

U - Windmill Hill Site Assessments

Technical Report December 2017



Address: Norton Lane, Norton

Site Size (ha): 5.02

Grid Ref: 355490 / 382155

Ward: Windmill Hill



© Crown copyright and database rights 2017 Ordnance Survey 100018552



© Copyright Bluesky

Site Description

Brownfield/Greenfield Greenfield

Previous Use . . .Unknown

Current Use Grazing land, public open space and children's playing field.

Buildings on Site None

Proportion of Site Covered by Buildings 0

Proportion of Buildings currently in use 0

Surrounding Uses Surrounding uses include residential, educational and bus network.

Planning History 02/00297/COU (REF) - Proposed change of use of land from public open space to grazing land (refused 01/07/02 and appeal dismissed 03/07/03). 98/00640/OUT (REF) - Outline application for a detached house (Refused 04/01/99)

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

Ownership 43% Council Ownership

Source of Site Officer knowledge

Proposal

Proposal: None known

Benefits: N/A

Contribution to Local Plan: . N/A

Designations

Environmental None applicable

Heritage None applicable

Key Area of Change None applicable

Existing Policy Designations Green Space

Policy Allocations None applicable

Conclusion Existing designation as Green Space is still considered appropriate.

Physical Constraints

- Flood Risk** This site is located within Flood Zone 1 - little or no risk.
- Ground Conditions** Greenfield Site. Site is generally flat.
- Heritage** No particular heritage issues or constraints have been identified.
- Habitats** Potential for habitats within trees and hedges to the field boundaries. A couple of small areas within this site are identified as Core Biodiversity Areas within the LCR NIA Ecological Network.
- Landscape** Trees and hedges to the field boundaries.
- Townscape** Site has an urban Green Space feel.
- Pollution** Papdhi pipeline (inner zone).
- Infrastructure** There is a PADHI pipeline and other pipelines, through the centre of the site. The site is t
- 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. HSE should be consulted in relation to the PADHI pipeline.
- Conclusion** **This site is subject to physical constraints that are considered significant. Development of the site would be restricted by the pipelines.**

Connectivity

- Walking** There is a footpath running through much of the site along the western side.
- Cycling** On road access via Norton Lane / Norton Hill
- Train** Runcorn East Rail Station (524m away) can be accessed across and along Norton Lane on to Norton Station Road and either via the footpath adjacent to the busway or alongside Dephfield.
- Bus** Gooseberry Lane (5m away) - The busway runs adjacent to the eastern boundary of the site.
- Road** Part of the site is located adjacent to Norton 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** General Broadband and Fibre Optic
- 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. St Berteline's Primary School is located within the adjacent Norton residential area.
- Health** To be determined in consultation with the Clinical Commissioning Group (CCG).
- Community** Murdishaw Community Centre and Windmill Hill Children's Centre.
- Open Space** Site itself is open space, and it is adjacent to open space.
- 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 Windmill Hill.

Distance to (m) 180 **Quality of Route** . .Windmill Hill Local Centre can be accessed from the footpath that runs through the site, and then onto Norton Hill and through the underpass for the busway.

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

Distance to (m) 1406 **Quality of Route** . .Runcorn Shopping Centre can be accessed by foot or bicycle via Norton Lane, Halton Village and across Town Park. The footpath is paved. It is also accesible by public transport on the busway.

Primary SchoolThe closest primary school is St Berteline's C of E Primary School.

Distance to (m) 33 **Quality of Route** . .St Berteline's C of E Primary School is located adjacent to the site and easily accessed from Site 227. The footpath through the site splits to serve an entrance from Windmill Hill or continues to Norton Lane and the school. Windmill Hill school can also be accessed along the footpath through the site, across the road and through the residential area of Windmill Hill.

Secondary School The closest secondary school is Sandymoor High School.

Distance to (m) 1142 **Quality of Route** . .Sandymoor High School can be accessed along Windmill Hill Avenue and through Sandymoor residential area.

Employment SiteManor Park is the closest employment area.

Distance to (m) 1291 **Quality of Route** . .Manor Park employment area can be accessed along Windmill Avenue.

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 site due to its scale, location and setting and capable of competing for investment in the sub-regional market place.

GP Surgery Windmill Hill Medical Centre

Distance to (m) 31 **Quality of Route** . . Windmill Hill Medical Centre can be accessed across Windmill Hill Avenue and along Norton Hill.

