



Halton Borough Council  
**AUTHORITY**  
**MONITORING REPORT**  
**EMPLOYMENT**  
**2023**



## Halton Borough Council

# Authority Monitoring Report Employment 2023

(Base date 31<sup>st</sup> March 2023)

### Version History

Version	Revisions	Lead(s)	Author(s)	Checked	
v1			K.Bowen		25/10/2023
v2			K.Bowen		

## Summary of Key Findings

### 2023 Headline findings and observations

#### Employment Delivery

- Employment land monitoring for 2023 recorded the take up of 6.67 ha of employment land all of which was taken up in Widnes, and all of which were within the ‘Key Urban Regeneration Areas’. Development includes 4,507 sqm of B8 and 3,618 sqm of E(g)(iii).
- There have been 8.37 hectares – on 5 Sites (Appendix E) loss of employment land to other uses in 2022/23.

#### Breakdown of Use Class Completions with Floorspace

Use Class (GPDO)	Completed Floorspace (sq.m)
E(g)	4,138
B2	48
B8 Small	4,507
B8 Large	0
E(g), B2, B8	0
Sui Generis	0
Total	8,693 sq.m

#### Employment Supply

- Total of 8 sites actively under construction (Appendix B) as at April 2023 during site surveys.
- Total of 16 new sites with planning permission in 2022/23 (Appendix D) of which 10 sites remain available for employment use totalling 31.28 hectares, 104,788sq.m total floorspace.

#### Employment Land Availability 2023

- A total of 104.43 hectares of land available on 44 sites for employment use (see Appendix C).
- 75.85 hectares on 21 allocated sites within the ‘Key Urban Regeneration Areas’ as defined in the Local Plan.

# Contents

Summary of Key Findings.....	iii
Contents.....	
1. Scope and Policy Context .....	1
2. Employment Delivery .....	3
Employment Completions .....	3
Location .....	4
Halton Key Urban Regeneration Areas.....	4
Brownfield / Greenfield Split.....	4
Use Class .....	5
Allocations.....	6
3. Employment Supply.....	7
Under Construction .....	7
Planning Permissions .....	7
Allocations.....	8
4. Employment Summary.....	9
Local Plan (DALP).....	9
Employment Take Up.....	9
Appendix A: Employment Completions .....	10
Appendix B: Sites Under Construction .....	14
Appendix C: Employment Land Supply .....	16
Appendix D: New Sites Added to the Employment Land Supply.....	26
Appendix E: Employment Sites Subject to Change / Lost to Other Uses .....	31
Appendix F: Employment Supply in the Delivery and Allocations Local Plan.....	32

## I. Scope and Policy Context

- I.1 It is essential that Halton Council have an up-to-date statutory development plan in order to provide robust planning for the Borough. The Halton Delivery and Allocations Local Plan (DALP) was adopted in March 2022. The Plan sets out the long-term spatial vision, strategic priorities and policies for future development in the borough to 2037, including the quantity and location of new homes, employment provision, shops, facilities and other services, transport and other infrastructure provision, climate change mitigation and adaption and the conservation and enhancement of the natural and historic environment.
- I.2 This report serves as an annual statement regarding the take up and supply of land for employment development within Halton Borough as at the 31 March 2023, covering a 12 month period from the 01 April 2022 to 31 March 2023. It provides baseline information about actual rates of employment development achieved over the plan period so far 2014-2023. The purpose of this annual review of Employment Land is to inform and monitor the effectiveness of the employment land policies as contained in the Halton Local Plan and to provide the baseline data required for the publication of the Authorities Monitoring Report.
- I.3 Employment land will be provided over the lifetime of the Local Plan to support Halton's economy. The Local Plan (Policy CS(R)4) looks for approximately 180 hectares of land from a variety of sources to be made available to facilitate the sustainable growth of Halton's economy during the period 2014 to 2037. The employment land policy CS(R)4 figure of 9 ha per annum is based on a continuation of the long term take-up rate of employment land by to businesses between 2014 to the end of the Local Plan period (to 2037). Unlike housing, where the policy represents an annual development target, the employment figure is a target for the supply of land rather than 'take-up' of that land.
- I.4 The Policy identifies Strategic Employment Locations, Employment Allocations (identified in Policy ED1), Primarily Employment Areas and Employment Renewal Areas (identified on Policies Map) all of which will be the initial focus for new development and where the biggest transformation is expected to occur. These Key Urban Regeneration Areas, along with the regeneration and remodelling opportunities within existing employment areas, are seen as fundamental to the longer term development of the Borough and in a lot of cases represent areas where impetus for change already exists.
- I.5 The DALP's Monitoring Framework contains a number of indicators with targets which sets out how we will measure how successful the policies within the Plan are being implemented.

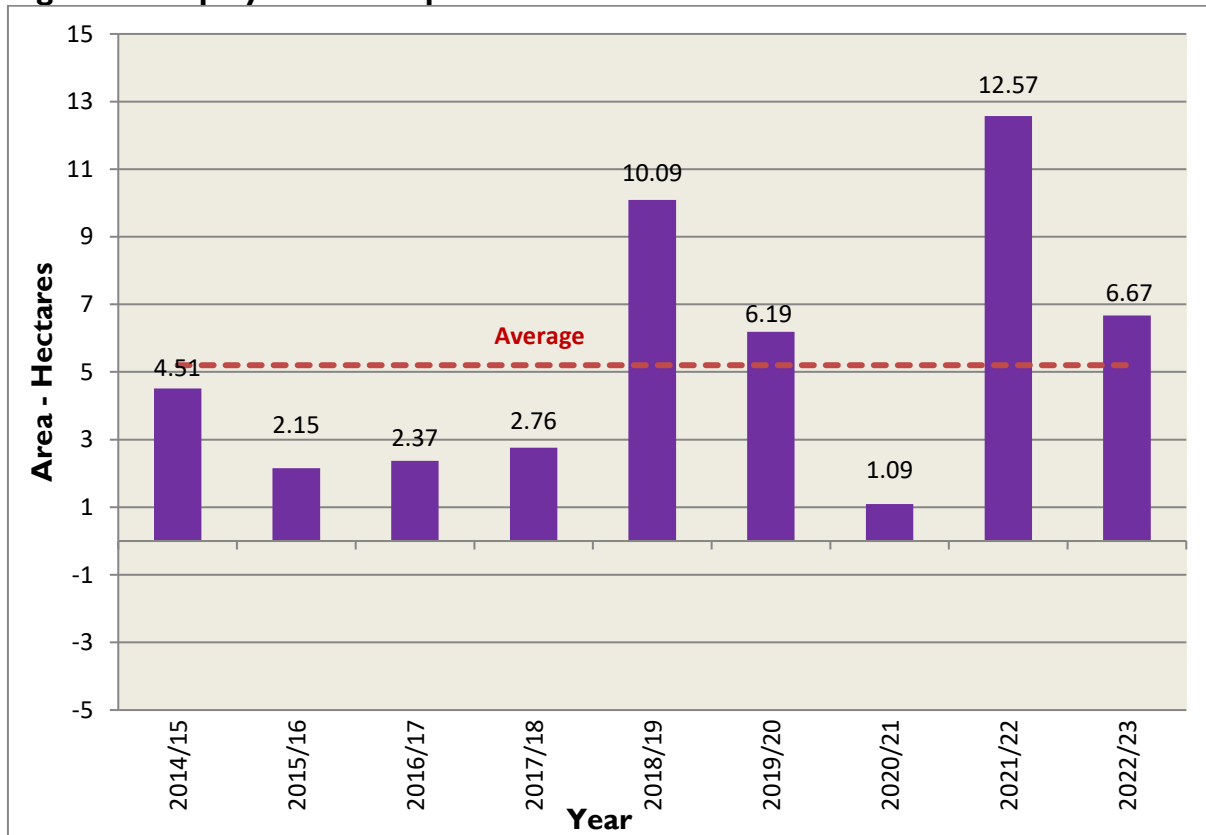
- 1.6 The base date of the DALP for implementation and monitoring purposes is 2014 therefore completions during this monitoring period will contribute towards meeting the Local Plan targets.

## 2. Employment Delivery

### Employment Completions

- 2.1. Employment land monitoring for 2023 recorded the take up of 6.67 ha of employment land all of which was taken up in Widnes as listed in Appendix A and illustrated in Table I below. Development includes 4,507 sqm of B8 and 3,618 sqm of E(g)(iii).
- 2.2. This represents a decrease on the previous year (from 12.57 ha to 6.67 Ha.) and is slightly behind the remaining prevailing long term average of around 9 Ha. Figure I shows comparative figures for each year since April 2014, whilst Table 3 provides a breakdown of the category of employment use developed.
- 2.3. Over the Local Plan period so far (2014-2023) we have seen a total of 48.4 hectares of employment development in Halton. This equates to a future requirement of 131.61 hectares of land for the remainder of the Local Plan period. The current Employment Land Availability Register shows 104.43 hectares of land available for employment development. The following tables and figures below illustrate annual completions over this period.

