



Halton Borough Council
AUTHORITY
MONITORING REPORT
EMPLOYMENT
2024



Halton Borough Council

**Authority Monitoring Report
Employment 2024**

(Base date 31st March 2024)

Version History

Version	Revisions	Lead(s)	Author(s)	Checked	
v1			KHB		01/04/2024
v2			KHB		01/09/2024
v3	Update Report with DALP Monitoring Indicators		KHB		04/11/2024

Summary of Key Findings

2024 Headline findings and observations

Employment Delivery and Loss 01/04/2023 to 31/03/2024

Employment land completions monitoring recorded the take up of 5.75 ha of employment land and 0 ha of Sui Generis (SG) all of which was taken up in Key/ Urban Regeneration Areas in Widnes.

0.23ha of employment land lost to other uses on 2 Sites (Appendix G)

Employment Supply at 01/04/2024

Total of 4 sites actively under construction for the delivery of employment use (Appendix C) identified during site surveys.

Total of 11 planning permissions approved in 2023/24 for employment and other employment uses (Appendix F)

Employment Land Availability at 01/04/2024

A total of 54 hectares of land with extant planning permission (no start) and under construction (see Appendices B and C)

111.63 hectares of land on allocated employment sites remains available

Employment Land Summary Status at 31/03/2024

The Council requirement for delivery of employment land for the plan period to 2037 is 180 hectares (Policy CS(R)1). This report provides a summary of loss, gain and supply of employment land and provides an overview of how much land has been delivered against the policy requirement of 180 hectares.

*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)
- SG- Sui Generis, certain uses do not fall within any use classes and are therefore considered Sui Generis

Total Requirement (hectares)	A	180 ha	
Completed employment land* between 01/04/2014 and 31/03/2024	B	56.27 ha	Table I
Completed SUI GENERIS Use 01/04/2014 to 31/03/2024	C	10.14 ha	Table 3
No start employment land* with extant planning permission	D	15.49 ha	App B
Under construction employment land*	E	38.51 ha	App C
No Start and Under Construction SUI GENERIS Use	F	2.63 ha	App D
DALP Allocations without planning permission	G	111.63 ha	App E
Loss of Employment and SUI GENERIS Land* 2014 to 2024	H	33.84 ha	App G
Under/Over Supply = A - (B:G) +H		20.83 * (projected surplus)	

*The over supply is a projected figure, as it includes hectares of allocated land without planning permission and land with planning permission where work has not commenced and so at this stage it cannot be certain that development will take place.

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I. Scope and Policy Context

- 1.1 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 adaptation and the conservation and enhancement of the natural and historic environment.
- 1.2 The DALP's Monitoring Framework contains several indicators with targets which sets out how we will measure how successful the policies within the Plan are being implemented. This information is published in the Authorities [Annual Monitoring Report](#).
- 1.3 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 2024, covering a 12-month period from the 01 April 2023 to 31 March 2024. It provides baseline information about actual rates of employment development achieved over the plan period so far 2014-2024. The purpose of this annual review of Employment Land is to inform and monitor the effectiveness of the employment land policies (See Appendix H for a full list of Monitoring Indicators) as contained in the Halton Local Plan and to provide the baseline data required for the publication of the [Authorities Monitoring Report](#).
- 1.4 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.
- 1.5 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.
- 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

- Employment land completions for the monitoring period recorded the take up of 5.75ha of employment land as listed in Appendix A and illustrated in Table I below.
- This represents a decrease on the previous year (from 8.79ha to 5.75ha.) Figure I shows comparative figures for each year since April 2014, whilst Table 3 provides a breakdown of the category of employment use developed.
- Over the Local Plan period so far (2014-2024) we have seen a total of 56.27 hectares of employment land delivered in Halton. The following tables and figures below illustrate annual completions over this period.

Figure I: Employment Completions (Gross) in Halton 2014 to 2024

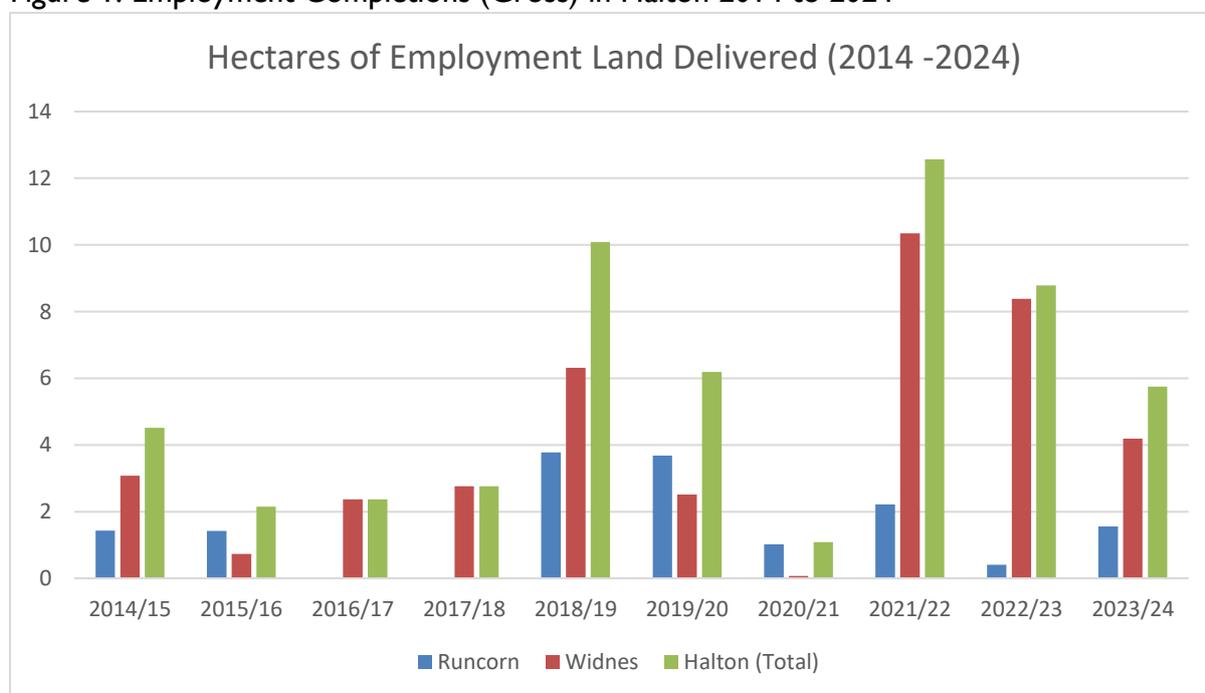


Table I: Gross Hectares of Completed Employment Development in Halton April 2014 – March 2024 (Runcorn -Widnes)