Open Space Runcorn Town Park

Distance to (m) 235 **Quality of Route** . .Runcorn Town Park can be accessed along Norton Lane. This is within a residential area, and dependent on the route chosen could be overlooked.

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 has the potential to impact on the biodiversity of the site as a couple of small areas within this site are identified as Core Biodiversity Areas within the LCR NIA Ecological Network. 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 considered suitably located for residential development but restrictive physical constraints mean that development is not suitable at this time.

Availability Unknown

Viability To be determined

Summary and Recommendations

SUMMARY This site is considered to be subject to significant physical constraints, have excellent 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 designation.

Recommendations **Existing open space allocation is appropriate. Development of the site for any use would be severely restricted by the presence of the padhi pipeline.**

Address:

Site Size (ha): 12.48

Grid Ref: 354609 / 382966

Ward: Windmill Hill



© Crown copyright and database rights 2017 Ordnance Survey 100018552



© Copyright Bluesky

Site Description

Brownfield/Greenfield Greenfield site, some surfaces do remain on site from previous use as playing pitches.

Previous Use . . . School playing fields, southern part of the site of the former Norton Priory Secondary School and recreation centre.

Current Use Grassland, open space, with no specific use.

Buildings on Site None

Proportion of Site Covered by Buildings 0

Proportion of Buildings currently in use0

Surrounding Uses Woodland, Norton Priory, lake, Phoenix Park, road infrastructure, and more widely residential area of Castlefields.

Planning History Previous permission, now expired. 07/00122/OUT (PER) - Outline application (with all matters reserved) for residential development up to a maximum of 355 No. dwellings (Permitted, 28/08/07).

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

Ownership 99% Council Ownership

Source of Site Part of site is in the SHLAA (Ref: 943)

Proposal

Proposal: SHLAA suggests potential for 262 dwellings at 30dph. Previous planning permission for 175 homes, new woodland and site infrastructure. The Castlefields SPD suggests Canalside North, which covers part of this site, could provide 129 dwellings.

Benefits: Previous permission suggests residential development, affordable housing, woodland and new infrastructure.

Contribution to Local Plan: . Residential development to meet requirements, affordable homes, woodland and new infrastructure.

Designations

- Environmental** SINC, Area of Special Landscape Value, Potential BAP Habitat Area, LWS (Haddocks Wood Pasture, Norton Priory).
- Heritage** Proximity to Norton Priory, Listed Building, Archaeological potential and Scheduled Ancient Monument.
- Key Area of Change** None applicable
- Existing Policy Designations** Castlefields Action Area, Green space and proposed Greenway .
- Policy Allocations** None applicable
- Conclusion** **Consideration will need to be given to the SINC, the landscape value of the site and the proximity to Norton Priory and the potential for heritage on the site. There may be a requirement for open space replacement if this site is to be developed.**

Physical Constraints

- Flood Risk** This site is within Flood Zone 1 and adjacent to the Bridgewater Canal. Some potential for surface water flooding - See pluvial flood maps.
- Ground Conditions** Area slopes in a northerly direction. 2% of the site is Potentially Contaminated Land (Pond, drain).
- Heritage** The site is located in close proximity to Norton Priory. The 2006 Archaeological Survey suggests there is archaeological potential on this site. There is a Listed Building (Remains of Norton Priory) and a Scheduled Ancient Monument (Augustinian Abbey known as Norton Priory) within the Site Boundary.
- Habitats** Part of the site is identified as a Nature Conservation Site (Priory Meadows). Most of the site is identified as Core Biodiversity Areas within the LCR Nature Improvement Area Ecological Network.
- Landscape** The site is indentified within the Norton Wooded Parkland Landscape Character Area, within this area emphasis should be placed on managing key features such as the balance of woodlands, meadows and parkland and on maintaining boundary vegetation along urban fringes to maintain a sense of separation from the urban environment.
- Townscape** The site is in close proximity to new residential development and to the existing Castlefields residential development. The surrounding residential areas sees a mix of 1, 2, 2.5 and 3 storey homes and apartments.
- Pollution** The site is potentially contaminated, particularly the made ground.
- Infrastructure** No particular infrastructure constraints have been identified.
- 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. The archaeological potential of the site will need to be taken into consideration and recorded. The nature conservation value of the site will need to be taken into consideration.
- 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** There is a footpath to the east and north of this site.
- Cycling** Existing cycle path at top of site adjacent to Expressway.
- Train** Runcorn East Rail Station (1636m away)
- Bus** The Barge (135m away)
- Road** Site is adjacent to the expressway, and to the former busway which has consent for improvements and new road potential.
- Waterways** The site is adjacent to the Bridgewater Canal.
- Site Access** Access into the site would need to be created and agreed with the Council's Highways Team. Access considerations from the disused busway are considered within the Castlefields Residential masterplan.
- 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. Astmoor Primary School and St Augustine's Primary School both located on Castlefields Avenue North.
- Health** The closest health facilities are located at Castlefields Local Centre.
- Community** This site is within 800m of Castlefields Community Centre.
- Open Space** Site is adjacent to Norton Priory and a short walk into Town Park and onto Phoenix Park.
- 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) 375 **Quality of Route** . .Castlefields Local Centre can be accessed over the Bridgewater Canal, along Castlefields Ave North and then along the residential De Lacy Row. There are footpaths along each of these roads and the path is well overlooked by development once on De Lacy Row. However, appropriate footpath provision would be required from the site and crossing Castelfields Avenue would be required.