**Figure I: Employment Completions in Halton 2014 to 2023**



**Table 1: Hectares of Completed Employment Development in Halton April 2014 – March 2023 (Runcorn -Widnes)**

Year	Runcorn	%	Widnes	%	Halton (Total)
2014/15	1.43	32%	3.08	68%	4.51
2015/16	1.42	66%	0.73	34%	2.15
2016/17	0	0%	2.37	100%	2.37
2017/18	0	0%	2.76	100%	2.76
2018/19	3.78	37%	6.31	63%	10.09
2019/20	3.68	59%	2.51	41%	6.19
2020/21	1.02	94%	0.07	6%	1.09
2021/22	2.22	18%	10.35	82%	12.57
2022/23	0	0%	6.67	100%	6.67
Total 2014 -2023	14	28%	34.9	72%	48.4

**Location**

2.4. The Local Plan CS(R)4 looks for approximately 180 hectares of land from a variety of sources to be made available over the period 2014-2037 to facilitate the sustainable growth of Halton’s economy.

**Key Urban Regeneration Areas (KURA)**

2.5. This year’s total of 6.67 ha on 3 sites have all been within the Key Urban Regeneration Areas as defined in the Local Plan. Development includes 4,507 sqm of B8 and 3,618 sqm of E(g)(iii). They are identified in Appendix A

**Brownfield / Greenfield Split**

2.6. National Planning Policy Framework (NPPF) encourages the re-use of previously developed land. The Employment Land Availability Supply (Appendix C) shows a total of 104.43 hectares of land available for employment development within Halton. In terms of greenfield/brownfield proportions this total is split 81.62ha (78%) Greenfield and 22.81ha (22%) Brownfield.

2.7. Since 2014 the majority of development has come forward on existing employment sites with well below half the amount of 20.79 hectares been developed on greenfield sites compared with an annual average of around 2.08 hectares of greenfield land being developed since 2014.

**Table 2: Hectares of Completed Employment Development in Halton April 2014 - March 2023 (Brownfield/Greenfield)**

Year	Halton	Greenfield	%	Brownfield	%	Cumulative
2014/15	4.51	0	0%	4.51	100%	98%
2015/16	2.15	0.03	1%	2.12	99%	96%
2016/17	2.37	0.81	34%	1.56	66%	94%
2017/18	2.76	1.37	50%	1.39	50%	93%
2018/19	10.09	10.05	100%	0.04	0%	91%



**Table 2: Hectares of Completed Employment Development in Halton April 2014 - March 2023 (Brownfield/Greenfield)**

Year	Halton	Greenfield	%	Brownfield	%	Cumulative
2019/20	6.19	0	0%	6.19	100%	86%
2020/21	1.09	1.02	94%	0.07	6%	82%
2021/22	12.57	1.26	10%	11.31	90%	82%
2022/23	6.67	5.44	82%	1.23	18%	75%
<b>Total 2014-2023</b>	<b>48.4</b>	<b>19.98</b>	<b>41%</b>	<b>28.42</b>	<b>59%</b>	
<b>Annual Average</b>	<b>5.38</b>	<b>2.22</b>		<b>3.16</b>		

### Use Class

#### Explanation of Use Classes Order (Sept 2020)

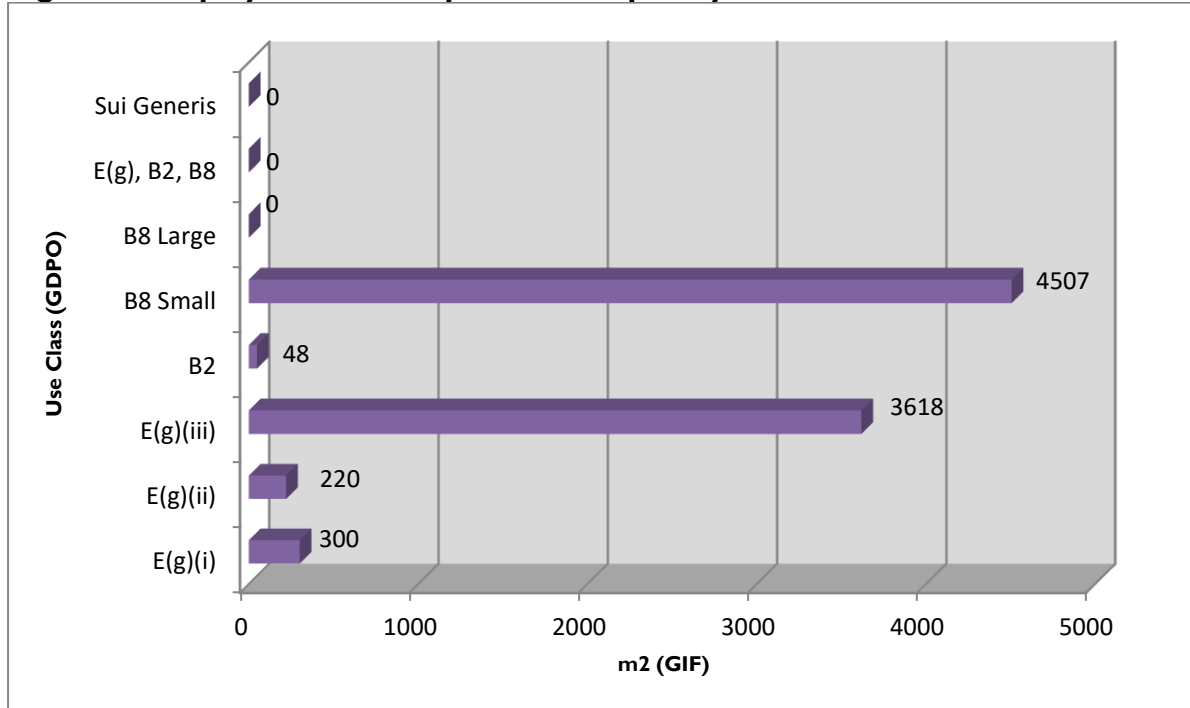
- E(g) Commercial, Business and Service in a residential area
  - E(g)(i) Offices to carry out any operational or administrative functions
  - E(g)(ii) Research and development, studios, laboratories, high tech.
  - E(g)(iii) Industrial processes
  - B2 General Industry - Use for industrial process other than one falling within class E(g) (previously class B1)
  - B8 Wholesale warehouse, distribution centres, repositories, includes open air storage (B8 Large – over 9,290sq.m)
  - Sui Generis Certain uses do not fall within any use class and are considered sui generis.
  - Mixed Use

**Table 3: Hectares of Completed Employment Development in Halton April 2014 - March 2023 (By Use Class)**

Year	Use Class									Total
	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8 Small	B8 Large	E(g), B2, B8	SG	Mixed Use	
2014/15	0.00	0.00	0.03	0.40	0.98	0.00	0.00	3.09	0.00	<b>4.51</b>
2015/16	0.02	1.39	0.00	0.00	0.69	0.00	0.00	0.05	0.00	<b>2.15</b>
2016/17	0.00	0.00	0.00	0.00	0.81	0.00	0.00	1.56	0.00	<b>2.37</b>
2017/18	0.57	0.00	0.00	1.37	0.82	0.00	0.00	0.00	0.00	<b>2.76</b>
2018/19	0.65	0.00	0.04	5.66	0.00	3.74	0.00	0.00	0.00	<b>10.09</b>
2019/20	0.01	0.00	0.00	0.05	1.45	2.43	2.25	0.00	0.00	<b>6.19</b>
2020/21	0.07	0.00	0.00	0.00	1.02	0.00	0.00	0.00	0.00	<b>1.09</b>
2021/22	1.28	0.00	0.00	0.00	0.00	8.75	2.54	0.00	0.00	<b>12.57</b>
2022/23	0.00	0.00	0.00	0.00	1.23	0.00	0.00	5.44	0.00	<b>6.67</b>
<b>Totals 2014-2023</b>	<b>2.60</b>	<b>1.39</b>	<b>0.07</b>	<b>7.48</b>	<b>7.00</b>	<b>14.92</b>	<b>4.79</b>	<b>10.14</b>	<b>0.00</b>	<b>48.40</b>
<b>Annual Average</b>	<b>0.29</b>	<b>0.15</b>	<b>0.01</b>	<b>0.83</b>	<b>0.78</b>	<b>1.66</b>	<b>0.53</b>	<b>1.13</b>	<b>0.00</b>	<b>5.38</b>

2.8. In terms of floorspace (m<sup>2</sup>) completed during 2023, Figure 2 below illustrates the amount of floorspace developed by type. Gross internal floorspace (GIF) is the entire area inside the external walls of a building and includes corridors, lifts, plant rooms, service accommodation e.g. toilets but excludes internal walls. The difference between gross external area and gross internal floorspace is typically between 2.5 and 5% of the gross external area.

