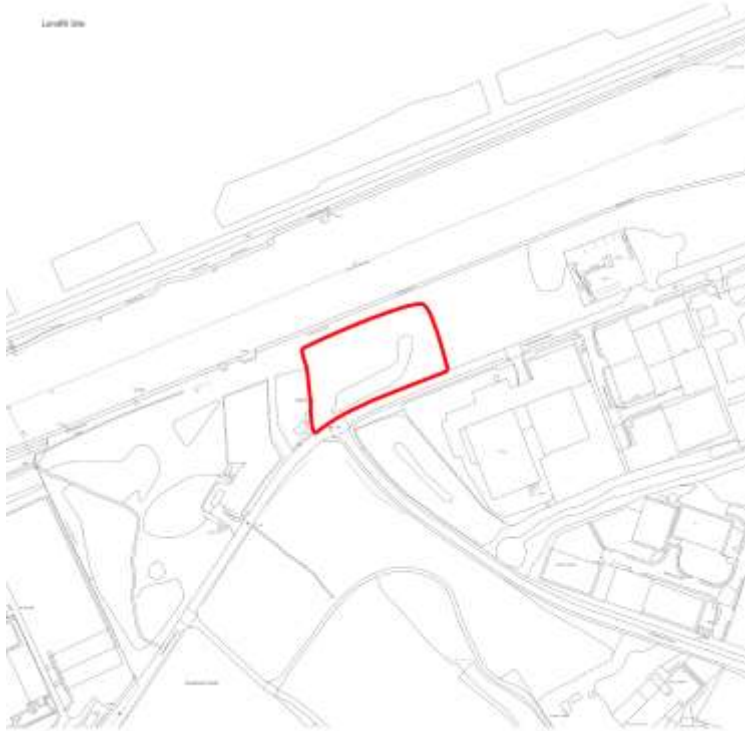
Recommendations **This site is considered appropriate for development. It is considered that this site is identified as a Gypsy and Traveller site.**

Address: Warrington Road

Site Size (ha): 0.7

Grid Ref: 354496 / 383925

Ward: Daresbury



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Site Description

Brownfield/Greenfield Greenfield

Previous Use . . . Green Space

Current Use Vacant

Buildings on Site None

Proportion of Site Covered by Buildings 0

Proportion of Buildings currently in use 0

Surrounding Uses Employment, canal, open space

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 Unknown

Source of Site Historic records and databases

Proposal

Proposal: A Gypsy and Traveller Allocation is proposed for this site.

Benefits: Potential to provide gypsy and traveller accommodation.

Contribution to Local Plan: . Meeting the needs of the gypsy and traveller accommodation needs.

Designations

Environmental None applicable

Heritage None applicable

Key Area of Change None applicable

Existing Policy Designations Green Space

Policy Allocations None applicable

Conclusion Gypsy and Traveller Allocation is considered appropriate for this site.

