

O - Hough Green Site Assessments

Technical Report December 2017



Address:

Site Size (ha): 9.48

Grid Ref: 349521 / 386880

Ward: Hough Green



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Site Description

Brownfield/Greenfield Greenfield

Previous Use . . .Unknown

Current Use Playing Fields - Rugby and football pitches. Widnes Rugby Union Club have used this facility in conjunction with site 75. However they have recently acquired an additional recreational ground adjacent to the club (see site 75).

Buildings on Site Clubhouse

Proportion of Site Covered by Buildings 3

Proportion of Buildings currently in use100

Surrounding Uses Residential development surrounds the site. Train line to the south.

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 25% Council Ownership

Source of Site SHLAA (H1058)

Proposal

Proposal:SHLAA suggests that this site could be developable and has capacity for 70 dwellings.

Benefits: Additional 70 dwellings and associated affordable dwellings and infrastructure to support the development.

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

Designations

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

Heritage None applicable

Key Area of Change None applicable

Existing Policy Designations UDP Green Space

Policy Allocations None applicable

ConclusionUDP Green Space would be appropriate for at least half of the site.

Physical Constraints

- Flood Risk** This site is located within Flood Zone 1 - little or no risk.
- Ground Conditions** 3% of the site is Potentially Contaminated Land - historic ponds
- Heritage** No heritage constraints.
- Habitats** No habitats have been identified within this site.
- Landscape** A number of trees and hedges border the site. Landscape Character Area, UDP Important Landscape Features
- Townscape** Low density residential development surrounds the site.
- Pollution** No particular pollution constraints have been identified.
- Infrastructure** Large water main along Hough Green Road and Prescot Road.
- Other Information** No other physical constraints identified at this time.
- Mitigation** Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consultation with the Contaminated Land Officer would be required to ensure that any contamination is identified and mediated as appropriate.
- Conclusion** **This site is subject to physical constraints considered to be minor. Therefore it is considered that this site may be suitable for development, if each of the physical constraints identified is addressed. It is considered that the greatest constraint to development is its current use.**

Connectivity

- Walking** Good access to walking routes.
- Cycling** Good access to cycling routes.
- Train** Just within walking distance from Hough Green train station. (908m away)
- Bus** Four Topped Oak (0m away). Bus routes along Hough Green Road.
- Road** Good connectivity to the wider area.
- Waterways** Not in vicinity.
- Site Access** Site access good from current access at the top of the site. If only part of the site was developed, however, this may cause access issues for the playing pitches.
- 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** Walking distance to Hough Green Community / Health centre.
- Community** Part of this site is within 800m of Upton Community Centre.
- Open Space** Arley Road Playing Fields are also within walking distance of the site
- Other** No other infrastructure has been identified at this time.
- Conclusion** **Social infrastructure good.**

Accessibility

Convenience Store Liverpool Road is the closest Local Centre.

Distance to (m) 446 **Quality of Route** . .Walking distance to Liverpool Road Local Centre. Accessed southwards along Prescot Road.

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

Distance to (m) 1846 **Quality of Route** . .Not in immediate vicinity of a Town or District Centre.

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

Distance to (m) 518 **Quality of Route** . .Walking distance to All Saints Upton C of E Primary School. Also walking distance to St Basils.

Secondary School The closest secondary school is Ormiston Chadwick Academy.

Distance to (m) 309 **Quality of Route** . .Route to Ormiston Chadwick Academy is good along Prescot Road and then Liverpool Road.

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

Distance to (m) 1559 **Quality of Route** . .Accessible route along Hale Road to Everite Industrial Estate.

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 Upton Rocks Primary Care

Distance to (m) 290 **Quality of Route** . . The Upton Rocks Surgery is located within the Widnes Rugby Union Club across the railway line.

Open Space Upton Playground

Distance to (m) 571 **Quality of Route** . .Number of open spaces accessible from the site including Arley Drive and Upton Playground.

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

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

Green Belt Report

Summary ConclusionNot located in the Green Belt

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

Sustainability Appraisal

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

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

The development of this site is unlikely to impact on the biodiversity in Halton. The development of this site is unlikely to impact on the water quality and resources of the Borough. 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 has potential to impact on the landscape in Halton as the site has been previously identified as an important landscape feature. However, it is unlikely to impact on the Cultural Heritage 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 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 have negligible impacts on the local economy or employment. The development of this site could contribute to range of good quality and affordable 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 All or part of the site would be suitable for development.

Availability Currently used as Playing Fields - availability unknown.

Viability Development viability unknown.