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

Distance to (m) 1375 **Quality of Route** . .Halton Lea can be accessed through the Castlefields residential area and on to Halton Lea.

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

Distance to (m) 324 **Quality of Route** . .St Augustine's Primary School can be accessed over the Bridgewater Canal, along Castlefields Ave North and then along the residential De Lacy Row. There are footpaths along each of these roads and the path is well overlooked by development once on De Lacy Row. However, appropriate footpath provision would be required from the site and crossing Castlefield Avenue would be required.

Secondary School The closest secondary school is Sandymoor High School.

Distance to (m) 1656 **Quality of Route** . .Sandymoor High School can be accessed along the footpath adjacent to the expressway and then through the residential area of Sanymoor.

Employment SiteManor Park is the closest employment area.

Distance to (m) 802 **Quality of Route** . .Manor Park could be accessed via the footpath to the site boundary past Norton Priory and over the expressway into Manor Park.

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 site 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, Castlefields Health Centre

Distance to (m) 447 **Quality of Route** . . Castlefields Health Centre can be accessed over the Bridgewater Canal, along Castlefields Ave North and then along the residential De Lacy Row. There are footpaths along each of these roads and the path is well overlooked by development once on De Lacy Row.

Open Space Norton Priory

Distance to (m) 4 **Quality of Route** . .Site is adjacent to Norton Priory and a short walk into Town Park and onto Phoenix Park.

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 has the potential to impact on the biodiversity of the site as the site is identified as a potential BAP Habitat Area and Local Wildlife Site. 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). The development of this site has the potential to impact on the availability of soil and land resources in the Borough and will lead to the loss of a greenfield site. This site is located within Flood Zone 1 with little or no risk to development. There are heritage assets within close proximity to this site, and the potential for a development in this area to impact on the asset or its setting will need to be taken into consideration. This site is identified as a Landscape Character Area and as an Area of Special Landscape Value and as such its development has the potential to impact on the landscape of the Borough.

This site is considered to contribute to social inclusion, and has the potential to support existing services and facilities, as it is already well served with access to education, health, employment, retail and services. It is considered that the development of this site 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 could be suitable for residential development, however there will be consideration and mitigation required as identified.

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

Viability To be determined

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, an Area of Special Landscape Value and an Action Area.
It is considered that this site may be appropriate for a residential allocation. However, it may be necessary to provide appropriate mitigation in relation to the physical constraints of the site.

Recommendations **This site is considered appropriate for development. However, improvements to the connectivity of this site should be made, or through the provision of further services and access within the site or as part of the wider development in the area.**

Address: Castlefields Avenue East, Castlefields

Site Size (ha): 4.45

Grid Ref: 354521 / 382645

Ward: Windmill Hill



© Crown copyright and database rights 2017 Ordnance Survey 100018552



© Copyright Bluesky

Site Description

Brownfield/Greenfield . . . Greenfield

Previous Use . . .Unknown

Current Use Open Space

Buildings on Site None

Proportion of Site Covered by Buildings 0

Proportion of Buildings currently in use 0

Surrounding Uses Lake, open space and residential

Planning History 15/00263/FUL - Proposed development of 79 no. dwellings together with associated highway and landscaping infrastructure at Land To The East Of Castlefields Avenue East, 07/00122/OUT - Outline application (with all matters reserved) for residential development up to a maximum of 355 No. dwellings (Permitted, 28/08/07, Lapsed)

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

Ownership 100% Council Ownership

Source of Site SHLAA (Ref. H1088)

Proposal

Proposal: Planning permission for 79 dwellings.