**Figure 2: Employment Floorspace Developed by Use Class 2023**



2.9. In terms of development calculations, a difference occurs between site area and floorspace when planning permissions on employment sites do not include a building as part of the development. In this instance area is calculated based on the area of development of a site affected e.g. include additional car parking, hard-standings and other areas of development on a site.

**Allocations**

2.10. The Local Plan Allocations are sites allocated for employment development through the development plan process. There was 6.67ha of completed development on two allocated sites during 2022/23.

2.11. The current position of all Employment sites allocated in the Delivery and Allocations Local Plan can be seen in Appendix F.

## 3. Employment Supply

- 3.1. The following section will provide a breakdown of the supply of employment land in the Borough as at the 31 March 2023. The Employment Land Availability Supply (Appendix C) includes a site-by-site breakdown and shows a total of 104.43 hectares (excluding sites under construction) of land available for employment development within Halton.

### Under Construction

- 3.2. Monitoring from 2022/23 shows that there are 8 sites currently under construction totalling 27.21 net hectares; listed in Appendix B. This will return a total of 178,591 sq.m net floorspace when completed.

### Planning Permissions

- 3.3. Table 4 shows the number of employment sites approved in Halton through planning applications over the local plan monitoring period so far (2014-2023).

Halton	Gross Applications Approvals	Gross Site Area (Ha)	Gross Floorspace (sq.m)
2014/15	43	55.51	65,794
2015/16	42	83.27	26,706
2016/17	26	41.52	64,290
2017/18	21	34.18	35,478
2018/19	23	28.91	41,723
2019/20	15	18.76	49,584
2020/21	9	9.93	30,513
2021/22	15	27.8	102,793
2022/23	15	48.46	115,705
<b>Total</b>	<b>209</b>	<b>348.34</b>	<b>532,586</b>
Average	23	39	59176

- 3.4. This year there has been a total of 15 employment sites approved in Halton through planning applications which will result in a total of 1,658 sq.m net floorspace when completed, compared with average annual approvals of 23 during the first 9 years of the monitoring period of the Local Plan.
- 3.5. Appendix D provides a list of sites added to the supply of employment land, having obtained planning permission between 1st April 2022 and 31st March 2023. Of the 15

Application Approvals, a total of 31.28 hectares of land remains in the Employment Land Register supply this year.

- 3.6. The Employment Land Availability Supply (Appendix C) provides a list and more details of all the Current Employment Planning Permissions in Halton including land which is allocated and/also subject to a Planning Permission within the 'Key Urban Regeneration Areas (KURA)' as identified in the Local Plan. Within the KURA there are currently 34 sites with a total site area of 107.71 hectares and which will result in a total of 264,905sq.m floorspace when completed.

### **Allocations**

- 3.7. These are sites allocated for Employment Development in the Halton Delivery and Allocations Local Plan. The current position of all the allocated sites is listed in Appendix F.
- 3.8. There are only 3 employment allocations that have gained outline/full planning permissions on the sites this year. The sites total 31.8 hectares and are expected to return in the region of a net gain of 101,536sq. metres of employment floorspace when completed.
- 3.9. 19 of the allocated sites have not gained outline/full planning permission. Runcorn is the largest contributor with 15 sites totalling 44.76 hectares, 75% of the total hectares of all the sites. The 4 sites in Widnes total 14.83 hectares, 25% of a total of 59.59 hectares. More details on all the allocated sites can be found in Appendix F.

### **Changes to the Employment Land Supply in 2023**

- 3.10. Appendix E lists those sites on the employment land availability register that have been subject to change. The changes may have been due to the submission of a new planning application which increases/decreases the site area or floorspace or the loss of area through error of polygon boundary and/or subdivision of the site. It also shows the loss of employment land to other land uses.

## 4. Employment Summary

- 4.1. This recent trend continues with a lack of new sites coming forward and gaining permission especially on Greenfield sites is perhaps indicative of the current economic climate where the majority of development is happening as amendments to existing previously developed employment sites.

### Local Plan (DALP)

- 4.2. The Employment Land Availability Supply from 2023 shows a total of 104.53 hectares land available for employment development and with a Local Plan target of approximately 180 hectares of land to be made available between 2014 and 2037, this leaves a shortfall of 75.47 hectares for the remainder of the Local Plan period.
- 4.3. During the 9 year period since the base date of the Local Plan of 2014, a total of 48.40 hectares of employment development has been completed. This equates to around 27% of all completed employment development and compares with a yearly annual average of 5.38 hectares since 2014.
- 4.4. With only 48.40 hectares completed within the 9 year period since the base date of the Local Plan we are below our future required annual average target of 9.15 hectares of land per year for the remainder of the Local Plan period.

### Employment Take Up

- 4.5. The Summary Table 5 below highlights there has been 42% employment take up of the Local Plan period target of 180 hectares.

Table 5: - Summary of Employment Development

		DALP (180 Ha Target)		
		Hectares	Cumulative	
Completions 2014 - 22	Table I	41.73		
Completions 2023	Appendix A	6.67		
Sites Under Construction at 2023	Appendix B	27.21		
<b>TOTAL COMMITTED DEVELOPMENT</b>		<b>75.61</b>	<b>75.61</b>	<b>42%</b>
Identified Supply	Appendix C	104.53		
<b>TOTAL</b>		<b>104.53</b>	<b>108.14</b>	<b>100%</b>

## Appendix A: Employment Completions

Ref	Location	Town	Plan Status	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sq.m)	Area (ha)
HI067	Open Bus Park - Caldwell Road	Widnes		South Widnes	B	22/00198/HBCFUL	Proposed creation of vehicle parking area from original bus parking area at Caldwell Road Widnes Cheshire WA8 7JT	SG	No Loss or Gain in Floorspace	0
HI334	Land Adjacent to Ditton Brook, Foundry Lane (Stobart's Training Centre)	Widnes		Halebank and Ditton Corridor	B	21/00470/REM	Application for the approval of reserved matters (appearance, landscaping, layout and scale) of permission 20/00352/HBCOUT (Outline application for residential development (Use Class C3) up to 86 dwellings	E(g), B2, B8	Loss of 1.87hecs of E(g), B2, B8	0
HI336	Land Adjacent to St. Helens Canal (Routledge Site), Tanhouse Lane	Widnes		South Widnes	B	19/00235/FUL	Application for proposed development consisting of 243 dwellings including access, open space and associated infrastructure at Land To The North Of Railway And West Of Tan House Lane	E(g)(iii)	No Loss or Gain in Floorspace	0
HI636	Land at Foundry Lane	Widnes	Primarily Employment	Halebank and Ditton Corridor	B	19/00373/FUL	Proposed construction of 4 no. storage units (Use Class B8) at 2-6 Foundry Lane Widnes Cheshire WA8 8TZ	B8	Gain of 386 sq.m of B8	0.11
H2053	Maspro House, Chadwick Road	Runcorn	Employment Renewal Area		B	19/00303/FUL	Proposed two storey front extension to existing industrial unit at Maspro House Chadwick Road Runcorn Cheshire WA7 IPW	E(g)(iii)	Gain of 170sq.m of E(g)(iii)	0
H2383	Ventcroft Ltd, Faraday Road	Runcorn	Employment Renewal Area		B	19/00382/FUL	Proposed extension to existing light industrial unit together with ancillary works at Ventcroft Ltd Faraday Road Runcorn WA7 IPE	E(g)(iii)	Gain of 3472sq.m of E(g)(iii)	0
H2403	Unit 9B, Andersons Industrial Estate, Croft Street	Widnes	Primarily Employment	South Widnes	B	20/00108/COU	Proposed change of use from office to hot food takeaway (Use Class A5) together with fencing and new	SG	Gain of 135sq.m of SG, Loss of 135sq.m of E(g)(i)	0

