



Delivery and Allocations Local Plan

(Adopted 2nd March 2022)

Annual Monitoring Report

01/04/2024 – 31/03/2025



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Disclaimer

The information in this report is provided in good faith and is as accurate as records permit, no guarantee is given regarding any possible errors.

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I. Summary

This summary details the key facts and figures from within this monitoring document. for the Monitoring Period 01/04/2024 to 31/03/2025. This is the second full monitoring period for the DALP. Policy CS(R)I 'Halton's Spatial Strategy' flows from the Vision for Halton. It expresses how the Council will achieve what they want to deliver over the plan period 2014 to 2037, split into the following sections:

DALP AMR 2024-25 Key



Housing

406 gross completions
87 affordable homes completions(14%) vs 34% in 23/24
389 net completions
164 houses under construction



Employment

76.4ha of emp land completed and 1.73ha of SG land
loss of 33.89ha of emp land to other uses
73.22ha emp allocated land remains unpermissioned



Climate

The Council has reduced carbon emissions by 18,000 tonnes since 2008



Design

GR1 and GR2 are commonly cited in decisions
GR3 and GR4 are not commonly cited in decisions



Health

Life expectance has improved since 2008
6 health impact assessments have been submitted as part of an application



Transport

88% of applications were compliant with parking standards
Number of adults cycling has decreased since 2016



Retail

No change in total vacant units in overall retail centres from 2024 to 2025



Environment and Conservation

No change to Mersey Estuary RAMSAR or SSSI in Halton
No permissions granted on a local wildlife site



Infrastructure

S106 funds availablke at 31/3/25 was £10,320,855.49

Housing

Policy CS(R)3 'Housing Supply and Locational Priorities' sets out the provision made for the development of at least 8050 (net) additional dwellings at an average of 350 (net) dwellings each year. This will be achieved through a combination of housing completed since 2014, housing sites with planning permission, or currently under construction and delivery of strategic residential locations allocated in the DALP and identified on the Policies Map.

During the monitoring period:

- 406 gross housing completions – 87 of were affordable homes (21%) (Compared to 126 (34%) gross in 2023/24)
- 18 losses (7 demolitions, 10 changes of use, and 1 conversion)
- **389 net completions** (Compared to 358 net completions in 2023/24)
- 164 units currently under construction (Compared to 111 in 2023/24)

Employment

Policy CS(R)4 'Employment Land Supply' seeks to deliver approximately 180ha (gross) of employment land between 2014 and 2037. This will be achieved through a combination of employment site completions since 2014, employment sites with planning permission, sites under construction for employment uses and the delivery of strategic employment locations allocated in the DALP and identified on the Policies Map.

During the monitoring period 2014 to 2025:

- There has been a take up of 76.4 ha of employment land and 11.73 ha of SG land.
- There has been a loss of 33.89 hectares of employment land to other uses.
- 9 sites under construction at 01/04/2025
- 1 extant site with planning permission at 01/04/2025
- 73.22 ha of land allocated for employment use remains available

Climate Change

Policy CS(R)19 'Sustainable Development and Climate Change' seeks to ensure new development should be sustainable and be designed to have regard to the predicted effects of climate change including reducing carbon dioxide (CO₂) emissions and adapting to climatic conditions.

During the monitoring period:

- The latest available data is for the period 24/25. The Council has managed to reduce its overall carbon emissions by 18,000 tonnes since 2008.
- 4 planning permissions have been approved since 2014, for the development of solar array. Additional capacity of all developments is 8 MW.
- 1 planning applications which required an energy statement has been received and granted post adoption of the DALP.

Design

Policy CS(R)18 'High Quality Design' seeks to achieve and raise the quality of design is a priority for all development in Halton. Developments, where applicable, will be expected to adhere to the Council's design standards.

During the monitoring period:

- Policy GR1 was designed with CS(R)18 to ensure all development must be of high quality. Policy GR2 is a core function of planning to ensure a good standard of design. Both GR1 and GR2 were commonly cited in decision notices.
- Policies GR3 and GR4 are core functions of planning to ensure a good standard of design. These policies were sometimes cited in decisions.

Health and Well-being

Policy CS (R) 22 Health and Well-Being seeks to ensure healthy environments are supported and healthy lifestyles are encouraged across the borough.