Summary and Recommendations

SUMMARY This site is considered to be subject to minor physical constraints, have satisfactory connectivity and good accessibility. The site is identified as a Green Space. It is considered that this site could be retained as a Green Space, or alternatively that part of the site could be identified as a housing allocation. However, it may be necessary to provide appropriate mitigation in relation to the physical constraints and improvements to the connectivity of the site.

Recommendations **All or part of the site would be suitable for residential development. It will be necessary to consider the contribution that is provided by the existing Playing Fields and whether there is scope for improvement or replacement if required.**

Address:

Site Size (ha): 0.61

Grid Ref: 349214 / 387049

Ward: Hough Green



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Site Description

Brownfield/Greenfield Greenfield **Previous Use** . . .Unknown
Current Use Informal Green Space.
Buildings on Site None
Proportion of Site Covered by Buildings 0 **Proportion of Buildings currently in use** 0
Surrounding Uses Residential development surrounds the site.
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 99% Council Ownership
Source of Site SHLAA

Proposal

Proposal: SHLAA proposes residential development of 8 dwellings.
Benefits: Would contribute to the housing offer in Widnes.
Contribution to Local Plan: . . . Would contribute to the housing requirement in Widnes.

Designations

Environmental None applicable
Heritage None applicable
Key Area of Change None applicable
Existing Policy Designations UDP Green Space
Policy Allocations None applicable
Conclusion Green Space designation would remain appropriate.

Physical Constraints

- Flood Risk** This site is located within Flood Zone 1 - little or no risk.
- Ground Conditions** Potentially contaminated - stream running along the east of the site. This may be the reason that this strip of land was not developed. 8% of the site is Potentially Contaminated Land.
- Heritage** No heritage constraints.
- Habitats** No habitats have been identified within this site.
- Landscape** Trees throughout the site.
- Townscape** Residential development around the site.
- Pollution** No particular pollution constraints have been identified.
- Infrastructure** Large water main along Hough Green Road.
- Other Information** No other physical constraints identified at this time.
- Mitigation** Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consultation with the Contaminated Land Officer would be required to ensure that any contamination is identified and mediated as appropriate.
- Conclusion** **This site is subject to physical constraints 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 walking routes.
- Cycling** Good access to cycling routes.
- Train** Within walking distance from Hough Green train station (819m away).
- Bus** Fulbeck (26m away). Bus routes along Hough Green Road and Arley Road.
- Road** Good connectivity to the wider area.
- Waterways** Not in vicinity.
- Site Access** Site access good from Arley Road.
- ICT** General Broadband
- 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. All Saints Upton C of E Primary School and St Basils
- Health** Walking distance to Hough Green Community / Health centre.
- Community** This site is within 800m of Upton 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 in the area is good.**

Accessibility

Convenience Store Bechers is the closest Local Centre.

Distance to (m) 440 **Quality of Route** . .Walking distance to Bechers Local Centre along Hough Green Road.

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

Distance to (m) 2371 **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) 354 **Quality of Route** . .Walking distance to All Saints Upton C of E Primary School. Also walking distance to St Basils.

Secondary School The closest secondary school is Ormiston Chadwick Academy.

Distance to (m) 660 **Quality of Route** . .Route to Ormiston Chadwick Academy is good along Prescott Road and then Liverpool Road.

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

Distance to (m) 1738 **Quality of Route** . .Accessible route along Hale Road to Everite Industrial Estate. Not considered to be walkable.

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) 533 **Quality of Route** . . Hough Green Health Park is easily accessible from the site along Hough Green Road.

Open Space Upton Playground

Distance to (m) 405 **Quality of Route** . .Number of open spaces accessible from the site including Arley Drive, Prescott Road Playing Fields and Upton Playground.

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

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

Green Belt Report

Summary ConclusionNot located in the Green Belt

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

Sustainability Appraisal

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

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

The development of this site is unlikely to impact on the biodiversity in Halton. The development of this site could have potential to impact on water quality and resources and would need to give consideration to the nearby water body(ies). 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.

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 likely that the development of this site would have negligible impacts on the local economy or employment. The development of this site could contribute to 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 It is considered that part of this site may be suitable for development to allow for some retention of the Green Space to provide amenity for the properties.

Availability Council owned - however, a Planning Agreement for the site may impact on the development.

Viability Development viability unknown.

Summary and Recommendations

SUMMARY This site is considered to be subject to moderate physical constraints, have good connectivity and good accessibility. The site is identified as a Green Space designation. It is considered that this site could be retained as a Green Space in part and could be identified as a residential allocation in part. However, it may be necessary to provide appropriate mitigation in relation to the physical constraints.