Ref	Location	Town	Plan Status	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sq.m)	Area (ha)
							pedestrian access from Croft Street			
H2405	Unit 2 & 3 (Phase 2), Land off Gorsey Lane	Widnes	Allocated in Local Plan, Strat Employment	South Widnes	B	20/00385/FUL	Proposed development consisting of two industrial and warehousing units for B1, B2 and B8 uses with associated landscaping, service yards and car parking at Units 2 & 3 Land Off Gorsey Lane	E(g), B2, B8	Gain of 29,008 sq.m of E(g), B2, B8	0
H2408	150 Albert Road	Widnes			B	20/00135/COU	Proposed change of use from double glazing showroom (B2) to traditional Thai massage studio (A1)	B2	Gain of 76 sq.m of E(e), Loss of 76 sq.m of B2	0
H2411	Shell Green, Bennetts Lane	Widnes	Allocated in Local Plan, Strat Employment	South Widnes	B	21/00356/FUL	Proposed industrial development comprising two warehouse buildings with B2 and B8 Use Classes and ancillary E(g)(i) Office space, including service yards, car parking, landscaping and associated access infrastructure at Shell Green Bennetts Lane	B8, E(g)(i)	Gain of 3356sq.m of B8, Gain of 521 sq.m of E(g)(i)	1.12
H2417	22 Church Street	Runcorn		West Runcorn	B	20/00339/P3JPA	Prior notification for proposed change of use of offices (use class B1) to 1 no. residential apartment (use class C3) at	E(g)(i)	Loss of 116 sq.m of E(g)(i)	0
H2435	Land to the west of junction between Hardwick Road and Astmoor Road	Runcorn	Allocated in Local Plan		B	22/00278/S73	Application under Section 73 of the Town and Country Planning Act to vary condition numbers 2, 7, 8, 13 and 17 of planning permission 20/00536/FUL [Proposed employment development comprising 13 units totalling 2545 sq metres to provide E(g), B2 & B8 uses] to amend the approved scheme to consolidate and reduce the original approved floorspace	E(g), B2, B8	Gain of 2545sq.m of E(g), B2, B8	0

Ref	Location	Town	Plan Status	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sq.m)	Area (ha)
							across Units 1 to 5 (Blocks A and B), into a single revised Unit 3 (revised Block B) at			
H2465	Croda Colloids Ltd., Foundry Lane	Widnes	Primarily Employment	Halebank and Ditton Corridor	B	22/00068/FUL	Retrospective application for erection of temporary office / welfare cabins at Croda Colloids Ltd Foundry Lane Widnes	E(g)(i)	Gain of 300sq.m of E(g)(i)	0
H2466	Picow Farm Depot, Picow Farm Road	Runcorn	Primarily Employment	West Runcorn	B	21/00681/FUL	Proposed new salt barn to house salt for Highways use, constructed in durable timber pre fabricated unit at Picow Farm Depot Picow Farm Road Runcorn Cheshire	B8	Gain of 244sq.m of B8	0
H2469	Part of St Michaels Jubilee Golf Course, Dundalk Road	Widnes	Allocated in Local Plan	Halebank and Ditton Corridor	G	18/00087/FUL	Proposed construction of Solar Photovoltaic Array together with associated infrastructure, access, fencing and CCTV cameras at St Michaels Jubilee Golf Course Dundalk Road Widnes	SG	No Loss or Gain in Floorspace	5.44
H2475	GCP Applied Technologies UK Ltd, Widness Business Park	Widnes	Primarily Employment	Halebank and Ditton Corridor	B	22/00219/FUL	Proposed installation of 2 no. prefabricated buildings to the rear aspect of the site, each building having a footprint of 6m x 4m, one building will be fitted out for wash rooms and changing room, whilst the other building will be used as a canteen area at GCP Applied Technologies UK Ltd Widnes Business Park Foundry Lane Widnes WA8 8UD	B2	Gain of 48sq.m of B2	0
H2479	INOVYN ChlorVinyls Ltd, Runcorn Site	Runcorn	Strat Employment, Employment Renewal Area	West Runcorn	B	22/00310/FUL	Retrospective application for planning permission for demolition of existing stores building and construction of new research and development facility on the existing chemical site at INOVYN	E(g)(ii)	Gain of 220sq.m of E(g)(ii)	0



Ref	Location	Town	Plan Status	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sq.m)	Area (ha)
							ChlorVinyls Ltd Runcorn Site HQ Banks Lane PO Box 9 Runcorn Cheshire WA7 4JE			
H2509	Ancillary works at Tudor Road	Runcorn	Primarily Employment		B	19/00200/FUL	Proposed new build warehouse for use classes B1, B2 and B8 with associated ancillary works at Tudor Road Runcorn Cheshire WA7 ITA	E(g), B2, B8	Gain of 18740 sq.m of E(g), B2, B8	0
									<b>Total</b>	<b>6.67</b>

## Appendix B: Employment Sites Under Construction

Ref	Location	Town	Plan Status	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sq.m)	Area (ha)
H1321	Former site of J.Bryan (Victoria) Ltd., Pickering Road	Widnes	Primarily Employment	Halebank and Ditton Corridor	Brownfield	18/00285/WST	Proposed change of use to waste transfer and treatment facility, construction of waste transfer building and ancillary development including weighbridge, welfare facilities, storage bays and fencing at Former J Bryan (Victoria) Ltd Site	SG	1175	0
H1349	Tesco Distribution Centre	Widnes	Allocated in Local Plan, Strat Employment	Halebank and Ditton Corridor	Brownfield	08/00449/FUL	Phase 2. 13958sqm extension to Distribution Centre & Vehicle Maintenance Unit (VMU) 1863sqm	E(g), B2, B8	15821	1.94
H1919	Land between Delph Lane and Daresbury Sci Tech	Runcorn	Allocated in Local Plan, Strat Employment		Greenfield	21/00466/FUL	Proposed construction of a supercomputing centre providing 3,070 sqm of floor space (Use Class E1) with formation of new access, landscaping and associated infrastructure at Vacant Land South Of Sci-Tech Daresbury Campus	E(g)(ii)	3070	1.56
H1932	Land off Blackheath Lane (Manor Park 3), Manor Park	Runcorn	Allocated in Local Plan		Greenfield	13/00044/FUL	Application for new planning permission to replace extant permission 09/00505/FUL for proposed construction of new plant bakery	E(g)(iii)	5900	2.62
H2026	Grosvenor House, Northway	Runcorn			Brownfield	20/00354/COU	Proposed change of use of part of the ground floor and third floor from offices into 5 residential apartments, resident's gym and external alterations	E(g)(i)	-359	-0.53

Ref	Location	Town	Plan Status	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sq.m)	Area (ha)
H2046	Land East of Desoto Road East / West of Foundry Lane (Stobart Park/3MG)	Widnes	Allocated in Local Plan, Strat Employment	Halebank and Ditton Corridor	Greenfield	12/00155/REM	Phase I Earthworks and Infrastructure Reserved Matters submission relating to the area east of Steward's Brook	B8	124000	16.39
H2464	Mathieson Road	Widnes	Allocated in Local Plan, Strat Employment	Halebank and Ditton Corridor	Brownfield	21/00657/FUL	Proposed erection of a storage and distribution building (Use Class B8) including ancillary (integral) offices, creation of a service yard and parking areas for cars and HGVs, with associated access and servicing (Plot A2)	B8	18579	4.19
H2486	Onyx, 350 Blackheath Lane	Runcorn	Primarily Employment		Brownfield	22/00260/FUL	Proposed extension to existing warehouse (use class B8), ground works and associated works at Onyx 350 Blackheath Lane Runcorn WA7 1SE	B8	10405	1.04
									<b>Total</b>	<b>27.21</b>

## Appendix C: Employment Land Supply (excluding under construction listed above)

Ref	Location	Town	Plan Status	KURA	LP Ref	Site Type	Application No.	Description	Use Class	Floorspace (sq.m)	Area (ha)
HI109	East Lane House, East Lane (aka The White House)	Runcorn				B	21/00161/FUL	Proposed demolition of the existing vacant office building and the erection of apartment block and townhouses totalling 153no. dwellings (use class C3), a 66no. bedroom care home (use class C2) and a 85no. bedroom hotel (use class C1) at East Lane House	E(g)(i)	Loss of 17652sq.m of B1a	-1.14
HI153	Behind Harrow Estates, Chester Road	Runcorn	Allocated in Local Plan		E17	G	N/A	N/A	E(g), B2, B8	No Loss or Gain in Floorspace	0.29
HI223	Moss Lane Nursery	Runcorn	Allocated in Local Plan		E25	G	N/A	N/A	E(g), B2, B8	No Loss or Gain in Floorspace	5.46
HI246	Remainder of St Michaels Golf Course, Dundalk Road	Widnes	Allocated in Local Plan	Halebank and Ditton Corridor	E21	G	N/A	N/A	SG	No Loss or Gain in Floorspace	2.39
HI250	Daresbury Sci Tech, Keckwick Lane	Runcorn	Allocated in Local Plan, Strat Employment	East Runcorn	E4	G	21/00166/OUT	Outline planning application, with all matters reserved, for laboratory and office space (Use Class E(g)(i) and E(g)(ii)) development with associated car parking and landscaping at Ultraviolet Sci Tech Daresbury	E(g)(i), E(g)(ii)	Gain of 10000sq.m of E(g)(i), Gain of 6704sq.m of E(g)(ii)	2.7