Physical Constraints

Flood Risk	This site is located within Flood Zone 1 with little or no risk to development.
Ground Conditions	Greenfield site. Site appears generally flat.
Heritage	No particular heritage issues or constraints have been identified.
Habitats	Local Wildlife Site (Haystack Lodge)
Landscape	Not located within a landscape character area.
Townscape	Low density industrial character
Pollution	No pollution constraints have been identified.
Infrastructure	No particular infrastructure constraints have been identified.
Other Information	No other physical constraints identified
Mitigation	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 minor. 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	On road access via Warrington Road
Cycling	On road access via Warrington Road
Train	Site is not considered to be within walking distance of either Runcorn or Runcorn East Train Station.
Bus	Manor Park
Road	On road access via Warrington Road
Waterways	No bodies of water have been identified within this
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
Health	To be determined in consultation with the Clinical Commissioning Group (CCG).
Community	No community infrastructure has been identified at this time, this may be an area in need of improvement.
Open Space	Norton Priory is within 883m of this site.
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	The closest local centre or convenience store is at Castlefields
Distance to (m) 1226	Quality of Route . .Not in immediate vicinity of a Local Centre.
<hr/>	
Town Centre	The closest town or district centre is at Halton Lea.
Distance to (m) 2328	Quality of Route . .The closest town or district centre is in excess of 2km from the site and is therefore not considered accessible.
<hr/>	
Primary School	The closest primary school is St augustine's catholic primary school.
Distance to (m) 1167	Quality of Route . .The closest Primary School is located in excess of 800m from the site and is therefore not considered accessible.
<hr/>	
Secondary School	The closest secondary school is Sandymoor.
Distance to (m) 1973	Quality of Route . .Not in immediate vicinity of a Secondary School.
<hr/>	
Employment Site	The closest employment area is Manor Park.
Distance to (m) 684	Quality of Route . .
Quality of Site	Manor Park is a large, new town, employment area with large distribution warehousing to the East of the area, smaller office and warehouse development to the west. This is considered to be a good quality employment sites due to its scale, location and setting and capable of competing for investment in the sub-regional market place.
<hr/>	
GP Surgery	Dr Frith and Partners,
Distance to (m) 1267	Quality of Route . . Not in immediate vicinity.
<hr/>	
Open Space	Norton Priory
Distance to (m) 883	Quality of Route . .Norton Priory can be accessed via footpaths through Haddocks wood.
<hr/>	
Other facilities and Amenities	No other facilities, services or amenities have been identified which may contribute to the accessibility of this site.
<hr/>	
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 has the potential to impact on the biodiversity of the site as it is adjacent to Haystack lodge LWS. 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.

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 could have a negative impact on the physical health, mental health or well-being of the community unless measures are undertaken to mitigate this impact.

It is considered that this site would have a negligible or limited impact on the local economy or employment. Whilst improvements to access to the Borough's town, district or local centres would be beneficial. The site could potentially provide an opportunity to meet the accommodation needs of the gypsy and traveller groups.

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 It is considered that this site may be suitable for development, if each of the physical constraints identified is addressed.

Availability Unknown

Viability To be determined

Summary and Recommendations

SUMMARY This site is subject to physical constraints that are considered minor. 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.

Recommendations **This site is considered appropriate for development. It is considered that this site is identified as a Gypsy and Traveller site.**

Address: Warrington Road

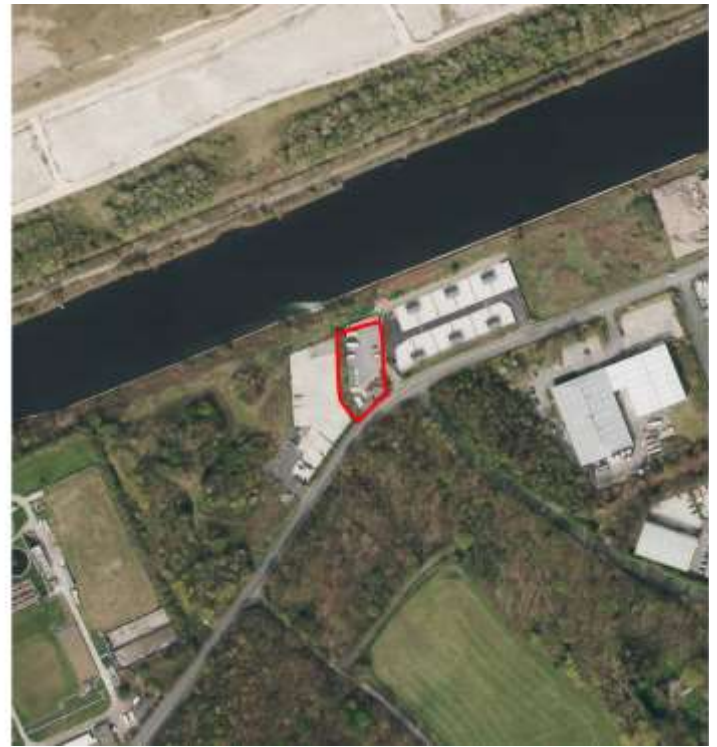
Site Size (ha): 0.21

Grid Ref: 354429 / 383886

Ward: Daresbury



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Site Description

Brownfield/Greenfield . . . Greenfield

Previous Use . . . Green Space

Current Use Vacant

Buildings on Site None

Proportion of Site Covered by Buildings 0

Proportion of Buildings currently in use 0

Surrounding Uses Employment, canal, open space

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 Unknown

Source of Site Historic records and databases

Proposal

Proposal: A Gypsy and Traveller Allocation is proposed for this site.