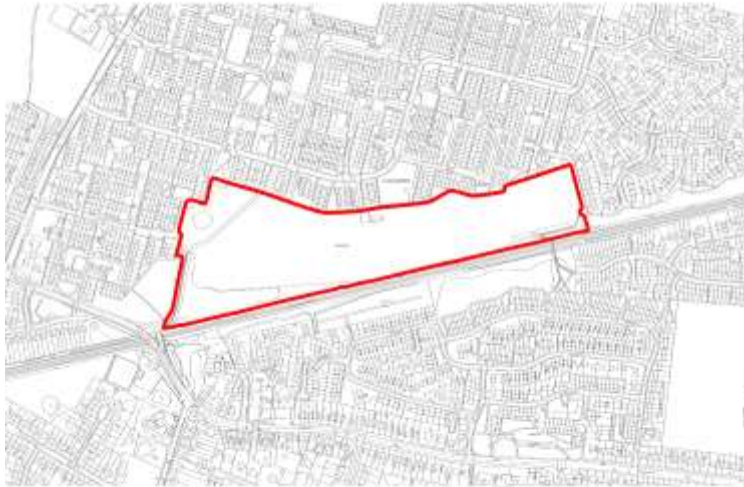
Recommendations **It is considered that this site could be retained as a Green Space in part and could be identified as a residential allocation in part.**

Address:

Site Size (ha): 8.2

Grid Ref: 348779 / 386610

Ward: Hough Green



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Site Description

Brownfield/Greenfield Greenfield **Previous Use** . . .Unknown
Current Use Open space, playing fields and MUGA.
Buildings on Site Clubhouse to the north of the playing pitches.
Proportion of Site Covered by Buildings 3 **Proportion of Buildings currently in use** 100
Surrounding Uses Residential development to the north of the site. 1970s high density housing. Trainline to the south separates the site from the residential area to the south.
Planning History No relevant planning history.
Reduce Deprivation This site is located within the 10% most deprived LSOAs nationally.
Ownership 89% Council Ownership
Source of Site SHLAA

Proposal

Proposal: SHLAA proposes residential development of 50 dwellings, with an area retained to allow for retention for open space.
Benefits: Would contribute to the housing offer in Widnes.
Contribution to Local Plan: Would contribute to the housing requirement in Widnes.

Designations

Environmental Potential BAP Habitat Area
Heritage Listed Building within 50m of the site boundary - Hough Green Railway Station.
Key Area of Change None applicable
Existing Policy Designations UDP Green Space
Policy Allocations None applicable
Conclusion Green Space designation would remain appropriate for the majority of the site.

Physical Constraints

- Flood Risk** This site is located within Flood Zone 1 - little or no risk.
- Ground Conditions** 13% of the site is Potentially Contaminated Land. Western open space area is potentially contaminated with drainage stream / ponds / railway line / railway sidings (Old Hough Green Station).
- Heritage** Listed Building within 50m of the site boundary (Hough Green Railway Station).
- Habitats** This site has been identified as a Core Biodiversity Area (Lowland Mixed Deciduous Woodland & Broad-leaf Woodland) in the LCR NIA Ecological Network.
- Landscape** Heavily wooded to the west. Trees and hedges surround the remainder of the site.
- Townscape** Site is open and feels vast. Walkways around the site give views of the higher density housing to the north.
- Pollution** No particular pollution constraints have been identified.
- Infrastructure** Water main runs through the site and across railway line to the south.
- 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** **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 walking routes. However, the footbridge over the railway is not overlooked by residential properties and can feel unsafe to use.
- Cycling** Good access to cycling routes.
- Train** Adjacent to Hough Green Rail Station (31m away).
- Bus** Sundowner (54m away). Bus route along Arley Road.
- Road** Although the site has good connectivity to the wider area the presence of the train line restricts movement to the south and effectively cul-de-sacs the site.
- Waterways** Not in vicinity.
- Site Access** Site access is adequate from the surrounding cul-de-sacs.
- ICT** None
- 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. All Saints Upton C of E Primary School and St Basils
- Health** Walking distance to Hough Green Community / Health centre.
- Community** This site is within 800m of Upton Community Centre and 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 in the area is good.**

Accessibility

Convenience Store Hough Green is the closest Local Centre.

Distance to (m) 149 **Quality of Route** . .Walking distance to local centres at both Hough Green and Bechers Local Centre.

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

Distance to (m) 2235 **Quality of Route** . .The closest town or district centre is in excess of 2km from the site and is therefore not considered accessible.

Primary SchoolThe closest primary school is St Basil's Catholic Primary School.

Distance to (m) 323 **Quality of Route** . .Walking distance to St Basil's and All Saints Upton C of E Primary School. Both schools are accessed along Hough Green Road.

Secondary School The closest secondary school is Ormiston Chadwick Academy.