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

Year	Runcorn	%	Widnes	%	Halton (Total)
2022/23	0.41	0%	8.38	100%	8.79
2023/24	1.56	27%	4.19	73%	5.75
Total 2014 - 2024	15.52	28%	40.75	72%	56.27

Table 1a: Losses (Gross) Hectares of Completed Employment Development in Halton April 2014 – March 2024

Year	Runcorn	%	Widnes	%	Halton (Total)
2014/15	0.09	8%	1.06	92%	1.15
2015/16	0.68	10%	6.32	90%	7.00
2016/17	0.92	24%	2.85	76%	3.77
2017/18	2.80	45%	3.40	55%	6.20
2018/19	3.87	91%	0.37	9%	4.24
2019/20	0.26	14%	1.62	86%	1.88
2020/21	0.76	93%	0.06	7%	0.82
2021/22	0.18	100%	0.00	0%	0.18
2022/23	0.01	0%	8.36	100%	8.37
2023/24	0.23	100%	0.00	0%	0.23
Total 2014 - 2024	10	29%	24.0	71%	33.84

Appendix G: provides details of planning permissions resulting in a loss of employment use. Some of the permissions have resulted in a gain of complimentary uses including a gym, café and takeaway.

Location

- The Local Plan Policy 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. At 31/03/2024 a total of 111.63 hectares of land is available on 32 sites for employment use (Appendix E).

Key Urban Regeneration Ares (KURA)

- This year’s total delivery of 5.75ha of employment land on 2 sites have all been located within the Key Urban Regeneration Areas as defined in the Local Plan. Sites are identified in Appendix A

Brownfield / Greenfield Split

- National Planning Policy Framework (NPPF) encourages the re-use of previously developed land. The Employment Land Availability Supply is saved at (Appendices B, C and E). In terms of greenfield/brownfield proportions of employment land delivered this total is split 16.1 hectares (29%) Greenfield and 40.17 hectares (71%) Brownfield.

- Since 2014 most of the development has come forward on existing employment sites with well below half the amount of 16.1 hectares been developed on greenfield sites which is an annual average of around 1.61 hectares of greenfield land being developed for employment purposes since 2014.

Table 2: Brownfield/Greenfield Split (Gross)

Year	Halton	Greenfield	%	Brownfield	%
2014/15	4.51	0	0%	4.51	100%
2015/16	2.15	0.03	1%	2.12	99%
2016/17	2.37	0.81	34%	1.56	66%
2017/18	2.76	1.37	50%	1.39	50%
2018/19	10.09	10.05	100%	0.04	0%
2019/20	6.19	0	0%	6.19	100%
2020/21	1.09	1.02	94%	0.07	6%
2021/22	12.57	1.26	10%	11.31	90%
2022/23	8.79	0	0%	8.79	100%
2023/24	5.75	1.56	27%	4.19	73%
Total 2014-2024	56.27	16.1	29%	40.17	71%
Annual Average (Hectares)	5.63	1.61		4.02	

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

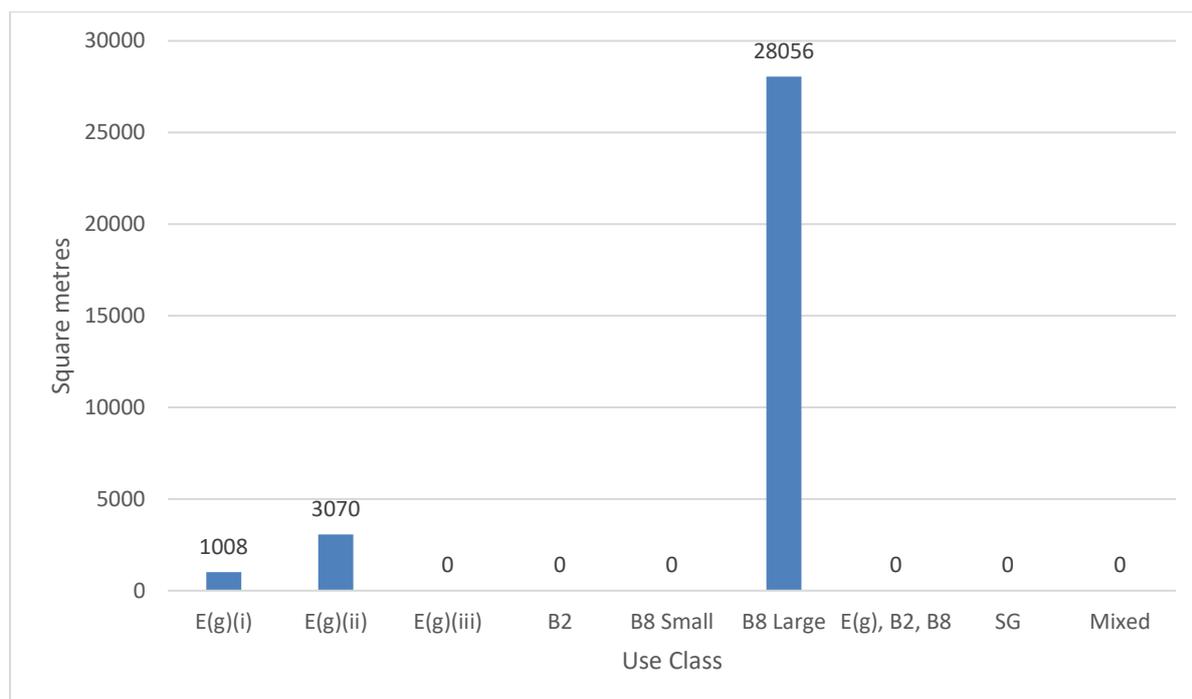
Table 3: Gross Hectares of Completed Employment Development in Halton April 2014 - March 2024 (By Use Class)

