

B - Beechwood Site Assessments

Technical Report December 2017



Address: Beechwood Avenue, Beechwood

Site Size (ha): 1.45

Grid Ref: 353359 / 379798

Ward: Beechwood



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Site Description

Brownfield/Greenfield Greenfield

Previous Use . . . Unknown

Current Use Pasture

Buildings on Site Stabling

Proportion of Site Covered by Buildings 2

Proportion of Buildings currently in use 100

Surrounding Uses Residential, road infrastructure

Planning History No relevant planning history.

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

Ownership Unknown (Not Council)

Source of Site SHLAA (Ref. 1151)

Proposal

Proposal: SHLAA Site 205 suggests that there is capacity for 33 dwellings at 30dph.

Benefits: Residential development.

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

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. Slopes down to West. 1% of the site is Potentially Contaminated Land.
- Heritage** No particular heritage issues or constraints have been identified.
- Habitats** Woodland may provide habitat. Site is within the LCR Nature Improvement Area.
- Landscape** Open pasture with mature trees to boundaries. Woodland belt to motorway
- Townscape** Residential low density. Development on the site would be largely hidden from the road due to the fall of the land
- Pollution** Noise from M56. This site is within a PADHI (outer zone) for Mexichem Fluor and Inovyn. PADHI pipelines through the site.
- Infrastructure** Pylon within the site. Large water main through the site.
- Other Information** No other physical constraints identified at this time.
- Mitigation** Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. Consultation with the HSE would be required in relation to the PADHI. Consideration of infrastructure within the site.
- Conclusion** **This site is subject to physical constraints that are considered significant. It is considered that the development of this site may be limited by the pipelines through the site.**

Connectivity

- Walking** Good access to surrounding residential area. Footpath adjacent to the site.
- Cycling** Lots of paths through site and access of Beechwood Ave
- Train** Frodsham Rail Station (2304m away). Site is not considered to be within walking distance of either Frodsham, Runcorn or Runcorn East Train Stations.
- Bus** Martindale (133m away). Bus stops on Beechwood Avenue, accessible along the footpath adjacent to the site.
- Road** Site is adjacent to Beechwood Avenue.
- Waterways** Not in immediate vicinity.
- Site Access** Could provide access to the east from trunk road. Access into the site would need to be created and agreed with the Council's Highways Team.
- ICT** None
- Conclusion** **This site is considered to have satisfactory connectivity. However it is likely, dependent on the use proposed, that any development of this site would require improvements to the connectivity.**

Infrastructure

- Water and Sewerage** To be determined in consultation with UU.
- Education** Primary and Secondary School capacity to be determined in consultation with Education Team. Hillview Primary School.
- Health** To be determined in consultation with the Clinical Commissioning Group (CCG).
- Community** This site is within 800m of Beechwood Community Centre.
- Open Space** Open land to north west
- 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 Beechwood.

Distance to (m) 584 **Quality of Route** . .The closest shop is at Beechwood Local Centre and this can be accessed along the footpath adjacent to the site and through the Beechwood residential area adjacent to Martindale Grove.

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

Distance to (m) 1261 **Quality of Route** . .Halton Lea can be accessed through Beechwood residential area, over the bridges over the railway and expressway and through Hallwood Park residential area and into Trident Park. The route is generally well overlooked by residential properties.

Primary SchoolThe closest Primary School is Hillview Primary School.

Distance to (m) 120 **Quality of Route** . .Hillview Primary School can be accessed along the footpath adjacent to the site.

Secondary School The closest secondary school is St Chads Catholic and Church of England High School.

Distance to (m) 1514 **Quality of Route** . . St Chads Catholic and Church of England High School is a long walk from this site, but could be accessed along the footpaths within the Beechwood residential area, along the footpath to the rear of the bus depot and under the busway on then along the busway path over the railway line and down on to the path in to the school.

Employment SiteAshville Industrial Estate is the closest employment area.