Benefits: Potential to provide gypsy and traveller accommodation.

Contribution to Local Plan: . Meeting the needs of the gypsy and traveller accommodation needs.

Designations

Environmental None applicable

Heritage None applicable

Key Area of Change None applicable

Existing Policy Designations Green Space

Policy Allocations None applicable

Conclusion Gypsy and Traveller Allocation is considered appropriate for this site.

Physical Constraints

- Flood Risk** This site is located within Flood Zone 1 with little or no risk to development.
- Ground Conditions** Greenfield site. Site appears generally flat.
- Heritage** No particular heritage issues or constraints have been identified.
- Habitats** Local Wildlife Site (Haystack Lodge)
- Landscape** Not located within a landscape character area.
- Townscape** Low density industrial character
- Pollution** No pollution constraints have been identified.
- Infrastructure** No particular infrastructure constraints have been identified.
- Other Information** No other physical constraints identified
- Mitigation** 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 minor. 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** On road access via Warrington Road
- Cycling** On road access via Warrington Road
- Train** Site is not considered to be within walking distance of either Runcorn or Runcorn East Train Station.
- Bus** Manor Park
- Road** On road access via Warrington Road
- Waterways** No bodies of water have been identified within this
- 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
- Health** To be determined in consultation with the Clinical Commissioning Group (CCG).
- Community** No community infrastructure has been identified at this time, this may be an area in need of improvement.
- Open Space** Norton Priory is within 876m of this site.
- 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	The closest local centre or convenience store is at Castlefields
Distance to (m) 1199	Quality of Route . .Not in immediate vicinity of a Local Centre.

Town Centre	The closest town or district centre is at Halton Lea.
Distance to (m) 351	Quality of Route . .Short legible route along adjoining roadside.

Primary School	The closest primary school is St augustine's catholic primary school.
Distance to (m) 1140	Quality of Route . .The closest Primary School is located in excess of 800m from the site and is therefore not considered accessible.

Secondary School	The closest secondary school is Sandymoor.
Distance to (m) 2063	Quality of Route . .Not in immediate vicinity of a Secondary School.

Employment Site	The closest employment area is Manor Park.
Distance to (m) 786	Quality of Route . .
Quality of Site	Manor Park is a large, new town, employment area with large distribution warehousing to the East of the area, smaller office and warehouse development to the west. This is considered to be a good quality employment sites due to its scale, location and setting and capable of competing for investment in the sub-regional market place.

GP Surgery	Dr Frith and Partners,
Distance to (m) 1239	Quality of Route . . Not in immediate vicinity.

Open Space	Norton Priory
Distance to (m) 876	Quality of Route . .Norton Priory can be accessed via footpaths through Haddocks wood.

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 has the potential to impact on the biodiversity of the site as it is adjacent to Haystack Lodge Wildlife Site. 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 - little or no risk. The development of this site is likely to impact on the cultural heritage and landscape in Halton. 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.

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

Improvements to access to the Borough's town, district or local centres would be beneficial. The site could potentially provide an opportunity to meet the accommodation needs of the gypsy and traveller groups.

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 It is considered that this site may be suitable for development, if each of the physical constraints identified is addressed.

Availability Unknown

Viability To be determined

Summary and Recommendations

SUMMARY This site is subject to physical constraints that are considered minor. 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.

Recommendations **This site is considered appropriate for development. It is considered that this site is identified as a Gypsy and Traveller site.**