During the monitoring period:

- Life expectancy data has improved since 2008 but remains below Regional and National data.
- Health Impact Assessments aim to enhance positive impacts and mitigate any negative impacts of any major applications. There are 6 records detailing where a Health Impact Assessment has been submitted as part of the application.

Infrastructure

Policy CS(R)7 'Infrastructure Provision' seeks to ensure development maximises the benefit of existing infrastructure and minimises the need for new provision. Where new development creates or exacerbates deficiencies in infrastructure it will be required to ensure they are compensated for, adequately mitigated or substituted for in a timely manner.

- Planning obligations are legal obligations entered into to mitigate the impacts of a development proposal. This can be via a planning agreement entered into under section 106 of the Town and Country Planning Act 1990.
- Halton Borough Council's 2025 Infrastructure Statement declared that S106 funds available at 31/3/2025 was £10,320,855.49.

Natural Environment and Nature Conservation

Policy CS(R)1 seeks to ensure residential development and certain major tourism development within 5km of protected accessible coasts make financial contribution in relation to recreation disturbance towards avoidance and mitigation schemes. Policy CS (R) 20 Natural and Historic Environment seeks to protect and enhance Halton's natural and heritage assets.

During the monitoring period:

- There are no recorded changes in the Mersey Estuary SPA/ Ramsar or the three SSSIs in Halton. No planning permissions have been approved on a local wildlife site that required mitigation.
- Planning permission was approved for the removal of 8 trees protected by a TPO.
- No applications have been received or approved that would result in the loss of ancient woodland.

Retail

Policy CS(R)5 'Network of Centres' seeks to maintain the hierarchy of Halton's Centres for retail and town centre uses. Improvement and enhancement of town and local centres will be supported within defined boundaries. Delivery of two new centres of an appropriate scale will be supported at Keckwick Hill Daresbury and West Bank in South Widnes. Policy HC9 'Mixed Use Areas' supports the delivery of some retail use (subject to meeting policy criteria) at Victoria Square and Victoria Road (MUA2), Earl Road (MUA3), Runcorn Station (MUA5), Halton Road (MUA6), Bridge Retail (MUA7), Moor Lane (MUA9) and Daresbury Park (MUA11)

During the monitoring period:

- There has been a decrease in vacant units in the defined centres from 30% in 2024 to 20% in 2025. All the vacancy rates remain above national levels.
- Development of a local district centre at Sandymoor, Runcorn that includes retail units (1&2: Display or retail sale of goods, other than hot food, Use Class E(a) and/or Restaurants and Cafes, Use Class E(b); Retail units 3 & 4: Takeaways, Use Class Sui Generis – hot food takeaways; Retail unit 5: Veterinary Practice, Use Class E(e) is under construction.

Transport

Policy CS (R) 15 Sustainable Transport sets out the transport and traffic considerations that development proposals should address. It seeks to ensure that new development is accessible by sustainable transport methods such as walking, cycling and public transport.

During the monitoring period:

- 2 large trip planning applications have been submitted with Travel Plans.
- 88% of applications have been compliant with parking standards, all have been assessed by a highways officer and concluded as acceptable.
- The number of adults recorded as cycling for any purpose has decreased since 2016.

2. Introduction

The Role of the Authority Monitoring Report

Local planning authorities must publish information at least annually that shows progress with local plan preparation, reports any activity relating to the duty to cooperate, any information collected which relates to indicators in the plan, and any policies which are not being implemented. This information should be made available publicly. [Regulation 34 of the Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#) sets out what information the reports must contain.¹

Local planning authorities can also use the Authority Monitoring Report to provide up-to-date information on the implementation of any neighborhood plans that have been brought into force. At the time of production of the DALP AMR Halton does not have any Neighborhood Plans or Development Orders in progress or made.

Annual monitoring will help inform if there is a need to undertake a partial or full update of the local plan, when carrying out a review at least every 5 years from the adoption date.²

Appendix F (Monitoring Framework) of the DALP set out the targets that have been developed to measure the direct effects of the policies on achieving the targets.³ The AMR shows the progress towards achieving the policies and targets during the period 1st April 2024 to 31st March 2025. Where data is available and deemed relevant a decision has been made to include data back to 2014 to cover the plan period (2014 to 2037).

The 2025 report is the third authority monitoring report (AMR) of the Halton Delivery and Allocations Local Plan (DALP) (adopted 2nd March 2022). The AMR has been prepared by the Planning Policy Team in accordance with Regulation 34.