Distance to (m) 351 **Quality of Route** . .Ashville Industrial Estate is not as close as this distance suggests as it is on the other side of the M56 and there is no crossing point here. The closest crossing point is through Beechwood residential area and along Wood Lane.

Quality of Site Ashville Industrial Estate is a small mixed office and industrial estate, with office development fronting Clifton Road. It is considered a key employment site, primarily geared towards local businesses.

GP Surgery Weaver Vale Practice, Hallwood Health Centre

Distance to (m) 1328 **Quality of Route** . . Hallwood Health Centre can be accessed through Beechwood residential area, over the bridges over the railway and expressway and through Hallwood Park residential area, into Trident Park and across the road and up Hospital Way. The route is generally well overlooked by residential properties and is within the town centre area where there is a more frequent level of footfall.

Open Space The Glen Open Space

Distance to (m) 809 **Quality of Route** . .The closest identified / designated area of open space is in excess of 800m from the site and is therefore not considered accessible. It is recommended that if this site were to be developed for residential purposes open space be included within the development of this site and the wider area.

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

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

Green Belt Report

Summary Conclusion Not located in the Green Belt

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

Sustainability Appraisal

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

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

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

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

Deliverability

Suitability It is considered that this site may be suitable for development, if each of the physical constraints identified is addressed. However, the presence of the large watermain, padhi pipelines and the pylons are acknowledged as possibly limiting the development potential of the site.

Availability Availability of the site is unknown.

Viability To be determined

Summary and Recommendations

SUMMARY This site is considered to be subject to significant physical constraints, have satisfactory connectivity and poor accessibility. The site is identified as a Green Space designation. It is considered that this site may be appropriate for a residential allocation, if the constraints can be overcome.

Recommendations **It is considered that this site may be appropriate for residential allocation, if the constraints can be overcome.**

Address: Halton station Road

Site Size (ha): 0.81

Grid Ref: 353637 / 379328

Ward: Beechwood



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Site Description

Brownfield/Greenfield Greenfield

Previous Use . . . Unknown

Current Use Residential gardens

Buildings on Site Garden paraphernalia, sheds etc.

Proportion of Site Covered by Buildings 5

Proportion of Buildings currently in use 100

Surrounding Uses Residential, scrub and rail lines

Planning History No relevant planning history.

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

Ownership Unknown (Not Council)

Source of Site SHLAA (Ref. H1010)

Proposal

Proposal: The SHLAA suggests that this site is not developable for residential purposes.

Benefits: N/A

Contribution to Local Plan: . N/A

Designations

Environmental None.

Heritage None applicable

Key Area of Change None applicable

Existing Policy Designations Primarily Residential Area

Policy Allocations None applicable

Conclusion Existing Primarily Residential Area designation is considered appropriate.

Physical Constraints

- Flood Risk** This site is located within Flood Zone 1 - little or no risk.
- Ground Conditions** Greenfield site. Site is on a slope. Site is 34% 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. However, there are trees and hedges to the site boundary.
- Landscape** The site is in garden uses.
- Townscape** Residential area, with 2 storey dwellings adjacent to the site.
- Pollution** Site is adjacent to rail lines. The site includes potentially contaminated land (railway and sidings). There is a PADHI pipeline through the site (Sabic).
- Infrastructure** No particular infrastructure constraints have been identified.
- Other Information** Residential proximity and amenity.
- 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. Consultation with the HSE would be required in relation to the PADHI. Consideration of infrastructure within the site.
- Conclusion** **This site is subject to physical constraints that are considered moderate. However, wholesale development of this site would not respect street pattern and building lines. There would also be difficulty with land assembly.**