Year	Use Class									Total
	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8 Small	B8 Large	E(g), B2, B8	SUI GENE RIS	Mixed Use	
2014/15	0.00	0.00	0.03	0.40	0.98	0.00	0.00	3.09	0.00	4.51

Year	Use Class									Total
	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8 Small	B8 Large	E(g), B2, B8	SUI GENE RIS	Mixed Use	
2015/16	0.02	1.39	0.00	0.00	0.69	0.00	0.00	0.05	0.00	2.15
2016/17	0.00	0.00	0.00	0.00	0.81	0.00	0.00	1.56	0.00	2.37
2017/18	0.57	0.00	0.00	1.37	0.82	0.00	0.00	0.00	0.00	2.76
2018/19	0.65	0.00	0.04	5.66	0.00	3.74	0.00	0.00	0.00	10.09
2019/20	0.01	0.00	0.00	0.05	1.45	2.43	2.25	0.00	0.00	6.19
2020/21	0.07	0.00	0.00	0.00	1.02	0.00	0.00	0.00	0.00	1.09
2021/22	1.28	0.00	0.00	0.00	0.00	8.75	2.54	0.00	0.00	12.57
2022/23	0.00	0.00	0.00	0.41	1.23	0.00	7.15	5.44	0.00	14.23
2023/24	0.00	1.56	0.00	0.00	0.00	4.19	0.00	0.00	0.00	5.75
Totals 2014-2024	2.60	2.95	0.07	7.89	7.00	19.11	11.94	10.14	0.00	61.71
Annual Average	0.26	0.30	0.01	0.79	0.70	1.91	1.19	1.01	0.00	6.17

- In terms of floorspace (m2) completed during 2023/2024, Figure 2 below illustrates the amount of floorspace developed by type. Gross internal floorspace (GIF) is calculated as 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 2023/2024



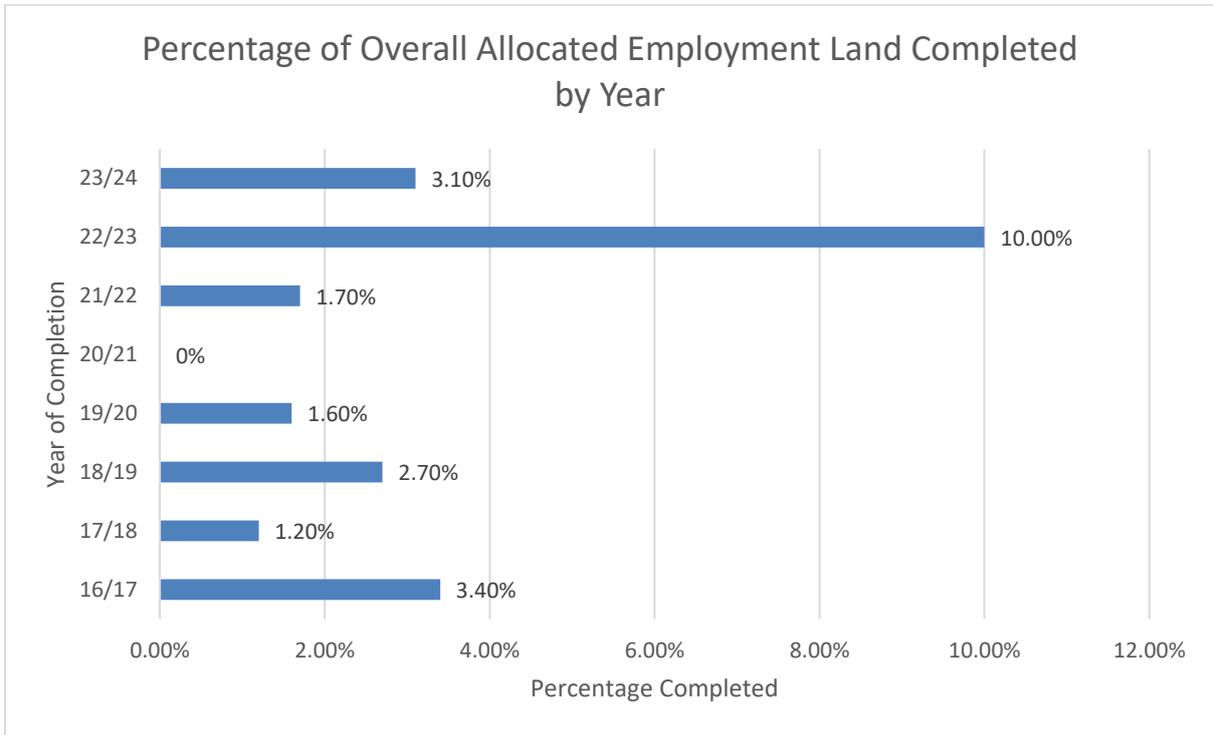
- In terms of development calculations, a difference occurs between site area and floorspace when planning permissions on employment sites do not include a building as part of the development. In this instance area is calculated based on the area of development of a site affected e.g. include additional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

Allocations

- The Local Plan Allocations (DALP) are sites allocated for employment development through the development plan process. 5.75 hectares of employment land was recorded as complete on two allocated sites during 2023/24. (See Appendix A)
- The position at 31/03/2024 of all Employment sites allocated in the Delivery and Allocations Local Plan can be seen in Appendix E.

Figure 3 below demonstrates the percentage of employment land delivered each year. As of 31/03/2024 a total of 24% of allocated land has been delivered.