Distance to (m) 474 **Quality of Route** . .Route to Ormiston Chadwick Academy is adequate along Hough Green Road, Prescott Road and Liverpool Road.

Employment SiteEverite Road Industrial Estate is the closest employment area.

Distance to (m) 1230 **Quality of Route** . .Accessible route along Prescott Road / Hale Road to Everite Industrial Estate.

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) 428 **Quality of Route** . . Hough Green Health Park is easily accessible from the site.

Open Space Plumley Gardens Play Area

Distance to (m) 193 **Quality of Route** . .Number of open spaces accessible from the site including Prescott Road Playing Fields, Bechers Local Centre play ground and Plumley Gardens Play Area.

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 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 has the potential to impact on the biodiversity of the site as it is within a Core Biodiversity Area (Lowland Mixed Deciduous Woodland & Broad-leaf Woodland) in the LCR NIA Ecological Network, and within a potential BAP Habitat Area. Although drainage systems and ponds are identified in the site the development of this site is considered 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 has potential to impact on cultural heritage as the site is in proximity of a Listed Building, consideration will need to be given to this when planning for the site. However, the site is unlikely 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 would have a negligible impact on the physical health, mental health or well-being of the community.

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 range of good quality and affordable 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 It is considered that part of the site could be suitable for development. Whilst retaining the playing pitches and multi-use games area (MUGA).

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

Viability Development viability unknown.

Summary and Recommendations

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

It is considered that this site could be retained as a Green Space designation in part and identified as a residential allocation in part. However, it may be necessary to provide appropriate mitigation in relation to the physical constraints.

Recommendations **It is considered that this site could be retained as a Green Space designation in part and identified as a residential allocation in part.**

Address:

Site Size (ha): 0.29

Grid Ref: 348853 / 386699

Ward: Hough Green



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Site Description

Brownfield/Greenfield Greenfield

Previous Use . . .Unknown

Current Use Open Space (incidental)

Buildings on Site None

Proportion of Site Covered by Buildings 0

Proportion of Buildings currently in use 0

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

Planning History No relevant planning history.

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

Ownership 99% Council Ownership.

Source of Site SHLAA

Proposal

Proposal: SHLAA suggests that the site is developable and there is capacity for 11 dwellings.

Benefits: Would contribute to the housing offer in Widnes.

Contribution to Local Plan: Would contribute to the housing requirement in Widnes.

Designations

Environmental None applicable

Heritage None applicable

Key Area of Change None applicable

Existing Policy Designations Designated in the UDP as Green Space.

Policy Allocations None applicable

Conclusion **Current Green Space designation is not considered appropriate for this site. Makes little contribution to the areas open space, considering extent of Arley Drive playing fields / open space.**

Physical Constraints

- Flood Risk** This site is located within Flood Zone 1 - little or no risk.
- Ground Conditions** No known contamination issues.
- Heritage** No heritage constraints have been identified.
- Habitats** No habitats have been identified within this site.
- Landscape** No landscape features of any note.
- Townscape** The site is surrounded by 1970s development, with residential terraces immediately to the north and a local centre / community centre further north.
- 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.
- Conclusion** **There are no physical constraints identified for the site.**

Connectivity

- Walking** Good access to walking routes.
- Cycling** Good access to cycling routes.
- Train** Adjacent to Hough Green Station (368m away)
- Bus** Foxcote (106m away). Bus route along Arley Road.
- Road** Although the site has good connectivity to the wider area the presence of the train line / open space restricts movement to the south and effectively cul-de-sacs the site.
- Waterways** Not in vicinity.
- Site Access** Site access is in place.
- ICT** General Broadband
- Conclusion** **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 (Bechers).
- Community** This site is within 800m of Upton Community Centre and 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 in the area is good.**

Accessibility

Convenience Store Bechers is the closest Local Centre.

Distance to (m) 340 **Quality of Route** . .Walking distance to Bechers Local Centre.

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

Distance to (m) 2497 **Quality of Route** . .The closest town or district centre is in excess of 2km from the site and is therefore not considered accessible.

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

Distance to (m) 493 **Quality of Route** . .Walking distance to All Saints Upton C of E Primary School. Also walking distance to St Basils.

Secondary School The closest secondary school is Ormiston Chadwick Academy.

Distance to (m) 742 **Quality of Route** . .Route to Ormiston Chadwick Academy is adequate along Hough Green Road, Prescott Road and then Liverpool Road.

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

Distance to (m) 1396 **Quality of Route** . .Accessible route along Prescott Road / Hale Road to Everite Industrial Estate. Not considered to be walkable.

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) 435 **Quality of Route** . . Hough Green Health Park is easily accessible from the site.