Connectivity

- Walking** There are no footpaths through this site or adjacent to it.
- Cycling** No direct access to site
- Train** Frodsham Rail Station (2194m away). Site is not considered to be within walking distance of either Frodsham, Runcorn or Runcorn East Train Stations.
- Bus** Halton Station Road (127m away) - there is a bus stop on Halton Station Road that could be accessed through the existing residential area.
- Road** Site is not adjacent to the road network.
- Waterways** Not in immediate vicinity.
- Site Access** Access into the site would need to be created and agreed with the Council's Highways Team. It may require taking access through an existing residential area.
- ICT** General Broadband and Fibre Optic
- Conclusion** **This site is considered to have poor connectivity. Connectivity to this site would need to be significantly improved if the site were to be developed.**

Infrastructure

- Water and Sewerage** To be determined in consultation with UU.
- Education** Primary and Secondary School capacity to be determined in consultation with Education Team. Hillview Primary School.
- Health** To be determined in consultation with the Clinical Commissioning Group (CCG).
- Community** No community infrastructure has been identified at this time, this may be an area in need of improvement.
- Open Space** Palacefields Youth Centre
- 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 Beechwood.

Distance to (m) 1129 **Quality of Route** . .Not in immediate vicinity of a Local Centre. The closest shop is at Beechwood Local Centre and this can be accessed along footpaths on Halton Station Road and Wood Lane and through the residential area of Beechwood.

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

Distance to (m) 1745 **Quality of Route** . .Not in immediate vicinity of a Town or District Centre.

Primary School The closest Primary School is Hillview Primary School.

Distance to (m) 655 **Quality of Route** . .Hillview Primary School can be accessed along footpaths on Halton Station Road and Wood Lane and through the residential area of Beechwood. The footpath on Wood Lane is not as overlooked as wood be liked due to large hedges in front of the residential properties.

Secondary School The closest secondary school is Ormiston Bolingbroke Academy.

Distance to (m) 1972 **Quality of Route** . .Not in immediate vicinity of a Secondary School.

Employment Site Ashville Industrial Estate is the closest employment area.

Distance to (m) 262 **Quality of Route** . .Ashville Industrial Estate can be accessed along Halton Station Road, by crossing the A557 and on to Asdville Way. The A557 is a busy road and it will be difficult to cross.

Quality of Site Ashville Industrial Estate is a small mixed office and industrial estate, with office development fronting Clifton Road. It is considered a key employment site, primarily geared towards local businesses.

GP Surgery Weaver Vale Practice, Hallwood Health Centre

Distance to (m) 1804 **Quality of Route** . . Hallwood Health Centre is not in close proximity to the site.

Open Space Palacefields Youth Centre

Distance to (m) 1005 **Quality of Route** . .The closest identified / designated area of open space is in excess of 800m from the site and is therefore not considered accessible. It is recommended that if this site were to be developed for residential purposes open space be included within the development of this site and the wider area.

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

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

Green Belt Report

Summary ConclusionNot located in the Green Belt

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

Sustainability Appraisal

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

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

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

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

It is considered that this site would have a negligible or limited impact on the local economy or employment. Whilst improvements to access to the Borough's town, district or local centres would be beneficial. This site is unlikely to contribute to the provision of a range of good quality and affordable homes.

In order to encourage the use of sustainable transport in the Borough, the connectivity of this site would need to be improved, if the site were to be developed. The development of this site is unlikely to support improvements in air quality. This site is not located within an AQMA. However, the connectivity of the site is unlikely to lead to a reduction in journeys by car.

Deliverability

Suitability This site is not considered suitable for development at this time, due to issues with access and residential amenity.

Availability Site is not currently available.

Viability To be determined

Summary and Recommendations

SUMMARY This site is considered to be subject to moderate physical constraints, have poor connectivity and poor accessibility. The site is identified as a Primarily Residential Area designation.

It is considered that this site could be retained as a Primarily Residential Area.