Figure 3 Percentage of Overall Allocated Employment Land Completed by Year



3. Employment Supply

The following section provides a breakdown of the supply of employment land in the Borough as at the 31 March 2024. The Employment Land Availability Supply (Appendices B, C and E) includes a site-by-site breakdown of sites with planning permission where there has been no start (at 01/04/2024) and sites allocated in the local plan that did not have planning permission at the same date.

No Start with Extant Planning Permission and Under Construction (01/04/2024)

- 13 sites with extant planning permission (no start) totalling 15.49 hectares (Appendix B)
- 4 sites under construction totalling 38.51 hectares (Appendix C)

Other ‘Employment’ Uses

5 sites with extant planning permission (no start) or under construction for ‘other’ employment uses (mainly SUI GENERIS use) totalling 2.63 hectares have been recorded separately and not included in the employment land delivered totals (Appendix D)

Planning Permissions

- Table 4 shows the number of employment sites and other employment uses approved in Halton through planning applications over the local plan monitoring period so far (2014-2024). Of note some permissions may have lapsed and others may be a new application or a revision for the same site.

Table 4: Planning Permissions

Halton	Gross Applications Approvals
2014/15	43
2015/16	42
2016/17	26
2017/18	21
2018/19	23
2019/20	15
2020/21	9
2021/22	15
2022/23	15
2023/24	11
Total	220
Average	22

- For information Appendix F provides a list of sites added to the supply of employment land and other employment use, having obtained planning permission between 1st April 2023 and 31st March 2024.
- The Employment Land Availability Supply (Appendices B, C and E) provides lists and more details of all the Current Employment land with:
 - Planning permissions
 - Land which is allocated in the local plan without planning permission.
 - Land subject to a Planning Permission within the ‘Key Urban Regeneration Areas (KURA)’ as identified in the Local Plan. (Within the KURA there are currently 8 sites with Planning Permission with a total site area of 58.73 (may include SUI GENERIS use) hectares and which will result in a total of 150,784sq.m floorspace when completed).

Allocations

- These are sites allocated for Employment Development in the Halton Delivery and Allocations Local Plan. The total amount of employment land allocated for development during the plan period up to 2037 is 180 hectares.

Table 5: Employment Land Allocations (as at 31/03/2024)

Total Number of Sites Allocated for Employment Use	Total Hectares of Land Allocated for Employment Use	Number of Allocated Sites with Planning Permission (in part or full) or completed.	Number of Allocated Sites without Extant Planning Permission
32	182.64	13	19

4. Employment Summary

- During the monitoring period most of the development taking place is because of amendments to existing previously developed employment sites. This trend will be closely monitored as the local plan period progresses.

Local Plan (DALP)

- Since the base date of the Local Plan in 2014, a total of 51.56 hectares of employment land has been completed and 10.14 hectares of SUI GENERIS land. This equates to around 34% of the overall requirement of 180 hectares delivery over the plan period to 2037. The yearly annual average between 2014 and 2024 is 6.17 hectares. (See Table 3)

Appendix A: Employment Land and Ancillary Use Completions Between 01/04/2023 and 31/03/2024

Appendix A includes all completions for gain of employment land (Gross) and ancillary uses in employment areas. Where the use is not directly an employment use the hectares of land have not been included in the delivery total. Where the development is for an extension located in an existing employment area, the hectares of land has been recorded as 0 as the land has already been accounted for when the DALP was prepared.

Ref	Location	Town	Plan Status	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sq.m)	Gain Employment Area (ha)
1919/0	Land between Delph Lane and Daresbury Sci Tech	Runcorn	Allocated in Local Plan (EI I), Strat Employment	East Runcorn	G	21/00466/FUL	Proposed construction of a supercomputing centre providing 3,070 sqm of floor space (Use Class EI) with formation of new access, landscaping and associated infrastructure at Vacant Land South Of Sci-Tech Daresbury Campus	E(g)(ii)	Gain of 3070sq.m of E(g)(ii)	1.56
2055/0	Grundy Skip Hire, Pickering 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 Pickering Road Widnes Cheshire WA8 8XW	E(g)(i)	Gain of 80sq.m of E(g)(i)	0
2531/0	Contact House, Ditton Road	Widnes	Primarily Employment	Halebank and Ditton Corridor	B	22/00384/FUL	Proposed demolition of existing fire damaged office building, workshop shed and redundant 3G tower; erection of new two storey office building with workshop and increase in height of existing boundary wall to north and south boundaries at Contact House Ditton Road	E(g)(i)	Loss of 94sq.m of E(g)(i), Loss of 62sq.m of E(g)(iii)	0

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Ref	Location	Town	Plan Status	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sq.m)	Gain Employment Area (ha)
							(west) Widnes Cheshire WA8 0TH			
2464/0	Mathieson Road	Widnes	Allocated in Local Plan (E26), Strat Employment	Halebank and Ditton Corridor	B	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	Gain of 17651sq.m of B8, Gain of 928sq.m of E(g)(i)	4.19
2486/0	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 ISE	B8	Gain of 10,405sq.m of B8	0
2498/0	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
2507/0	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 Cheshire WA7 3GH	E(g)(i)	Loss of 752sq.m of E(g)(i), Gain of 752sq.m of E(e)	0
Total gross hectares of land completed for employment purposes between 01/04/2023 and 31/03/2024										5.75

Appendix B: Employment Land with Extant Planning Permission (No Start) at 31/03/2024

Ref	Location	Town	Plan Status	LP Ref	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sq.m)	Gain Employment Area (ha)
1250/0	Daresbury Sci Tech, Keckwick Lane	Runcorn	Allocated in Local Plan, Strat Employment	E04	East Runcorn	G	23/00117/REM	Application for the approval of reserved matters (scale, access, appearance, layout and landscaping) for the erection of two laboratory and office buildings including associated drainage and earthworks pursuant to outline application ref: 21/00166/OUT at Daresbury Laboratory Keckwick Lane Daresbury Warrington Cheshire WA4 4AD	E(g)(i), E(g)(ii)	Gain of 10000sq.m of E(g)(i), Gain of 6704sq.m of E(g)(ii)	2.52
1313/1	Teva Pharmaceuticals, Aston Lane North	Runcorn	Allocated in Local Plan	E18		B	20/00579/FUL	Proposed creation of new covered storage space utilising a pre-fabricated storage unit placed on an area of macadam surface which was previously occupied by a contractors compound at the north west of the site at	B8	Gain of 300sq.m of B8	0