Ref	Location	Town	Plan Status	KURA	LP Ref	Site Type	Application No.	Description	Use Class	Floorspace (sq.m)	Area (ha)
HI252	HBC Fields, Halebank Road	Widnes	Allocated in Local Plan, Strat Employment	Halebank and Ditton Corridor	E23	G	22/00152/FULEIA	Proposed storage and distribution unit (B8 use) with ancillary offices (E(g)(i) use), electricity substation, two security gatehouses, vehicle wash, highways infrastructure including accesses, car parking, service and delivery areas and associated other works including ground works, drainage and landscaping at Land Off Lovels Way Halebank	B8	Gain of 50632sq.m of B8	22.12
HI313	Land to the north of Teva Pharmaceuticals, Chester Road, Whitehouse	Runcorn	Allocated in Local Plan		E18	B	17/00565/FUL	Proposed construction of extension to the existing production facility and warehouse at Teva Pharmaceuticals Aston Lane North Runcorn	E(g), B2, B8	Gain of 4727 sq.m of B2	0
HI332	Land off Runcorn Docks Road between Weston Point Expressway and Rail Line	Runcorn	Allocated in Local Plan		E3	B	N/A	N/A	E(g), B2, B8	No Loss or Gain in Floorspace	2.02
HI333	Land to the West of Ditton Roundabout	Widnes	Allocated in Local Plan	Halebank and Ditton Corridor	E21	B	07/00408/FUL	Proposed 4-6 storey hotel comprising 149 No. bedrooms, conference centre, ancillary health & fitness facility with ancillary car parking (450 No. spaces) at Blendraven Site Ditton Road	E(g), B2, B8	No Loss or Gain in Floorspace	1.49

AUTHORITY MONITORING REPORT | EMPLOYMENT 2023

Ref	Location	Town	Plan Status	KURA	LP Ref	Site Type	Application No.	Description	Use Class	Floorspace (sq.m)	Area (ha)
H1345	Land at Derby Road and Mill Lane Junction Roundabout	Widnes				B	20/00026/OUT	Outline application, with all matters other than access reserved for development comprising up to 42 apartments and ancillary works at Land Bounded By Mill Lane And Derby Road Widnes	E(g), B2, B8	No Loss or Gain in Floorspace	-0.97
H1348	Ex Breakers Yard, Croft Street	Widnes	Primarily Employment			B	21/00689/FUL	Proposed siting of 20 no. 14.75 sqm steel shipping containers for self storage and change of use of land to use class B8 at Land To The South Of Railtrack And Widnes Caravan Park Croft Street	B8	Gain of 1950sq.m of B8	0
H1349	Tesco Distribution Centre	Widnes	Allocated in Local Plan, Strat Employment	Halebank and Ditton Corridor	E27	B	08/00449/FUL	Phase 2. 13958sqm extension to Distribution Centre & Vehicle Maintenance Unit (VMU) 1863sqm	E(g), B2, B8	Gain of 13958sq.m of B8, Gain of 1863sq.m of E(g)(ii)	1.94
H1628	Land between Rail Line, Bridgewater Canal and Keckwick Lane	Runcorn	Allocated in Local Plan, Strat Employment	East Runcorn	E5	G	N/A	N/A	E(g), B2, B8	No Loss or Gain in Floorspace	1.99
H1629	East of Delph Lane	Runcorn	Allocated in Local Plan, Strat Employment		E6	G	16/00495/OUTEIA	Resubmission of 15/00266/OUTEIA for mixed-use development comprising: up to 550 residential dwellings: up to 15,000 sq m of employment floorspace (Use Class B1); new local centre of up to 3,000 sq m (Use Classes A1 - A5 and D1 - dual use	E(g)(i)	Gain of 15000sq.m of B1a, Gain of 3000sq.m DUAL Use (A1-A5 + D1)	6.55

Ref	Location	Town	Plan Status	KURA	LP Ref	Site Type	Application No.	Description	Use Class	Floorspace (sq.m)	Area (ha)
HI760	The Woodyard, Weaver View, Clifton	Runcorn	Allocated in Local Plan		E30	B	23/00018/FUL	Proposed filling station with ancillary convenience store (325 sq m GIA), forecourt with 4, 2 sided, pump islands , canopy, electric vehicle charging points and associated car parking, a drive thru fast food restaurant (349 sq m GIA)(Use Class E(b)/sui generis hot food takeaway use) with associated car parking, new site access road, new electricity substation, firewall to valve compound and associated works at The Woodyard Weaver View Clifton Runcorn WA7 4XU	SG, E(a), E(b)	Gain of 325sq.m of SG, Gain of 349sq.m of E(b)	1.34
HI866	Land North East of Ditton Road (Blendraven Site)	Widnes	Allocated in Local Plan	Halebank and Ditton Corridor	E21	B	17/00386/REM	Reserved matters application for approval of appearance, landscaping, layout and scale for outline application 14/00071/OUT for proposed lorry park, petrol filling station and cafe at Blendraven Site Ditton Road (west) Widnes	B8	Gain of 12300sq.m of B8 (truck parking), Gain of 220sq.m of SG, Gain of 220sq.m of A3	1.71
HI867	Land Bounded By Bennetts Lane and Dans Road and Gorsey Lane	Widnes	Allocated in Local Plan, Strat Employment		E2	G	13/00379/OUT	Outline application (with all matters reserved) for residential development of up to 131 dwellings on Land East Of Dans Road And North And West Of Bennetts Lane Gorsey Lane	E(g), B2, B8	Gain of 15227sq.m of B2	3.81

Ref	Location	Town	Plan Status	KURA	LP Ref	Site Type	Application No.	Description	Use Class	Floorspace (sq.m)	Area (ha)
HI902	Former Muspratt Site	Widnes	Allocated in Local Plan		E33	B	06/00742/OUT	Outline application for golf driving range with all matters reserved for future consideration at Former Muspratt Works	E(g), B2, B8	No Loss or Gain in Floorspace	4.19
HI910	Land between Chester Road and the Rail Line	Runcorn	Allocated in Local Plan		E17	G	N/A	N/A	E(g), B2, B8	No Loss or Gain in Floorspace	2.35
HI917	Land adjacent to the Office Village, Daresbury Park, Daresbury	Runcorn	Allocated in Local Plan	East Runcorn	E8	G	14/00052/FUL	Proposed Erection of 3 office (B1) units and associated parking at Land To North Of Red Brow Lane Daresbury Park	E(g)(i)	Gain of 1880sq.m of E(g)(i)	1.93
HI918	Land between the expressway and the Bridgewater Canal and west of Norton Priory	Runcorn	Allocated in Local Plan		E9	G	20/00337/OUTEIA	Outline planning permission, for the residential led mixed use development of the site, comprising of residential (Use Class C3), employment (Use Class B1) and local centre uses (Use Class A1-A4/D1)	E(g)(i)	Gain of 30000 sq.m of E(g)(i), Gain of A1-A4/D1 2000sq.m	4.7
HI921	Land between Rail Line, Bridgewater Canal and Keckwick Lane North	Runcorn	Allocated in Local Plan, Strat Employment	East Runcorn	E10	G	21/00702/REM	Application for the approval of reserved matters (scale, access, appearance, layout and landscaping) comprising the development of 2,120sqm of employment floorspace (Use Class E) to planning permission 16/00495/OUTEIA	E(g)(i)	Gain of part of 2120sq.m of E(g)(i)	1.21
HI932	Land off Blackheath Lane (Manor Park 3), Manor Park	Runcorn	Allocated in Local Plan		E20	G	13/00044/FUL	Application for new planning permission to replace extant permission 09/00505/FUL for proposed construction of new plant bakery	E(g)(iii)	Gain of 5900sq.m of E(g)(iii)	2.62



Ref	Location	Town	Plan Status	KURA	LP Ref	Site Type	Application No.	Description	Use Class	Floorspace (sq.m)	Area (ha)
H1934	Land to north of Manor Farm Road, Manor Park ii site	Runcorn	Allocated in Local Plan	East Runcorn	E12	G	N/A	N/A	E(g), B2, B8	No Loss or Gain in Floorspace	1.12
H1974	Land to the south of Rivington Road	Runcorn	Allocated in Local Plan		E16	G	N/A	N/A	E(g), B2, B8	No Loss or Gain in Floorspace	1.62
H1978	Land to the rear of Moss Lane Nursery	Runcorn	Allocated in Local Plan	East Runcorn	E24	G	N/A	N/A	E(g), B2, B8	No Loss or Gain in Floorspace	1.13
H1979	Land to the north and east of Six Acre Lane	Runcorn	Allocated in Local Plan	East Runcorn	E24	G	N/A	N/A	E(g), B2, B8	No Loss or Gain in Floorspace	3.01
H1980	Land to the south west of Moss Lane	Runcorn	Allocated in Local Plan	East Runcorn	E25	G	N/A	N/A	E(g), B2, B8	No Loss or Gain in Floorspace	4.1
H1982	Land to south of Moss Lane Nursery	Runcorn	Allocated in Local Plan	East Runcorn	E24	G	N/A	N/A	E(g), B2, B8	No Loss or Gain in Floorspace	2.46
H1987	Land to north of Warrington Road / Domino Street Junction	Runcorn	Primarily Employment			B	20/00607/FUL	Proposed erection of 26 light flexible industrial units (Use Classes E(g) and B8) with associated landscaping, parking and access at Land To North Of Junction Of Warrington Road And Domino Court Runcorn	E(g) and B8	Gain of 1152sq.m of B8, Gain of 2000sq.m of E(g)(iii)	1.29