In addition to the AMR, which gives an overview of the progress being made in all areas, the Planning Policy Team is separately producing:

- Employment AMR 2025
- Housing AMR 2025
- Infrastructure Funding Statement 2025

How to use this Document

For ease of use the DALP AMR has been divided into subject topics, with each relevant policy and strategic objective identified for each section. Each policy has been monitored with an assessment made of progress. Where relevant charts, figures and tables have been included in the main body of the document, with detailed tables of planning permissions and completions included in the Appendix. At the beginning of each monitoring topic a chart has been included

¹ [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012 \(legislation.gov.uk\)](#)

² [Plan-making - GOV.UK \(www.gov.uk\)](#) Paragraph: 073 Reference ID: 61-073-20190315

³ [DALP Adopted.pdf \(halton.gov.uk\)](#)

that highlights headline data of the progress of policies. The chart has been colour coded as follows:

Key

Positive progress
Improvement required
Close monitoring required
No relevant data

Policy Framework

The Development Plan for Halton Borough is made up of the following documents:

- Halton Delivery and Allocations Local Plan (DALP) (Adopted March 2022) (incorporating remaining policies from the Core Strategy Local Plan)
- The Joint Merseyside and Halton Waste Local Plan 2013⁴

Local Development Scheme (LDS)

The Local Development Scheme (LDS) is an integral part of the Halton Borough Local Development Framework and plays a key role in facilitating successful program management of the project. The LDS is updated on a regular basis to reflect progress. The latest LDS is available to view at: [Halton Borough Council Local Development Strategy](#)

Duty to Cooperate

The Localism Act⁵ and the National Planning Policy Framework (NPPF)⁶ places a duty on local planning authorities and other bodies to cooperate with each other to address strategic issues relevant to their areas. The duty requires ongoing constructive and active engagement in the preparation of development plan documents and other activities relating to the sustainable development and use of land, in connection with strategic infrastructure.

The relevant duty to cooperate with bodies for Halton Borough are:

- Liverpool City Region Authorities
- Warrington Borough Council
- Cheshire West and Chester Council

⁴ [Waste Local Plan \(halton.gov.uk\)](#)

⁵ [Localism Act 2011 \(legislation.gov.uk\)](#)

⁶ [National Planning Policy Framework - Guidance - GOV.UK \(www.gov.uk\)](#)

Halton lies within the core of the Liverpool City Region. The Combined Authority brings together the region's six local authorities – Halton, Knowsley, Liverpool, Sefton, St Helens and Wirral.⁷

In November 2015 the Government signed a Devolution Agreement⁸ with Halton, the five Merseyside Authorities and the Liverpool City Region Local Enterprise Partnership that devolves specific powers to the new office of Mayor. These powers include defined strategic planning functions, including the production of a Strategic Framework for the City Region.

Halton falls within the 'Mid-Mersey' Housing Market Area which comprises three local authorities of Halton, St. Helens and Warrington Council's.

Under section 33A of the Localism Act, where a local planning authority has co-operated with another local planning authority, county council, or a body or person prescribed, the local planning authority's monitoring report must give details of what action they have taken during the period covered by the report. During the monitoring period Halton has cooperated under the Duty to Cooperate as detailed in Figure 1

FIGURE 1 DUTY TO COOPERATE

Organisation	Date	Purpose
Housing and Regeneration Cabinet Board	Meeting held	The meeting was held to discuss the following strategic matters: <ul style="list-style-type: none"> • Housing Delivery Update – Brownfield Land Fund • Housing Retrofit Delivery Update • Spatial Development Strategy Update • Net Zero Delivery Plan • One Public Estate – Brownfield Land Release Fund; and Opportunity Development Fund
Chief Planners Group	* Meetings were held during the monitoring period	The meetings included discussion of the following strategic matters: <ul style="list-style-type: none"> • BNG • LNRS • Liverpool City Region (LCR) update on the Spatial Development Strategy (SDS)
Planning Policy Managers	* Meetings were held during the monitoring period	The meetings included discussion of the following strategic matters: <ul style="list-style-type: none"> • SDS Evidence base documents • Biodiversity Net Gain – new legislation • LDS

⁷ [Home | Liverpool City Region Combined Authority \(liverpoolcityregion-ca.gov.uk\)](https://liverpoolcityregion-ca.gov.uk/)