Open Space Upton Playground

Distance to (m) 359 **Quality of Route** . .Number of open spaces accessible from the site including Prescott Road Playing Fields, Bechers Local Centre play ground, Upton Playground and Plumley Gardens Play Area.

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 ConclusionNot located in the Green Belt

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

Sustainability Appraisal

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

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

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

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 residential development.

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

Viability Development viability unknown.

Summary and Recommendations

SUMMARY This site is considered to be subject to no physical constraints, have excellent 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.

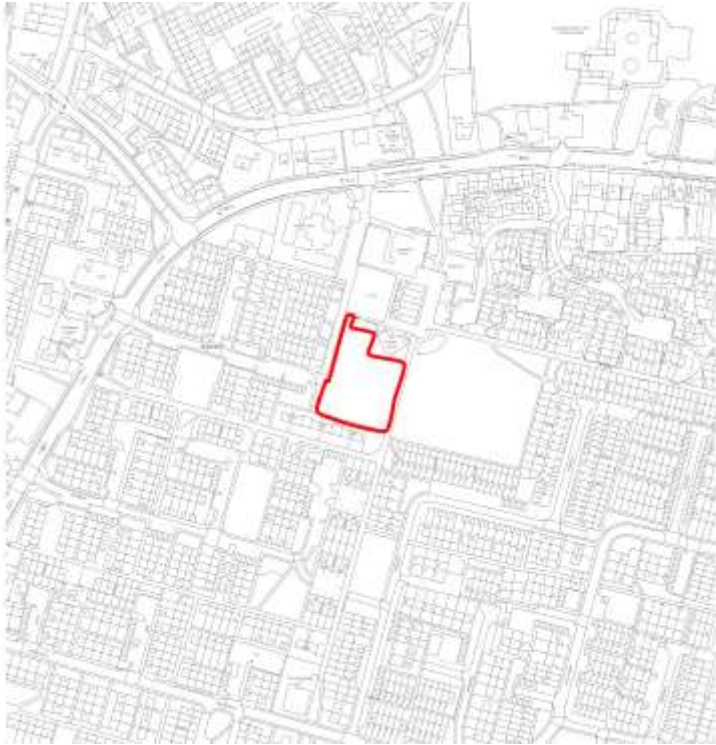
Recommendations **Site is considered suitable for residential development and as such could be allocated for residential purposes.**

Address:

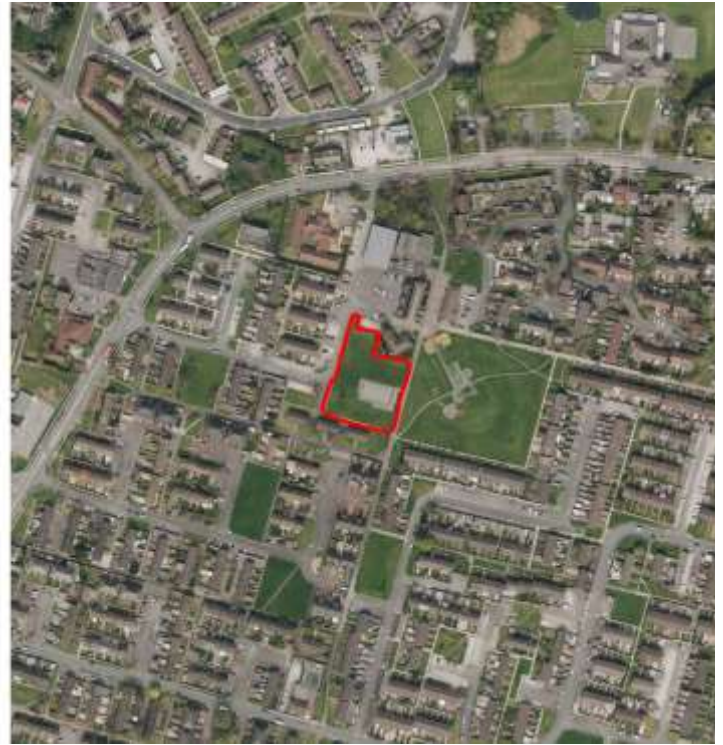
Site Size (ha): 0.22

Grid Ref: 348699 / 387026

Ward: Hough Green



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Site Description

Brownfield/Greenfield Greenfield

Previous Use Openspace

Current Use Open Space

Buildings on Site None

Proportion of Site Covered by Buildings 0

Proportion of Buildings currently in use 0

Surrounding Uses Local Centre, Community uses and residential neighbourhood.

Planning History No relevant planning history.

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

Ownership 22% Council Ownership. Part Health Centre.

Source of Site SHLAA

Proposal

Proposal: SHLAA proposes 14 dwellings.

Benefits: Would contribute to the housing offer in Widnes.