AUTHORITY MONITORING REPORT | EMPLOYMENT 2023

Ref	Location	Town	Plan Status	KURA	LP Ref	Site Type	Application No.	Description	Use Class	Floorspace (sq.m)	Area (ha)
H2036	Land To The North East Of Junction Between Johnsons Lane And Gorsey Lane	Widnes	Allocated in Local Plan, Strat Employment		E1	B	15/00142/S73	Proposed amendment to approved plans to accommodate changes to first floor element of new food production facility, reference 13/00175/FUL at Land To The North East Of Junction Between Johnsons Lane And Gorsey Lane Widnes	B2	Gain of 3498sq.m of B2	1.24
H2055	Grundy Skip Hire, Pickerings Road	Widnes	Primarily Employment	Halebank and Ditton Corridor		B	21/00700/WST	Proposed two storey forward extension to the existing commercial building to improve office entrance at GSH Waste Recycling LTD Pickerings Road Widnes	E(g)(i)	Gain of 80sq.m of E(g)(i)	0
H2249	Land off Six Acre Lane	Runcorn	Allocated in Local Plan	East Runcorn	E28	G	N/A	N/A	E(g), B2, B8	No Loss or Gain in Floorspace	5.73
H2250	Land west of Moore Meadows	Runcorn	Allocated in Local Plan		E29	G	N/A	N/A	E(g), B2, B8	No Loss or Gain in Floorspace	2.15
H2251	Land between Warrington Rd and Oxmoor Wood	Runcorn	Allocated in Local Plan	East Runcorn	E19	B	N/A	N/A	B2, B8	No Loss or Gain in Floorspace	2.58
H2351	Land east of Edison Rd between Astmoor Road	Runcorn	Allocated in Local Plan		E15	B	N/A	N/A	E(g), B2, B8	No Loss or Gain in Floorspace	0.37

AUTHORITY MONITORING REPORT | EMPLOYMENT 2023

Ref	Location	Town	Plan Status	KURA	LP Ref	Site Type	Application No.	Description	Use Class	Floorspace (sq.m)	Area (ha)
H2434	Land bound by the London and Western Railway and Ditton Brook	Widnes	Allocated in Local Plan, Strat Employment	Halebank and Ditton Corridor	E22	B	22/00308/REM	Application for the approval of reserved matters (access, appearance, landscaping, layout and scale) of outline planning permission 20/00445/OUT for the erection of a single storage and distribution building (Use Class B2/B8) including ancillary office space/staff facilities (Use Class E(g)(i)) with associated loading bays, HGV/car parking, landscaping, pedestrian/cycle connections and associated infrastructure (single unit scheme) at Land To The South Of Newstead Road Bound By The London And Western Railway And Ditton Brook	E(g), B2, B8	Gain of 34200sq.m of E(g), B2, B8	6.98
H2451	Daresbury Science Park, Keckwick Lane, Daresbury	Runcorn	Primarily Employment	East Runcorn		G	21/00475/FUL	Proposed installation of a ground-mounted solar array and associated sub station on unused greenspace for the generation of renewable electricity for use within the laboratory buildings onsite at Daresbury Science Park	SG	No Loss or Gain in Floorspace	1.14

AUTHORITY MONITORING REPORT | EMPLOYMENT 2023

Ref	Location	Town	Plan Status	KURA	LP Ref	Site Type	Application No.	Description	Use Class	Floorspace (sq.m)	Area (ha)
H2458	Bowman Works, Gorse Lane	Widnes	Primarily Employment			B	21/00498/FUL	Proposed erection of industrial/storage building for use class B2 / B8 purposes, parking and servicing areas, bunds, fencing, landscaping, ancillary works and retrospective permission for the retention of previously installed bunds at Bowman Works	B2	Gain of 1119sq.m of B2	0
H2462	ASH Waste Ltd, MacDermott Road	Widnes	Primarily Employment	Halebank and Ditton Corridor		B	19/00391/WST	Proposed construction of waste transfer building, change of use to commercial and industrial waste transfer station and ancillary development at ASH Waste Ltd MacDermott Road Widnes	SG	Gain of 1252sq.m of SG	0
H2472	Site B, Johnson Lane	Widnes	Primarily Employment			G	20/00164/WST	Proposed change of use of land to waste transfer station including office building, weighbridge , materials bay and fencing at Site B Johnson Lane Widnes	SG	No Loss or Gain in Floorspace	1.04
H2473	Grundy And Co Excavations, Ditton Road	Widnes	Primarily Employment	Halebank and Ditton Corridor		B	22/00097/FUL	Proposed single storey office extension and the relaying of the car parking area to provide 12 car parking spaces at Grundy And Co Excavations Ditton Road (west) Widnes Cheshire WA8 0PL	E(g)(i)	Gain of 100sq.m of E(g)(i)	0

AUTHORITY MONITORING REPORT | EMPLOYMENT 2023

Ref	Location	Town	Plan Status	KURA	LP Ref	Site Type	Application No.	Description	Use Class	Floorspace (sq.m)	Area (ha)
H2498	Suite 2 Weaver House Ashville Point	Runcorn	Primarily Employment			B	22/00227/COU	Proposed change of use from offices to veterinary practice, together with minor external works at Suite 2 Weaver House Ashville Point	E(g)(i)	Loss of 170sq.m of E(g)(i), Gain of 170sq.m of E(e)	-0.03
H2507	Unit 3 Monks Way	Runcorn	Primarily Employment			B	21/00612/COU	Proposed change of use from office to small animal veterinary practice at Unit 3 Monks Way Runcorn	E(e)	Loss of 752sq.m of E(g)(i), Gain of 752sq.m of E(e)	-0.2
								<b>Totals</b>			<b>104.43</b>

## Appendix D: New Sites Added to the Employment Land Supply

New Sites Contributing to (Gross) Policy Target (included in Appendix A, B or C)

Ref	Location	Town	Plan Status	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sqm)	Area (ha)	Devt Status
H1250	Daresbury Sci Tech, Keckwick Lane	Runcorn	Strat Employment	East Runcorn	G	21/00166/OUT	Outline planning application, with all matters reserved, for laboratory and office space (Use Class E(g)(i) and E(g)(ii)) development with associated car parking and landscaping at Ultraviolet Sci Tech Daresbury	E(g)(i), E(g)(ii)	Gain of 10000sq.m of E(g)(i), Gain of 6704sq.m of E(g)(ii)	2.7	Site Not Started
H1252	HBC Fields, Halebank Road	Widnes	Strat Employment	Halebank and Ditton Corridor	G	22/00152/FULEI A	Proposed storage and distribution unit (B8 use) with ancillary offices (E(g)(i) use), electricity substation, two security gatehouses, vehicle wash, highways infrastructure including accesses, car parking, service and delivery areas and associated other works including ground works, drainage and landscaping at Land Off Lovels Way Halebank	B8	Gain of 50632sq.m of B8	22.12	Site Not Started
H1987	Land to north of Warrington Road / Domino Street Junction	Runcorn	Primarily Employment		B	20/00607/FUL	Proposed erection of 26 light flexible industrial units (Use Classes E(g) and B8) with associated landscaping, parking and access at Land To North Of Junction Of Warrington Road And Domino Court Runcorn	E(g) and B8	Gain of 1152sq.m of B8, Gain of 2000sq.m of E(g)(iii)	1.29	Site Not Started

Ref	Location	Town	Plan Status	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sqm)	Area (ha)	Devt Status
H2434	Land bound by the London and Western Railway and Ditton Brook	Widnes	Strat Employment	Halebank and Ditton Corridor	B	22/00308/REM	Application for the approval of reserved matters (access, appearance, landscaping, layout and scale) of outline planning permission 20/00445/OUT for the erection of a single storage and distribution building (Use Class B2/B8) including ancillary office space/staff facilities (Use Class E(g)(i)) with associated loading bays, HGV/car parking, landscaping, pedestrian/cycle connections and associated infrastructure (single unit scheme) at Land To The South Of Newstead Road Bound By The London And Western Railway And Ditton Brook	E(g), B2, B8	Gain of 34200sq.m of E(g), B2, B8	6.98	Site Not Started
										<b>33.09</b>	

New Sites affecting employment land supply but not relevant to (Gross) Policy Targets