⁸ [Liverpool_devolution_deal_unsigned.pdf \(publishing.service.gov.uk\)](https://publishing.service.gov.uk/)

Transport Advisory Group	Meeting held	<p>The meetings included discussion of the following strategic matters:</p> <ul style="list-style-type: none"> • Department for Transport update • Active Travel Update • Network Rail Update • Local Transport Plan (4)
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Statement of Common Ground

Halton has signed and agreed to a Statement of Common Ground during the monitoring period as detailed in Figure 2:

FIGURE 2 STATEMENT OF COMMON GROUND

Organisation	Purpose
Liverpool City Region (LCR) Authorities	The 2019 SoCG has been reviewed in 2022. The agreement covers strategic planning matters including the LCR Strategic Development Strategy.
Warrington Borough Council	The 2018 SoCG has been reviewed in 2022. The agreement covers strategic planning matters.

Halton Borough

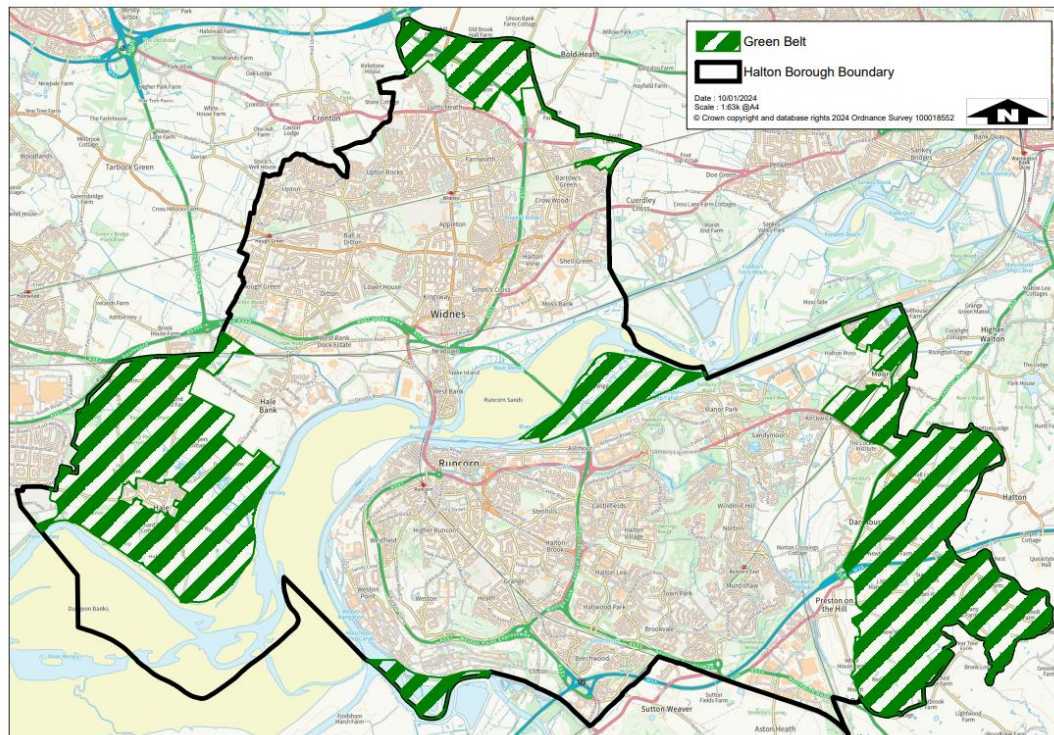
The Borough of Halton is a Unitary Authority covering the towns of Runcorn and Widnes. Halton is in the Northwest of England which straddles the upper Estuary of the River Mersey. It is located to the east of Liverpool City with the Borough of St Helens to the north, Warrington to the east and rural north Cheshire lying to the south.

At the time of the INSERT LATEST Census Halton recorded a population of X made up of X households.⁹

Green Belt covers approximately one third of the land area of the Borough and contains the smaller settlements of Moore, Daresbury and Preston-on-the Hill, with Hale Village inset within the Green Belt.

⁹ [Halton population profile](#)

FIGURE 3 HALTON BOROUGH INCLUDING GREEN BELT



Monitoring Process

The AMR is a publication that assesses the Council's success in achieving the policies in its Local Plan. This helps to inform you of the preparation of a new local plan. It does this by monitoring policy performance against various indicators.

