

Widnes Waterfront Planning Application Impact Assessment

Halton Borough Council

Brief

BE Group was commissioned by the Major Projects team at Halton BC to assess the possible impact of a waste recovery and recycling plant on future investment at Widnes Waterfront.

The report's objective was to inform the planning process. It had particular regard to the aims of the revised Widnes Waterfront Masterplan, which was produced by BE Group in 2009.

Potential issues that were examined included:

- The scale of the operation
- Visual and noise impact
- The impact on investment
- Traffic implications.

Activities

- Review of consultation undertaken by the applicant and Halton BC
- Consultation with local landowners and investors
- Assessment of the applicant's site selection process
- Appraisal of relevant UK case studies
- Consideration of traffic and access implications
- Review of design proposals and likely impact on Widnes Waterfront area.

Outcome

The study concluded that the location and nature of the proposed development needs to be considered in the context of Widnes Waterfront and the recently approved revised Masterplan.

Although the planning application acknowledged the revised Masterplan it did not have regard for recent developments or future proposals. It also described the area as a B2 location, whereas in reality it is a mixed-use area comprising office, industrial, retail, leisure and residential elements. Consequently the proposal could adversely hamper the quality of regeneration happening in the immediate area.

Halton BC must ensure that relevant agencies investigate the technical, environmental and traffic elements of the proposal further.