Contribution to Local Plan: Would contribute to the housing requirement in Widnes.

Designations

Environmental None applicable

Heritage None applicable

Key Area of Change None applicable

Existing Policy Designations Site has a housing allocation from the UDP. This also included the southern section which is now a sports / play area.

Policy Allocations Phase 2 Housing Allocation

Conclusion The current housing allocation is appropriate for the site.

Physical Constraints

- Flood Risk** Flood Zone 1
- Ground Conditions** 2% of the site is Potentially Contaminated Land (historic pond).
- Heritage** No heritage constraints have been identified.
- Habitats** No habitats have been identified within this site.
- Landscape** A few trees are present to the north of the site.
- Townscape** The site is surrounded by 1970s development, with residential terraces to the south and a local centre / community centre to the north.
- Pollution** No pollution constraints have been identified.
- Infrastructure** No known infrastructure constraints.
- Other Information** No other physical constraints identified at this time.
- Mitigation** Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consultation with the Contaminated Land Officer would be required to ensure that any contamination is identified and mediated as appropriate.
- Conclusion** **This site is subject to physical constraints considered to be minor. Therefore it is considered that this site may be suitable for development, if each of the physical constraints identified is addressed.**

Connectivity

- Walking** Good access to footpaths.
- Cycling** Good access to cycling footpaths.
- Train** Hough Green Station in walking distance (578m away).
- Bus** Sporting Ford (113m away). Bus route along Hough Green Road.
- Road** Road connectivity to the wider area is good.
- Waterways** Not in immediate area.
- Site Access** Site access is from the local centre car park.
- ICT** General Broadband
- 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. All Saints Upton C of E Primary School and St Basils
- Health** Walking distance to Hough Green Community / Health centre (Bechers).
- Community** This site is within 400m of Upton Community Centre.
- Open Space** Arley Road and Prescott Road Playing Fields are both within walking distance.
- Other** No other infrastructure has been identified at this time.
- Conclusion** **Social infrastructure in the area is good.**

Accessibility

Convenience Store Bechers is the closest Local Centre.

Distance to (m) 2 **Quality of Route** . .Walking distance to Bechers along Hough Green Road.

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

Distance to (m) 2790 **Quality of Route** . .The closest town or district centre is in excess of 2km from the site and is therefore not considered accessible.

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

Distance to (m) 240 **Quality of Route** . .Closer walking distance to All Saints Upton C of E Primary School. Also walking distance to St Basils.

Secondary School The closest secondary school is Ormiston Chadwick Academy.

Distance to (m) 1032 **Quality of Route** . .Route to Ormiston Chadwick Academy is adequate.

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

Distance to (m) 1725 **Quality of Route** . .Out of walking distance to Everite Road Industrial Estate.

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) 65 **Quality of Route** . . Hough Green Health Park is adjacent to the site.

Open Space Upton Playground

Distance to (m) 66 **Quality of Route** . .Number of open spaces accessible from the site including Prescot Road Playing Fields, Bechers Local Centre play ground and Upton Playground.

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 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 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.

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, potentially residential.

Availability Site is available for development.

Viability Development viability 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 housing allocation. It is considered that this site could be retained as a residential allocation. However, it may be necessary to provide appropriate mitigation in relation to the physical constraints.

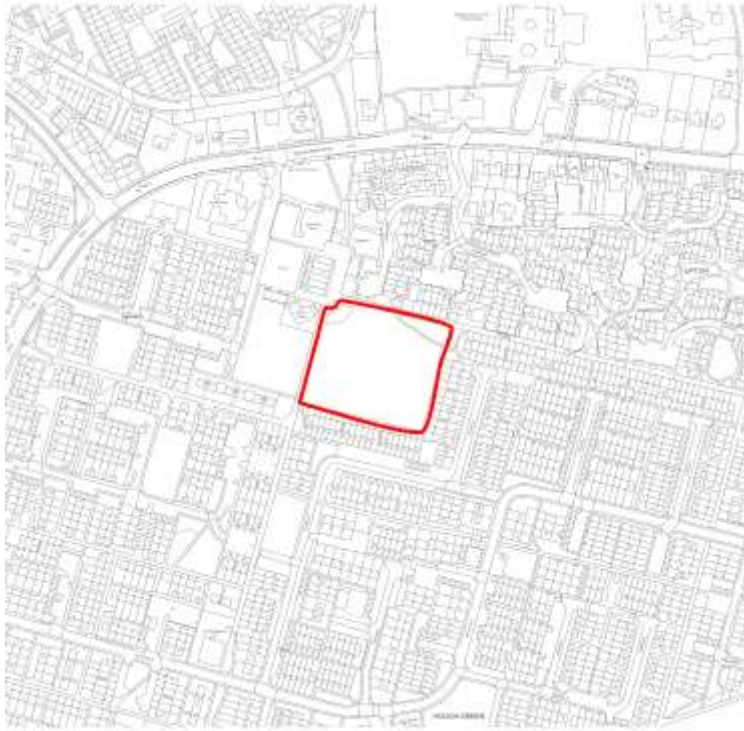
Recommendations **Site is suitable and available for development and may have potential as a residential allocation.**