Ref	Location	Town	Plan Status	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sqm)	Area (ha)	Devt Status
H1067	Open Bus Park - Caldwell Road	Widnes		South Widnes	B	22/00198/HBCF UL	Proposed creation of vehicle parking area from original bus parking area at Caldwell Road Widnes Cheshire WA8 7JT	SG	No Loss or Gain in Floorspace	0	Site Completed

AUTHORITY MONITORING REPORT | EMPLOYMENT 2023

Ref	Location	Town	Plan Status	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sqm)	Area (ha)	Devt Status
HI109	East Lane House, East Lane (aka The White House)	Runcorn			B	21/00161/FUL	Proposed demolition of the existing vacant office building and the erection of apartment block and townhouses totalling 153no. dwellings (use class C3), a 66no. bedroom care home (use class C2) and a 85no. bedroom hotel (use class C1) at East Lane House	E(g)(i)	Loss of 17652sq.m of B1a	-1.14	Site Not Started
HI334	Land Adjacent to Ditton Brook, Foundry Lane (Stobart's Training Centre)	Widnes		Halebank and Ditton Corridor	B	21/00470/REM	Application for the approval of reserved matters (appearance, landscaping, layout and scale) of permission 20/00352/HBCOUT (Outline application for residential development (Use Class C3) up to 86 dwellings	E(g), B2, B8	Loss of 1.87hecs of E(g), B2, B8	-0.71	Site Not Started
HI345	Land at Derby Road and Mill Lane Junction Roundabout	Widnes		North Widnes	B	20/00026/OUT	Outline application, with all matters other than access reserved for development comprising up to 42 apartments and ancillary works at Land Bounded By Mill Lane And Derby Road Widnes	E(g), B2, B8	No Loss or Gain in Floorspace	-0.97	Site Not Started
H2466	Picow Farm Depot, Picow Farm Road	Runcorn	Primarily Employment	West Runcorn	B	21/00681/FUL	Proposed new salt barn to house salt for Highways use, constructed in durable timber pre fabricated unit at Picow Farm Depot Picow Farm Road Runcorn Cheshire	B8	Gain of 244sq.m of B8	0	Site Completed



AUTHORITY MONITORING REPORT | EMPLOYMENT 2023

Ref	Location	Town	Plan Status	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sqm)	Area (ha)	Devt Status
H2472	Site B, Johnson Lane	Widnes	Primarily Employment	South Widnes	G	20/00164/WST	Proposed change of use of land to waste transfer station including office building, weighbridge , materials bay and fencing at Site B Johnson Lane Widnes WA8 0SJ	SG	No Loss or Gain in Floorspace	1.04	Site Not Started
H2473	Grundy And Co Excavations, Ditton Road	Widnes	Primarily Employment	Halebank and Ditton Corridor	B	22/00097/FUL	Proposed single storey office extension and the relaying of the car parking area to provide 12 car parking spaces at Grundy And Co Excavations Ditton Road (west) Widnes Cheshire WA8 0PL	E(g)(i)	Gain of 100sq.m of E(g)(i)	0	Site Not Started
H2475	GCP Applied Technologies UK Ltd, Widness Business Park	Widnes	Primarily Employment	Halebank and Ditton Corridor	B	22/00219/FUL	Proposed installation of 2 no. prefabricated buildings to the rear aspect of the site, each building having a footprint of 6m x 4m, one building will be fitted out for wash rooms and changing room, whilst the other building will be used as a canteen area at GCP Applied Technologies UK Ltd Widnes Business Park Foundry Lane Widnes WA8 8UD	B2	Gain of 48sq.m of B2	0	Site Completed

AUTHORITY MONITORING REPORT | EMPLOYMENT 2023

Ref	Location	Town	Plan Status	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sqm)	Area (ha)	Dev't Status
H2479	INOVYN ChlorVinyls Ltd, Runcorn Site	Runcorn	Strat Employment, Employment Renewal Area	West Runcorn	B	22/00310/FUL	Retrospective application for planning permission for demolition of existing stores building and construction of new research and development facility on the existing chemical site at INOVYN ChlorVinyls Ltd Runcorn Site HQ Bankes Lane PO Box 9 Runcorn Cheshire WA7 4JE	E(g)(ii)	Gain of 220sq.m of E(g)(ii)	0	Site Completed
H2486	Onyx, 350 Blackheath Lane	Runcorn	Primarily Employment	East Runcorn	B	22/00260/FUL	Proposed extension to existing warehouse (use class B8), ground works and associated works at Onyx 350 Blackheath Lane Runcorn WA7 1SE	B8	Gain of 10,405sq.m of B8	0	Site Under Construction
H2498	Suite 2 Weaver House Ashville Point	Runcorn	Primarily Employment		B	22/00227/COU	Proposed change of use from offices to veterinary practice, together with minor external works at Suite 2 Weaver House Ashville Point Runcorn Cheshire WA7 3FW	E(g)(i)	Loss of 170sq.m of E(g)(i), Gain of 170sq.m of E(e)	-0.03	Site Not Started

## Appendix E: Employment Sites Subject to Change / Lost to Other Uses

Ref	Location	Town	Plan Status	KURA	Application No.	Description	Area (Ha)	Floorspace	Use Class
H1334	Land Adjacent to Ditton Brook, Foundry Lane (Stobart's Training Centre)	Widnes		Halebank and Ditton Corridor	21/00470/REM	Application for the approval of reserved matters (appearance, landscaping, layout and scale) of permission 20/00352/HBCOUT (Outline application for residential development (Use Class C3) up to 86 dwellings	0.71	Loss of 1.87hecs of E(g), B2, B8	E(g), B2, B8
H1336	Land Adjacent to St. Helens Canal (Routledge Site), Tanhouse Lane	Widnes		South Widnes	19/00235/FUL	Application for proposed development consisting of 243 dwellings including access, open space and associated infrastructure at Land to The North Of Railway And West Of Tan House Lane	7.56	No Loss or Gain in Floorspace	E(g)(iii)
H2403	Unit 9B, Andersons Industrial Estate, Croft Street	Widnes	Primarily Employment	South Widnes	20/00108/COU	Proposed change of use from office to hot food takeaway (Use Class A5) together with fencing and new pedestrian access from Croft Street	0.08	Gain of 135sq.m of SG, Loss of 135sq.m of E(g)(i)	SG
H2408	150 Albert Road	Widnes			20/00135/COU	Proposed change of use from double glazing showroom (B2) to traditional Thai massage studio (A1)	0.01	Gain of 76 sq.m of E(e), Loss of 76 sq.m of B2	B2
H2417	22 Church Street	Runcorn		West Runcorn	20/00339/P3JPA	Prior notification for proposed change of use of offices (use class B1) to 1 no. residential apartment (use class C3) at	0.01	Loss of 116 sq.m of E(g)(i)	E(g)(i)
						<b>Total</b>	<b>8.37</b>		

## Appendix F: Employment Supply in the Delivery and Allocations Local Plan

Alloc Ref	Site Ref	Location	Town	KURA	Site Type	Area (ha)	Use Class	Planning Permission/ Application No.	Outline/ Full / Lapsed etc.	Floorspace (Gross sq.m) granted permission	Devt Status	Year of Completion
E1	H1908	Shell Green, land to the east of Gorsey Lane	Widnes	South Widnes	B	0.82	B8	17/00353/FUL	Granted (Full or REM)	3498	Site Completed	2017/18
E1	H2036	Shell Green, land to the east of Gorsey Lane	Widnes	South Widnes	B	1.24	B2	15/00142/S73	Lapsed	3498	Site Not Started	
E1	H2411	Shell Green, land to the east of Gorsey Lane	Widnes	South Widnes	B	1.12	E(g)(i), B8	21/00356/FUL	Granted (Full or REM)	Gain of 3356sq.m of B8, Gain of 521sq.m of E(g)(i)	Site Completed	2022/23
E2	H1867	Land to the south of Dans Road	Widnes	South Widnes	G	3.81	E(g), B2, B8	13/00379/OUT	Withdrawn		Site Not Started	
E3	H1332	Land between Rail line and Expressway off Runcorn	Runcorn	West Runcorn	B	2.02	E(g), B2, B8		N/A		Site Not Started	
E4	H1250	Daresbury Sci Tech	Runcorn	East Runcorn	G	2.7	E(g)(i), E(g)(ii)	21/00166/OUT	Granted (Outline)	16704	Site Not Started	
E4	H2039	Daresbury Sci Tech	Runcorn	East Runcorn	G	1.26	E(g)(i)	17/00556/FUL	Granted (Full or REM)	3775	Site Completed	2021/22
E5	H1628	Land between Rail Line, Bridgewater Canal and Keckwick Lane	Runcorn	East Runcorn	B	1.99	E(g), B2, B8		N/A		Site Not Started	
E6	H1629	Land between Rail Line, Bridgewater Canal and Delp	Runcorn		G	8.63	E(g)(i)	16/00495/OUTE IA	Granted (Outline)	15000	Site Not Started	
E8	H1917	Land adjacent to the Office Village	Runcorn	East Runcorn	G	3.56	E(g)(i)	14/00052/FUL	Lapsed	1880	Site Not Started	