Ref	Location	Town	Plan Status	LP Ref	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sq.m)	Gain Employment Area (ha)
1348/0	Ex Breakers Yard, Croft Street	Widnes	Primarily Employment		South Widnes	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
1916/5	Land between the expressway and the Bridgewater Canal and west of Norton Priory	Runcorn	Allocated in Local Plan	E09		B	24/00020/REM	Application for the approval of reserved matters (access, appearance, landscaping, layout and scale) of permission 20/00337/OUTEIA (Outline planning permission, with all matters reserved except for access, 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) and associated infrastructure, landscaping and land remodelling) for the erection of 39 No. dwelling houses and associated works at Land At Daresbury Park	E(g)(i)	Gain of 30000 sq.m of E(g)(i), Gain of A1-A4/D1 2000sq.m	4.7

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Ref	Location	Town	Plan Status	LP Ref	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sq.m)	Gain Employment Area (ha)
1987/0	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
2513/0	Devenish Nutrition, Earle Road	Widnes	Primarily Employment		South Widnes	B	21/00038/FUL	Retrospective application for the erection of industrial building, lean-to canopy and silo, ancillary to existing operations at Devenish Nutrition Earle Road Widnes Cheshire WA8 0GY	B2	Gain of 1222sq.m of B2	0
2515/0	Saffil Ltd, Pilkington Sullivan Site, Sullivan Road	Widnes	Primarily Employment			B	22/00369/FULEIA	Proposed installation of an additional production line, involving an extension to an existing building and the installation of associated plant and machinery at Saffil Ltd Pilkington Sullivan Site Sullivan Road Widnes WA8 0US	B2	Gain of 1753sq.m of B2	0
2518/0	MCUK Ltd., Waterloo Road	Widnes	Primarily Employment			B	23/00118/FUL	Proposed industrial units and associated car parking at MCUK Ltd Waterloo Road Widnes WA8 0QR	B2	Loss of 525sq.m of B2	0

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Ref	Location	Town	Plan Status	LP Ref	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sq.m)	Gain Employment Area (ha)
2521/0	Site at Ineos Inovyn Ltd., Bankes Lane Office, Bankes Lane	Runcorn	Strat Employment, Employment Renewal Area			B	23/00169/FUL	Proposed construction of a two storey building on an existing disused concrete hardstanding. Building to house relocated engineering contracting staff currently housed in various building on adjacent site at Ineos Inovyn Ltd Bankes Lane Office Bankes Lane Runcorn WA7 4JE	E(g)(i)	Gain of 318sq.m of E(g)(i)	0
2531/1	Contact House, Ditton Road	Widnes	Primarily Employment			B	23/00474/FUL	Proposed construction of a storage unit in an existing builders yard at Contact House Ditton Road (west) Widnes Cheshire WA8 0TH	B8	Gain of 233sq.m of B8	0
2538/0	Halton Fabrications Ltd., Picow Farm Road	Runcorn	Primarily Employment			B	23/00381/FUL	Proposed erection of a new portal frame warehouse / workshop and concrete access road and turning point will tie in to existing access road at Halton Fabrications Ltd Picow Farm Road Runcorn Cheshire WA7 4JB	B2	Gain of 202sq.m of B2	0

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Ref	Location	Town	Plan Status	LP Ref	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sq.m)	Gain Employment Area (ha)
2434/0	Land bound by the London and Western Railway and Ditton Brook	Widnes	Allocated in Local Plan, Strat Employment	E22	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
2473/0	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
Total hectares of land with extant planning permission for employment use were there has been no start at 31/03/2024											15.49

Appendix C: Employment Land with Planning Permission (Under Construction at 31/03/2024)

Ref	Location	Town	Plan Status	LP Ref	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sq.m)	Loss Employment Area (ha)	Gain Employment Area (ha)
1252/0	HBC Fields, Halebank Road	Widnes	Allocated in Local Plan, Strat Employment	E23	Halebank and Ditton Corridor	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	0	22.12

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Ref	Location	Town	Plan Status	LP Ref	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sq.m)	Loss Employment Area (ha)	Gain Employment Area (ha)
2026/0	Grosvenor House, Northway	Runcorn	Allocated in Local Plan (Retail & TC)			B	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)	Loss of 359sq.m of E(g)(i)	0.53	0
2046/0	Land East of Desoto Road East / West of Foundry Lane (Stobart Park/3MG)	Widnes	Allocated in Local Plan, Strat Employment	E26	Halebank and Ditton Corridor	G	12/00155/REM	Phase I Earthworks and Infrastructure Reserved Matters submission relating to the area east of Steward's Brook	B8	Gain of 124,000 sq.m of B8	0	16.39
2519/0	Diageo Packaging Whitehouse Industrial Estate, Murdishaw	Runcorn	Designated in Local Plan, Primarily Employment			B	23/00134/FUL	Proposed extension to current storage facility at Diageo Packaging Whitehouse Industrial Estate Murdishaw Runcorn WA7 3BE	B8	Gain of 1420sq.m of B8	0	0
Total hectares of land under construction at 01/04/2024												38.51

Appendix D: Other Employment Land with Extant Planning Permission (No Start, Under Construction and Completed SUI GENERIS Use) at 31/03/2024.