Address:

Site Size (ha): 0.98

Grid Ref: 348781 / 386998

Ward: Hough Green



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Site Description

Brownfield/Greenfield Greenfield

Previous Use . . .Openspace

Current Use Playground

Buildings on Site None

Proportion of Site Covered by Buildings 0

Proportion of Buildings currently in use 0

Surrounding Uses Local Centre, Community uses and residential neighbourhood.

Planning History Proposed change of use to playground - 10/00478/COU (PER).

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

Ownership 99% Council Ownership

Source of Site SHLAA

Proposal

Proposal: Site is already developed and being used as a playspace.

Benefits: Provides a play area and Green Space for the surrounding area.

Contribution to Local Plan: . Green Space.

Designations

Environmental None applicable

Heritage None applicable

Key Area of Change None applicable

Existing Policy Designations Green Space

Policy Allocations None applicable

Conclusion Site should be retained as a Green Space designation.

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
- Heritage** No particular heritage issues or constraints have been identified.
- Habitats** No habitats have been identified within this site.
- Landscape** None applicable
- Townscape** Urban greenspace.
- Pollution** No pollution constraints have been identified.
- Infrastructure** No known infrastructure constraints.
- Other Information** No other physical constraints identified at this time.
- Mitigation** Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consultation with the Contaminated Land Officer would be required to ensure that any contamination is identified and mediated as appropriate.
- Conclusion** **This site is subject to physical constraints considered to be minor.**

Connectivity

- Walking** There are footpaths within and adjacent to the site.
- Cycling** Possible access via footpaths.
- Train** Hough Green Rail Station (550m away)
- Bus** Foxcote (114m away)
- Road** Danescroft abuts the site.
- 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** None
- 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** This site is within 400m of Upton Community Centre.
- Open Space** Site is open space and play area.
- 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 Bechers is the closest Local Centre.

Distance to (m) 10 **Quality of Route** . .Site is adjacent to Bechers Local Centre.

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

Distance to (m) 2678 **Quality of Route** . .The closest town or district centre is in excess of 2km from the site and is therefore not considered accessible.

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

Distance to (m) 199 **Quality of Route** . .All Saints Primary School can be accessed along Danescroft and across Hough Green Road. The route is well overlooked by residential properties.

Secondary School The closest secondary school is Ormiston Chadwick Academy.

Distance to (m) 920 **Quality of Route** . .Ormiston Chadwick Academy along footpaths through the residential area, across the footbridge over the rail line and along further footpaths through the residential area.

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

Distance to (m) 1671 **Quality of Route** . .Everite Road Industrial Estate is a significantly long walk from the site.

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) 111 **Quality of Route** . . Hough Green Health Park is a short walk from the site through Bechers Local Centre.

Open Space Upton Playground

Distance to (m) 40 **Quality of Route** . .Site is open space and play area.

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 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. 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 Site is not suitable for residential development given that it has now been developed as a playground.

Availability Site is not available for residential development given that it has now been developed as a playground. This site is mainly within the Council's ownership.

Viability N/A

Summary and Recommendations

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

It is considered that this site could be retained as a Green Space designation.

Recommendations **Site is already developed and it is considered that it is appropriate to retain the site as a Green Space designation.**