Alloc Ref	Site Ref	Location	Town	KURA	Site Type	Area (ha)	Use Class	Planning Permission/ Application No.	Outline/ Full / Lapsed etc.	Floorspace (Gross sq.m) granted permission	Devt Status	Year of Completion
E9	H1918	Land between Daresbury Park and Bridgewater Canal	Runcorn		G	13.82	E(g)(i)	20/00337/OUTE IA	Granted (Outline)	40000	Site Not Started	
E10	H1921	Land between Rail Line, Bridgewater Canal and Keckwick Lane North	Runcorn	East Runcorn	G	1.21	E(g)(i)	21/00702/REM	Awaiting Decision	2120	Site Not Started	
E11	H1919	Land between Delph Lane and Sci Tech Daresbury	Runcorn	East Runcorn	G	2.28	E(g)(ii)	21/00466/FUL	Granted (Full or REM)	3013	Site Under Construction	
E12	H1934	Land to north of Manor Farm Road	Runcorn	East Runcorn	G	1.11	E(g), B2, B8		N/A		Site Not Started	
E13	H2435	Land to the west of junction between Hardwick Road and Astmoor Road	Runcorn		B	1.21	E(g), B2, B8	22/00278/S73	Granted (Full or REM)	2545	Site Completed	2022/23
E14	H2350	Land At Edison Road, Astmoor Industrial Estate	Runcorn		B	0.46	B8	19/00080/FUL	Granted (Full or REM)	1560	Site Completed	2019/20
E15	H2351	Land east of Edison Rd between Astmoor Road	Runcorn		G	0.37	E(g), B2, B8		N/A		Site Not Started	
E16	H1974	Land to the south of Rivington Road	Runcorn		B	1.62	E(g), B2, B8		N/A		Site Not Started	
E17	H1910, H1153	Land between Chester Road and the Rail Line	Runcorn		G	2.64	E(g), B2, B8		N/A		Site Not Started	
E18	H1313	Land to the north of Teva Pharmaceuticals	Runcorn		B	2.31	E(g), B2, B8	17/00565/FUL	Lapsed	4727	Site Not Started	

AUTHORITY MONITORING REPORT | EMPLOYMENT 2023

Alloc Ref	Site Ref	Location	Town	KURA	Site Type	Area (ha)	Use Class	Planning Permission/ Application No.	Outline/ Full / Lapsed etc.	Floorspace (Gross sq.m) granted permission	Devt Status	Year of Completion
E19	H2251	Land between Warrington Rd and Oxmoor Wood	Runcorn	East Runcorn	G	2.57	E(g), B2, B8		N/A		Site Not Started	
E20	H1932	Land off Blackheath Lane	Runcorn		G	4.47	E(g)(iii)	13/00044/FUL	Granted (Full or REM)	5900	Site Stalled	
E21	H1246	St Michaels Golf Course (south)	Widnes	Halebank and Ditton Corridor	B	2.39	B2, B8		N/A		Site Not Started	
E21	H1333	St Michaels Golf Course (south)	Widnes	Halebank and Ditton Corridor	B	1.49	B2, B8	07/00408/FUL	Lapsed		Site Not Started	
E21	H1866	St Michaels Golf Course (south)	Widnes	Halebank and Ditton Corridor	B	1.71	B2, B8	17/00386/REM	Lapsed	12520	Site Not Started	
E21	H2469	St Michaels Golf Course (south)	Widnes	Halebank and Ditton Corridor	B	5.44	SG	18/00087/FUL	Granted (Full or REM)		Site Completed	2022/23
E22	H1972	Land north of Ditton Junction	Widnes	Halebank and Ditton Corridor	G	2.43	E(g), B2, B8	18/00215/FUL	Granted (Full or REM)	34200	Site Completed	2019/20
E22	H2434	Land north of Ditton Junction	Widnes	Halebank and Ditton Corridor	G	6.98	E(g), B2, B8	20/00445/OUT	Granted (Outline)	34200	Site Not Started	
E23	H1252	HBC Field	Widnes	Halebank and Ditton Corridor	G	12.07	B8	22/00152/FULEI A	Granted (Full or REM)	50632	Site Not Started	
E24	H1212	Land north of Six Acre Lane	Runcorn	East Runcorn	G	3.74	B8	17/00441/FUL	Granted (Full or REM)	10653	Site Completed	2018/19
E24	H1978	Land north of Six Acre Lane	Runcorn	East Runcorn	G	1.13	E(g), B2, B8		N/A		Site Not Started	
E24	H1979	Land north of Six Acre Lane	Runcorn	East Runcorn	G	3.01	E(g), B2, B8		N/A		Site Not Started	

Alloc Ref	Site Ref	Location	Town	KURA	Site Type	Area (ha)	Use Class	Planning Permission/ Application No.	Outline/ Full / Lapsed etc.	Floorspace (Gross sq.m) granted permission	Devt Status	Year of Completion
E24	H1982	Land north of Six Acre Lane	Runcorn	East Runcorn	G	2.46	E(g), B2, B8		N/A		Site Not Started	
E25	H1223	Moss Lane Nursery	Runcorn	East Runcorn	G	5.46	E(g), B2, B8		N/A		Site Not Started	
E25	H1980	Moss Lane Nursery	Runcorn	East Runcorn	G	4.1	E(g), B2, B8		N/A		Site Not Started	
E26	H2046	Foundry Lane	Widnes	Halebank and Ditton Corridor	B	24.18	B8	12/00155/REM	Granted (Full or REM)	124000	Site Under Construction	
E26	H2047	Foundry Lane	Widnes	Halebank and Ditton Corridor	B	1.56	SG	12/00458/FUL	Granted (Full or REM)	2248	Site Completed	2016/17
E26	H2048	Foundry Lane	Widnes	Halebank and Ditton Corridor	B	1.37	B2	13/00229/FUL	Granted (Full or REM)	4361	Site Completed	2017/18
E26	H2049	Foundry Lane	Widnes	Halebank and Ditton Corridor	B	0.65	E(g)(i)	17/00061/FUL	Granted (Full or REM)	2160	Site Completed	2018/19
E26	H2085	Foundry Lane	Widnes	Halebank and Ditton Corridor	B	4.74	B2	16/00158/COU	Granted (Full or REM)	14000 (-26500 B8)	Site Completed	2016/17
E26	H2410	Foundry Lane	Widnes	Halebank and Ditton Corridor	B	1.58	E(g), B2, B8	20/00110/FUL	Granted (Full or REM)	3566	Site Completed	2021/22
E26	H2464	Foundry Lane	Widnes	Halebank and Ditton Corridor	B	4.19	B8	21/00657/FUL	Granted (Full or REM)	17651	Site Under Construction	
E27	H1349	Tesco Distribution Centre	Widnes	Halebank and Ditton Corridor	B	1.94	E(g), B2, B8	08/00449/FUL	Granted (Full or REM)	15821	Site Stalled	
E28	H2249	Land off Six Acre Lane	Runcorn	East Runcorn	G	5.72	E(g), B2, B8	N/A	N/A		Site Not Started	

AUTHORITY MONITORING REPORT | EMPLOYMENT 2023

Alloc Ref	Site Ref	Location	Town	KURA	Site Type	Area (ha)	Use Class	Planning Permission/ Application No.	Outline/ Full / Lapsed etc.	Floorspace (Gross sq.m) granted permission	Devt Status	Year of Completion
E29	H2250	Land west of Moore Meadows	Runcorn		G	2.14	E(g), B2, B8	N/A	N/A		Site Not Started	
E30	H1760	Land at junction 12 M56	Runcorn		G	1.34	SG	23/00018/FUL	Awaiting Decision		Site Not Started	
E31	H2364	Former Bayer Site	Widnes	South Widnes	B	8.75	E(g), B2, B8	19/00240/FUL	Granted (Full or REM)	35628	Site Completed	2021/22
E31	H2405	Former Bayer Site	Widnes	South Widnes	B	7.16	E(g), B2, B8	20/00385/FUL	Granted (Full or REM)	29008	Site Completed	2022/23
E32	H1045	former Thermphos site	Widnes	South Widnes	B	7.66	B8	15/00208/DEM	Prior Approval Allowed	-7190 of B8	Site Completed	2015/16
E33	H1902	Former Muspratt Site	Widnes	South Widnes	B	4.19	E(g), B2, B8	06/00742/OUT	Refusal		Site Not Started	
			<b>Totals</b>			<b>190.8</b>				<b>377,914</b>		