Recommendations **Although the existing allocation of Primarily Residential is still considered appropriate it is not considered appropriate to allocate this site for further residential development.**

Address: Beechwood Avenue, Beechwood

Site Size (ha): 1.05

Grid Ref: 354000 / 380131

Ward: Beechwood



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Site Description

Brownfield/Greenfield Greenfield

Previous Use . . . Unknown

Current Use Pasture/Grazing

Buildings on Site None

Proportion of Site Covered by Buildings 0

Proportion of Buildings currently in use 0

Surrounding Uses Residential, road infrastructure, woodland

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 96% Council Ownership

Source of Site SHLAA (Ref. H1150)

Proposal

Proposal: SHLAA Site 204 suggests there is capacity for 26 dwellings at 30dph.

Benefits: Residential development.

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

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. However, the site has potential to be allocated for residential development.

Physical Constraints

- Flood Risk** This site is located within Flood Zone 1 - little or no risk.
- Ground Conditions** Greenfield site. Generally flat. 22% of the site is Potentially Contaminated Land (Marsh, railway line).
- Heritage** No particular heritage issues or constraints have been identified.
- Habitats** Wooded areas may provide natural habitat.
- Landscape** Coppiced woodland, mature hedgrows.
- Townscape** Low density residential surroundings. The housing is largely hidden, giving the site a semi rural feel.
- Pollution** Train line visual pollution and noise from trains and expressway beyond. PADHI Pipelines (middle and outer zones).
- Infrastructure** No particular infrastructure constraints have been identified.
- Other Information** Residential proximity and amenity.
- Mitigation** Supplement woodland belt, acoustic fencing. 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. Consultation with the HSE would be required in relation to the PADHI. Consideration of infrastructure within the site.
- Conclusion** **This site is subject to physical constraints that are considered moderate. It is considered that this site may be suitable for development, if each of the physical constraints identified is addressed. The level of mitigation required will be dependent on the end use proposed for the site.**

Connectivity

- Walking** Good access to footpaths on Beechwood Avenue and former Wood Lane.
- Cycling** Good access to cycle route alongside the railway.
- Train** Runcorn East Rail Station (2089m away). Site is not considered to be within walking distance of either Runcorn or Runcorn East Train Station.
- Bus** Cherry Blossom (173m away). Bus stops on Beechwood Avenue.
- Road** Beechwood Avenue, off the Southern Expressway
- 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
- 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. Hillview Primary School.
Health	To be determined in consultation with the Clinical Commissioning Group (CCG).
Community	No community infrastructure has been identified at this time, this may be an area in need of improvement.
Open Space	Palacefields Youth Centre
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 Palacefields.
Distance to (m) 675	Quality of Route . .Palacefields Local Centre can be accessed via the footpath adjacent to the site and through the residential area of Palacefields.

Town Centre	The closest town or district centre is at Halton Lea.
Distance to (m) 956	Quality of Route . .Halton Lea can be accessed via the footpath adjacent to the site and through the residential area of Palacefields.

Primary School	The closest Primary School is Hillview Primary School.
Distance to (m) 500	Quality of Route . .Hillview Primary School can be accessed along the footpaths through Beechwood residential area. It will however, require the crossing of Beechwood Avenue, which can be done at either the manned crossing outside of the school or at the traffic controls near to the site.

Secondary School	The closest secondary school is Ormiston Bolingbroke Academy.
Distance to (m) 1332	Quality of Route . .

Employment Site	Ashville Industrial Estate is the closest employment area.
Distance to (m) 973	Quality of Route . .
Quality of Site	Ashville Industrial Estate is a small mixed office and industrial estate, with office development fronting Clifton Road. It is considered a key employment site, primarily geared towards local businesses.

GP Surgery	Weaver Vale Practice, Hallwood Health Centre
Distance to (m) 1024	Quality of Route . .

Open Space	Palacefields Youth Centre
Distance to (m) 164	Quality of Route . .

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

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

Green Belt Report

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

Sustainability Appraisal

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

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

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

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 would have a negligible or limited impact on the local economy or employment. 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 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 satisfactory 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 and improvements to the accessibility of the site.

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