Benefits: Residential development.

Contribution to Local Plan: . Residential development and affordable homes to meet requirements.

Designations

Environmental Potential BAP Habitat Area, Area of Special Landscape Value

Heritage None applicable

Key Area of Change None applicable

Existing Policy Designations Green Space

Policy Allocations None applicable

Conclusion **Existing Green Space designation is considered appropriate. However, this site may have potential to be allocated for development.**

Physical Constraints

- Flood Risk** This site is located within Flood Zone 1 - little or no risk.
- Ground Conditions** Greenfield site. Site is slightly undulating. There are trees within the site.
- Heritage** No particular heritage issues or constraints have been identified.
- Habitats** There are trees and vegetation within the site that may provide habitats for flora and fauna.
- Landscape** The site is indentified within the Norton Wooded Parkland Landscape Character Area (LCA), within this area emphasis should be placed on managing key features such as the balance of woodlands, meadows and parkland and on maintaining boundary vegetation along urban fringes to maintain a sense of separation from the urban environment.
- Townscape** Urban Green Space.
- Pollution** Radon area.
- Infrastructure** No particular infrastructure constraints have been identified.
- Other Information** No other physical constraints identified at this time.
- Mitigation** Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consideration should be given to the ability to improve the LCA.
- Conclusion** **This site is subject to physical constraints considered to be minor. It is considered that this site may be suitable for development, if each of the physical constraints identified is addressed.**

Connectivity

- Walking** There are footpaths within the site.
- Cycling** Good cycle network.
- Train** This site is not within walking distance of either Runcorn East or Runcorn Train Station
- Bus** Bus stops on Castlefields Avenue and the bus way runs nearby. There is a bus stop at Greenbridge Close 0m away.
- Road** Site is adjacent to Castlefields Avenue East.
- Waterways** Site is in very close proximity to the Bridgewater Canal.
- 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 800m of Castlefields Community Centre.
- Open Space** Site is adjacent to Phoenix Park
- 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 Castlefields is the closest Local Centre.

Distance to (m) 313 **Quality of Route** . .Castlefields Local Centre can be accessed across Castlefields Avenue and along the footpath to the local centre.

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

Distance to (m) 1069 **Quality of Route** . .Halton Lea can be accessed through the Castlefields residential area and on to Halton Lea.

Primary SchoolThe Park Primary School

Distance to (m) 105 **Quality of Route** . .The Park Primary School can be accessed across Castlefields Avenue and along Plantation Close.

Secondary School The closest secondary school is Sandymoor High School.

Distance to (m) 1940 **Quality of Route** . .Not in immediate vicinity of a Secondary School.

Employment Site Manor Park is the closest employment area.

Distance to (m) 1267 **Quality of Route** . .There is currently not a direct walking route to Manor Park, this may be improved by the planning consent for the former busway improvements. Accessed at present via Castlefield Avenue and Astmoor Road.

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 site due to its scale, location and setting and capable of competing for investment in the sub-regional market place.

GP Surgery Castlefields Medical Centre

Distance to (m) 432 **Quality of Route** . . Castlefields Medical Centre can be accessed across Castlefields Avenue and along the footpath to the local centre.

Open Space Phoenix Park

Distance to (m) 0 **Quality of Route** . .Site is adjacent to Phoenix Park.

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

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

It is considered that this site has the potential to support the vitality and viability of the Borough's centres. 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 It is considered that this site may be suitable for development, if each of the physical constraints identified is addressed.

Availability Site has planning permission, and is considered available

Viability Planning permission has been granted and site is considered viable

Summary and Recommendations

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

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

Recommendations **It is considered that this site may be suitable for development, if each of the physical constraints identified is addressed. Site now has planning permission and is considered developable for residential purposes. It is considered that this site could be identified as a Primarily Residential Area or an Allocation dependent on the progress on site.**