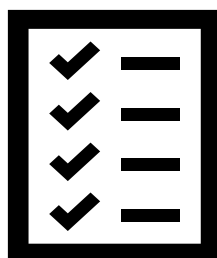
Monitoring: Produce an Authority Monitoring Report (AMR)

- Conduct a yearly assessment of the policies within the Local Plan



Evaluation: Review the Local Plan

- Use the outcomes from the AMR process to evaluate the current plan and help inform the new Local Plan

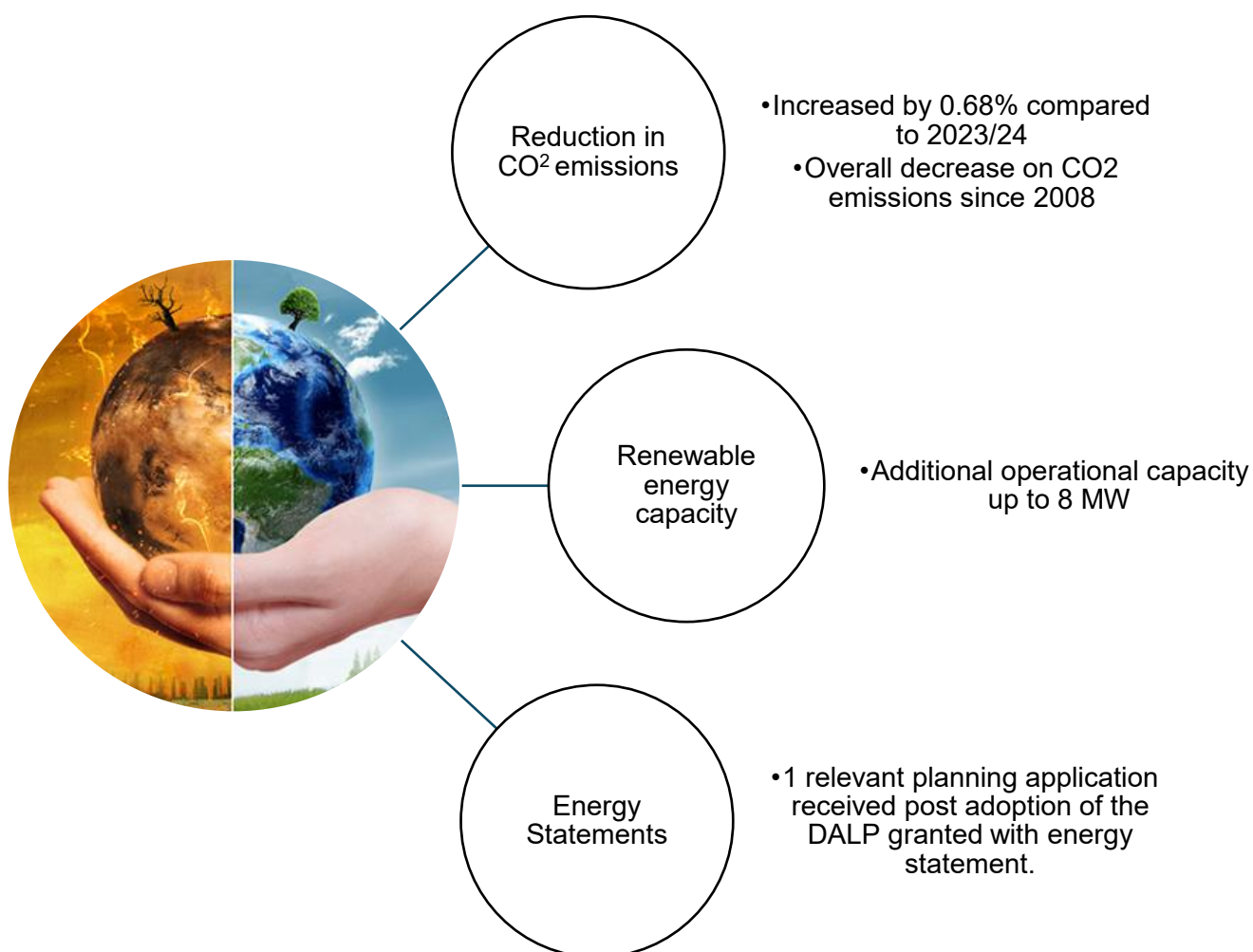


Planning: Adoption of a new Local Plan

- Ensure the correct indicators are included alongside the updated policies in the new Local Plan



3.1 Climate Change



Strategic Objective: SO9

Climate Change Related DALP Policies: CS (R) 19 Sustainable Development and Climate Change

The aim of Policy CS(R)19 is that all new developments should be sustainable and be designed to have regard to the predicted effects of climate change including reducing carbon dioxide emissions and adapting to climate change.