Address: Chedworth Drive and Burnsall Drive

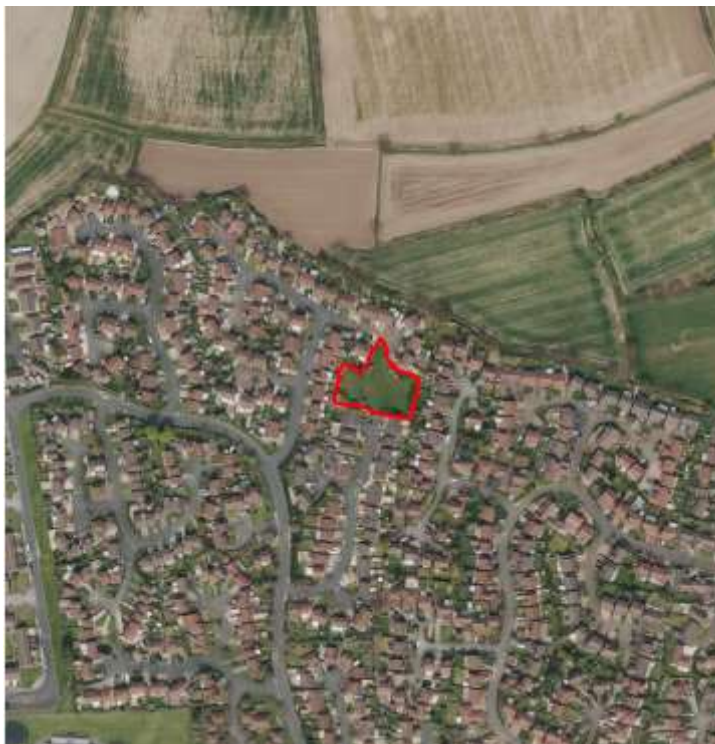
Site Size (ha): 0.21

Grid Ref: 349144 / 387566

Ward: Hough Green



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Site Description

Brownfield/Greenfield . . . Greenfield

Previous Use . . .Not known.

Current Use Informal open space.

Buildings on Site None

Proportion of Site Covered by Buildings 0

Proportion of Buildings currently in use 0

Surrounding Uses Residential neighbourhood.

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 97% Council Ownership

Source of Site SHLAA

Proposal

Proposal: SHLAA proposes 6 dwellings.

Benefits: Would contribute to the housing offer in Widnes.

Contribution to Local Plan: . Would contribute to the housing requirement in Widnes.

Designations

Environmental None applicable

Heritage None applicable

Key Area of Change None applicable

Existing Policy Designations Designated in the UDP as Green Space.

Policy Allocations None applicable

Conclusion **The site is currently designated as a Green Space, it is considered it may be appropriate to identify the site as a housing allocation.**

Physical Constraints

- Flood Risk** Flood Zone 1 - little of not risk
- Ground Conditions** No known contamination issues.
- Heritage** No heritage constraints have been identified.
- Habitats** No habitats have been identified within this site.
- Landscape** Trees and shrubs border the site.
- Townscape** The site is surrounded by modern residential development.
- 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.
- Conclusion** **The site does not have any particular physical constraints to development.**

Connectivity

- Walking** Good access to footpaths.
- Cycling** Good access to cycling footpaths.
- Train** Train station is walkable but a bit of a distance (Hough Green) (1248m away)
- Bus** Burnsall Drive (132m away). Bus route along Hough Green Road.
- Road** Road connectivity to the wider area is good.
- Waterways** Not in immediate area.
- Site Access** Site access is good from both Chedworth Drive and Burnsall Drive. Both of these roads are cul-de-sacs so this could be opened up.
- 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. All Saints Upton C of E Primary School and St Basils
- Health** Walking distance to Hough Green Community / Health centre.
- Community** This site is within 800m of Upton Community Centre.
- Open Space** Arley Road and Prescott Road Playing Fields are both within walking distance.
- Other** No other infrastructure has been identified at this time.
- Conclusion** **Social infrastructure in the area is good.**

Accessibility

Convenience Store Bechers is the closest Local Centre.

Distance to (m) 592 **Quality of Route** . .Walking distance to Bechers Local Centre along Hough Green Road.

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

Distance to (m) 2784 **Quality of Route** . .The closest town or district centre is in excess of 2km from the site and is therefore not considered accessible.

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

Distance to (m) 402 **Quality of Route** . .Walking distance to All Saints Upton C of E Primary School. Also walking distance to St Basils.

Secondary School The closest secondary school is Ormiston Chadwick Academy.

Distance to (m) 1204 **Quality of Route** . .Route to Ormiston Chadwick Academy is adequate.

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

Distance to (m) 2307 **Quality of Route** . .Out of walking distance to Everite Road Industrial Estate.

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) 621 **Quality of Route** . . Hough Green Health Park within walkable distance along Haddon Drive and Hough Green Road.

Open Space Upton Playground

Distance to (m) 552 **Quality of Route** . .Number of open spaces accessible from the site including Prescot Road Playing Fields, Bechers Local Centre play ground and Upton Playground.

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 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 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.

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 The site is suitable for development.

Availability The site is council owned and should be available for development.

Viability Development viability unknown.

Summary and Recommendations

SUMMARY This site is considered to be subject to no physical constraints, have good connectivity and satisfactory accessibility. The site is identified as a Green Space. It is considered it may be appropriate to identify the site as a residential allocation. However, it may be necessary to provide appropriate mitigation in relation to the physical constraints and improvements to the accessibility of the site.

Recommendations **The site is suitable and available for development. Current designation of Green Space would need to be changed in order for residential development to be taken forward.**