Ref	Location	Town	Plan Status	LP Ref	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sq.m)	Area (ha)
2442/0	Hilltop Farm, Windmill Lane, Preston On The Hill	Runcorn	Allocated in Local Plan, Residential	PI		B	21/00311/FUL	Proposed conversion of existing office / storage / workshop building to form 3 no. residential apartments at Hilltop Farm Windmill Lane Preston On The Hill	SUI GENERIS	Loss of 0.15hec of SUI GENERIS	-0.15
2451/0	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	SUI GENERIS	No Loss or Gain in Floorspace	1.14
2462/0	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	SUI GENERIS	Gain of 1252sq.m of SUI GENERIS	0.45

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Ref	Location	Town	Plan Status	LP Ref	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sq.m)	Area (ha)
2472/0	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	SUI GENERIS	No Loss or Gain in Floorspace	1.04
Total hectares of land with planning permission extant and under construction for 'other' employment type uses											2.63

Appendix E: Employment Land DALP Allocations Status at 31/03/2024

Where the land has planning permission or has been built out in part or whole, the area of land has been amended to show only what remains available.

DALP Reference	Halton Reference	Site Name	Planning Status	Site Status	Hectares of Land Allocated	Hectares of Land with Extant Planning Permission or Completed (Employment Use)	Hectares of Land Remaining Without Extant Planning Permission or Completed
Runcorn							
E3	1332/0	Between rail line and Expressway off Runcorn Dock Road	No Planning Permission	Not Started	2.01	0	2.01
E4	1250/0, 2039/0	Daresbury Sci Tech	17/00556/FUL - Completed (2.52ha). Planning permission 23/00117/REM covers remainder of site	Part Complete / Part Not Started	3.98	3.98	0
E5	1628/0	Land between rail line, Bridgewater Canal and Keckwick Lane	No Planning Permission	Not Started	1.98	0	1.98
E6	2042/2	Land between rail line, Bridgewater Canal and Delph Lane	Lapsed planning permission (16/00495/OUTEIA) on part of the site	Not Started	8.6	0	8.6
E8	1917/0	Land adjacent to the Office Village	Lapsed planning permission (14/00052/FUL) on part of the site	Not Started	2.13	0	2.13

DALP Reference	Halton Reference	Site Name	Planning Status	Site Status	Hectares of Land Allocated	Hectares of Land with Extant Planning Permission or Completed (Employment Use)	Hectares of Land Remaining Without Extant Planning Permission or Completed
E9	1916/5	Between Daresbury Park and Bridgewater Canal	24/00020/REM (of 20/00337/OUTEIA)	Not Started	4.76	4.76	0
E10	2042/4	Land between rail line, Bridgewater Canal and Keckwick Lane	Extant planning permission (16/00495/OUTEIA) 21/00702/REM Awaiting Decision - covers 1.21ha	Not Started	1.21	1.21	0
E11	1919/0	Land between Delph Lane and Sci Tech Daresbury	Planning permission 21/00466/FUL covers 1.56ha. Remainder No PP.	Part Complete / Part Not Started	2.28	1.56	0.72
E12	1934/0	Land to north of Manor Farm Road	23/00491/COU - Refused. No Planning Permission	Not Started	1.11	0	1.11
E13	2435/0	Land between Astmoor Road and the busway (West)	Planning permission 22/00278/S73 completed 2022/23	Site Completed	1.2	1.2	0
E14	2350/0	Land west of Edison Road between Astmoor Road	Planning permission 19/00080/FUL completed 2019/20	Site Completed	0.47	0.47	0
E15	2351/0	Land east of Edison Road between Astmoor Road	No Planning Permission	Not Started	0.38	0	0.38

DALP Reference	Halton Reference	Site Name	Planning Status	Site Status	Hectares of Land Allocated	Hectares of Land with Extant Planning Permission or Completed (Employment Use)	Hectares of Land Remaining Without Extant Planning Permission or Completed
E16	1974/0	Land to the south of Rivington Road	No Planning Permission	Not Started	1.62	0	1.62
E17	1910/0, 1153/0	Land between Chester Road and the Rail Line	No Planning Permission	Not Started	2.56	0	2.56
E18	1313/0	Land to the north of Teva Pharmaceuticals	Lapsed planning permission (17/00565/FUL)	Not Started	1.55	0	1.55
E19	2251/0	Land between Warrington Road and Oxmoor Wood	No Planning Permission	Not Started	2.57	0	2.57
E20	1932/0	Land off Blackheath Lane	13/00044/FUL - Planning permission covering part of the site lapsed	Not Started	4.47	0	4.47
E24	1212/0, 1978/0, 1979/0, 1982/0	Land north of Six Acre Lane	Planning permission 17/00441/FUL covering part of site completed 2018/19 (4.25ha)	Part Complete / Part Not Started	10.87	4.25	6.62
E25	1223/0, 1980/0	Moss Lane Nursery	No Planning Permission	Not Started	9.29	0	9.29
E28	2249/0	Land off Six Acre Lane	No Planning Permission	Not Started	5.73	0	5.73
E29	2250/0	Land west of Moore Meadows	No Planning Permission	Not Started	0.97	0	0.97

DALP Reference	Halton Reference	Site Name	Planning Status	Site Status	Hectares of Land Allocated	Hectares of Land with Extant Planning Permission or Completed (Employment Use)	Hectares of Land Remaining Without Extant Planning Permission or Completed
E30	1760/0	Land at Junction 12 M56	23/00018/FUL planning permission - Not Started	Not Started	1.34	0	1.34
Widnes							
E1	1908/0, 2036/0, 2441/0	Shell Green, land to the east of Gorse Lane	Planning permissions covering part of the site (21/00356/FUL - 1.12ha), (17/00353/FUL - 0.82ha) completed, the remainder of the site planning permission has lapsed	Part Complete / Part Not Started	3.24	1.94	1.3
E2	1867/0	Land to the south of Dans Road	Planning permission lapsed	Not Started	3.8	0	3.8
E21	1333/0, 1246/0, 1866/0, 2469/0	St Michaels	Planning permission for part of the site 18/00087/FUL (5.44ha) Not included as employment land due to its use as a solar array *. 24/00234/HBCFUL - Pending	Part Complete / Part Not Started	20.26	0	14.82

DALP Reference	Halton Reference	Site Name	Planning Status	Site Status	Hectares of Land Allocated	Hectares of Land with Extant Planning Permission or Completed (Employment Use)	Hectares of Land Remaining Without Extant Planning Permission or Completed
E22	1972/0, 2434/0	3MG (West) Land north of Ditton Junction	Planning Permission 18/00215/FUL (2.43ha) completed on part of site. Planning permission 22/00308/REM covers the remainder of the allocation (6.98ha)	Part Complete / Part Not Started	9.41	9.41	0
E23	1252/0	3MG (West) HBC	22/00152/FULEIA - The planning permission covers a wider area than the allocation.	Not Started	12.11	12.11	0
E26	2046/0, 2085/0, 2410/0, 2464/0, 2049/0, 2048/0, 2047/0	Eastern most section of 3MG (East) Foundry Lane	20/00110/FUL, 21/00657/FUL, 17/00061/FUL, 13/00229/FUL, 12/00458/FUL - Completed on parts of the allocation (total 9.35ha)	Part Complete / Part Not Started	35.23	14.09	21.14
E27	1349/0	3MG (East) Tesco Distribution Centre	Planning permission (08/00449/FUL) - Site Stalled/lapsed!	Not Started	1.94	0	1.94

DALP Reference	Halton Reference	Site Name	Planning Status	Site Status	Hectares of Land Allocated	Hectares of Land with Extant Planning Permission or Completed (Employment Use)	Hectares of Land Remaining Without Extant Planning Permission or Completed
E31	1198/0, 1198/1, 1198/2	Former Bayer Site	19/00240/FUL - completed 2021/22, 20/00385/FUL - completed 2022/23.	Site Completed	16.03	16.03	0
E32	1045/0	Former Thermpos Site	Planning Permission 15/00208/DEM - (demolition of former industrial buildings completed in 2015/16)	Not Started	5.08	0	5.08
E33	1902/0	Former Muspratt Site	06/00742/OUT - Refused	Not Started	4.46	0	4.46
Total hectares of available and delivered allocated employment land at 31/03/2024					182.64	71.01	111.63

Appendix F: New Sites Added to the Employment Land Supply Between 01/04/2023 and 31/03/2024.

This Table is for information only as all entries are recorded in other tables within this report.

Ref	Location	Town	Plan Status	LP Ref	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sqm)	Area (ha)	Devt Status
1250/0	Daresbury Sci Tech, Keckwick Lane	Runcorn	Allocated in Local Plan, Employment	E04	East Runcorn	G	23/00117/REM	Application for the approval of reserved matters (scale, access, appearance, layout and landscaping) for the erection of two laboratory and office buildings including associated drainage and earthworks pursuant to outline application ref: 21/00166/OUT at Daresbury Laboratory Keckwick Lane Daresbury Warrington Cheshire WA4 4AD	E(g)(i), E(g)(ii)	Gain of 10000sq.m of E(g)(i), Gain of 6704sq.m of E(g)(ii)	2.52	Site Not Started
1313/1	Teva Pharmaceuticals, Aston Lane North	Runcorn	Allocated in Local Plan, Employment	E18		B	20/00579/FUL	Proposed creation of new covered storage space utilising a pre-fabricated storage unit placed on an area of macadam surface which was previously occupied by a contractors compound at the north west of the site at	B8	Gain of 300sq.m of B8	0	Site Not Started

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Ref	Location	Town	Plan Status	LP Ref	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sqm)	Area (ha)	Devt Status
1702/0	162 - 164 Albert Road	Widnes	Primary Residential Area			B	23/00383/COU	Proposed change of use from a mixed use comprising light industrial, office space and retail sales, to Class E use comprising of a wellness and therapy centre, associated cafe and retail sales at Land And Buildings To The Rear Of 162 - 164 Albert Road	E(g)(iii)	Gain of 125sq.m E(c)(iii) Loss of 125sq.m of E(g)(iii)	-0.03	Site Not Started
2513/0	Devenish Nutrition, Earle Road	Widnes	Primarily Employment		South Widnes	B	21/00038/FUL	Retrospective application for the erection of industrial building, lean-to canopy and silo, ancillary to existing operations at Devenish Nutrition Earle Road Widnes Cheshire WA8 0GY	B2	Gain of 1222sq.m of B2	0	Site Not Started
2515/0	Saffil Ltd, Pilkington Sullivan Site, Sullivan Road	Widnes	Primarily Employment			B	22/00369/FULEI A	Proposed installation of an additional production line, involving an extension to an existing building and the installation of associated plant and machinery at Saffil Ltd Pilkington Sullivan Site Sullivan Road Widnes WA8 0US	B2	Gain of 1753sq.m of B2	0	Site Not Started
2518/0	MCUK Ltd., Waterloo Road	Widnes	Primarily Employment			B	23/00118/FUL	Proposed industrial units and associated car parking at MCUK Ltd Waterloo Road Widnes WA8 0QR	B2	Loss of 525sq.m of B2	0	Site Not Started

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Ref	Location	Town	Plan Status	LP Ref	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sqm)	Area (ha)	Devt Status
2519/0	Diageo Packaging Whitehouse Industrial Estate, Murdishaw	Runcorn	Primarily Employment			B	23/00134/FUL	Proposed extension to current storage facility at Diageo Packaging Whitehouse Industrial Estate Murdishaw Runcorn WA7 3BE	B8	Gain of 1420sq.m of B8	0	Site Under Construction
2521/0	Site at Ineos Inovyn Ltd., Bankes Lane Office, Bankes Lane	Runcorn	Strat Employment, Employment Renewal Area			B	23/00169/FUL	Proposed construction of a two storey building on an existing disused concrete hardstanding. Building to house relocated engineering contracting staff currently housed in various building on adjacent site at Ineos Inovyn Ltd Bankes Lane Office Bankes Lane Runcorn WA7 4JE	E(g)(i)	Gain of 318sq.m of E(g)(i)	0	Site Not Started
2531/0	Contact House, Ditton Road	Widnes	Primarily Employment		Halebank and Ditton Corridor	B	22/00384/FUL	Proposed demolition of existing fire damaged office building, workshop shed and redundant 3G tower; erection of new two storey office building with workshop and increase in height of existing boundary wall to north and south boundaries at Contact House Ditton Road (west) Widnes Cheshire WA8 0TH	E(g)(i)	Loss of 94sq.m of E(g)(i), Loss of 62sq.m of E(g)(iii)	0	Site Completed

Ref	Location	Town	Plan Status	LP Ref	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sqm)	Area (ha)	Devt Status
2531/1	Contact House, Ditton Road	Widnes	Primarily Employment			B	23/00474/FUL	Proposed construction of a storage unit in an existing builders yard at Contact House Ditton Road (west) Widnes Cheshire WA8 0TH	B8	Gain of 233sq.m of B8	0	Site Not Started
2538/0	Halton Fabrications Ltd., Picow Farm Road	Runcorn	Primarily Employment			B	23/00381/FUL	Proposed erection of a new portal frame warehouse / workshop and concrete access road and turning point will tie in to existing access road at Halton Fabrications Ltd Picow Farm Road Runcorn Cheshire WA7 4JB	B2	Gain of 202sq.m of B2	0	Site Not Started

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

Appendix G: Loss of Employment Land Between 01/04/2023 and 31/03/2024.

(This table includes the total loss of hectares of employment use over the plan period so far 2014 to 2024)

Ref	Location	Town	Plan Status	KURA	Application No.	Description	Site Status	Area (Ha)	Floorspace	Use Class
2498/0	Suite 2 Weaver House Ashville Point	Runcorn	Primarily Employment		22/00227/COU	Proposed change of use from offices to veterinary practice, together with minor external works at Suite 2 Weaver House	Site Completed	0.03	Loss of 170sq.m of E(g)(i), Gain of 170sq.m of E(e)	E(e)
2507/0	Unit 3 Monks Way	Runcorn	Primarily Employment		21/00612/COU	Proposed change of use from office to small animal veterinary practice at Unit 3 Monks Way	Site Completed	0.2	Loss of 752sq.m of E(g)(i), Gain of 752sq.m of E(e)	E(e)
Total hectares lost to non-employment use between 01/04/2023 and 31/03/2024								0.23		
Total hectares lost to non-employment use over the plan period so far 2014 to 2024								33.84		

Appendix H: DALP Monitoring Framework - Employment Indicators.

This table includes the list of Employment Indicators contained within the Monitoring Framework of the adopted Delivery and Allocations Local Plan of 2nd March 2022 (see page 255 of the DALP written statement) and are reported in full in the [Annual Monitoring Report](#).

Ref	Policy	Indicators	Targets	Source	
H002	CS(R)1	CS(R)1 [Halton's Spatial Strategy]	Employment Land delivered:	180 ha of land available for employment development (2014-37)	Page 2
H011	CS(R)4	CS(R)4 [Employment Land Supply and Locational Priorities]	Amount of completed employment floorspace by type and land type	180 ha made available for employment uses (2014~37)	Page 3/4
H012	CS(R)4	CS(R)4 [Employment Land Supply and Locational Priorities]	Minimise loss of land within existing employment areas for non-employment uses	No loss of land for non-employment uses within allocated employment sites, strategic employment locations, employment renewal areas and primarily employment areas.	Page 3/31
H013	CS(R)4	CS(R)4 [Employment Land Supply and Locational Priorities]	Employment land available by type	180 ha made available for employment uses (2014~37)	Page 3
H014	CS(R)4	CS(R)4 [Employment Land Supply and Locational Priorities]	Losses of employment land in (i) employment / regeneration areas and (ii) local authority area	No loss of land for non-employment uses	Page 3/31
H015	CS(R)4	CS(R)4 [Employment Land Supply and Locational Priorities]	Economic Activity Rate		Halton Borough (Nomis Census data 2021)
H016	CS(R)4	CS(R)4 [Employment Land Supply and Locational Priorities]	GVA per head claimant count		Halton Economic Profile
H017	CS(R)4	CS(R)4 [Employment Land Supply and Locational Priorities]	VAT registrations		Inter-Departmental Business Register (IDBR) - Office for National Statistics (ons.gov.uk)

Ref	Policy		Indicators	Targets	Source
H018	CS(R)4	CS(R)4 [Employment Land Supply and Locational Priorities]	Worklessness in Halton		Halton Economic Profile
H019	CS(R)4	CS(R)4 [Employment Land Supply and Locational Priorities]	Unemployment Annual Population Survey and Claimant Count Rates		CC01 Regional labour market: Claimant Count by unitary and local authority (experimental) - Office for National Statistics (ons.gov.uk)
H020	CS(R)4	CS(R)4 [Employment Land Supply and Locational Priorities]	Average Household Income		Regional gross disposable household income, UK - Office for National Statistics (ons.gov.uk)
H104	ED1:	ED1: [Employment Allocations]	Delivery of employment uses on allocated sites;	Increase delivery of employment uses	Page 8/21 (Appendix E)
H105	ED1:	ED1: [Employment Allocations]	Delivery of employment uses on allocated sites;	Completions by use	Page 21 (Appendix E)
H106	ED1:	ED1: [Employment Allocations]	Delivery of employment uses on allocated sites;	Permissions by use	Page 21 (Appendix E)
H107	ED1:	ED1: [Employment Allocations]	Delivery of employment uses on allocated sites;	Reduce the % over the plan period 2014-2037	Page 8/21 (Appendix E)
H108	ED2:	ED2: [Employment Development]	Loss of land within existing employment areas for non-employment uses	No loss of land for non-employment uses within existing employment areas over the plan period 2014-2037	Page 3/31
H109	ED3:	ED3: [Complementary Services and Facilities within Employment Areas]	Provision of complementary facilities	100% of development / redevelopment for employment use or complementary use (ED3)	Appendix G provides details of planning permissions resulting in a loss of employment use. Some of the permissions have resulted in a gain of

Ref	Policy		Indicators	Targets	Source
					complimentary uses including a veterinary practice and in previous years a gym, café and takeaway.