Indicators	Targets	Explanation
Halton's contribution to CO ₂ production	Reduction in CO ₂ emissions per capita by 4% per annum over the plan period 2014-2037 (Baseline of 9.4 tonnes per capita in 2008)	Per capita data is not readily available. Total Tonnes of CO ₂ emissions in 2008 was 26,825 tonnes. In 2024/25, this value is 8046 tonnes. This is a significant decrease in total CO ₂ emissions since 2008.

Renewable energy capacity installed by type	Increase the capacity and number of renewable energy installations in the Borough over the plan period 2014-2037.]	As per Table I, 4MW of renewable capacity has been added this planning year, and a total of 5.5MW has been added since the planning period began.
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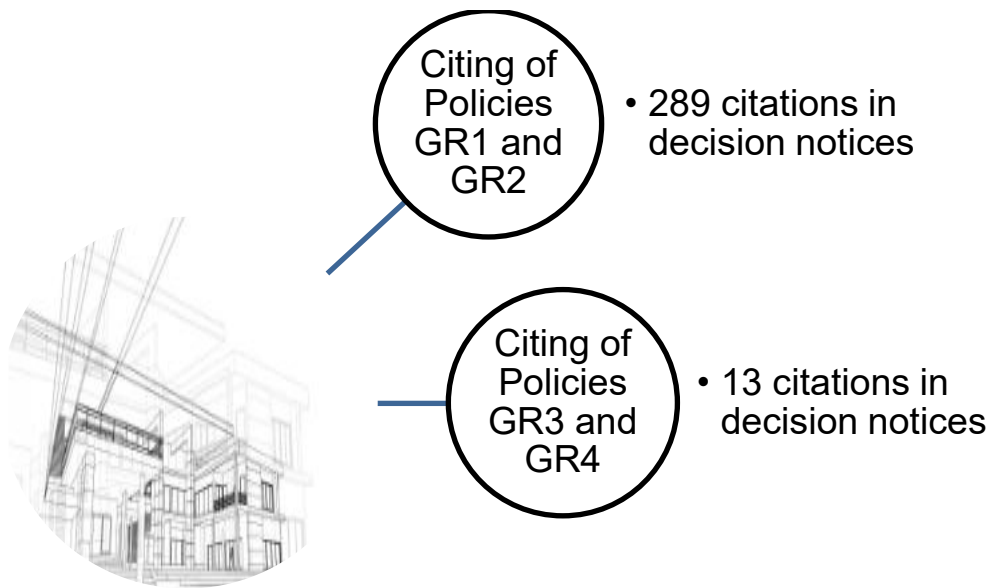
Strategic Objective: SO9

Climate Change Related DALP Policies: GR5 Renewable and Low Carbon Energy

The aim of Policy GR5 is that proposals for renewable energy development consider, and minimize where appropriate, the potential environmental effects of development on a range of criteria as detailed out in policy.

Indicators	Targets	Explanation
Energy Statements	100% of applicable applications supported by an Energy Statement	All applicable permissions approved prior to adoption of the DALP, provided information with regards to energy. I post-adoption permission, 24/00234/HBCFUL, provided an Energy Statement
Wind turbines	100% of applicable applications supported by an Energy Statement	No applicable applications received
Restoration	100% of consent including a restoration plan	1 permission has been approved

3.2 Design



SO2: Ensure that all development achieves high standards of design and sustainability and provides a positive contribution to its locality.

Design Related DALP Polices CSRI8 and GRI – GR5

Homes/commercial areas built to the Secured by Design Standards

The target is to Increase number of developments which have regard to this standard; however, the Council do not monitor or hold information on the number of applications that are built to the Secured by Design standards.

FIGURE 4 MONITORING THE EFFECTIVENESS AND USE OF POLICIES GRI-GR5

Policy	Targets	Frequency From 01 April 2024 – 31 March 2025
GRI - No. times cited in decisions		227
GRI - % upheld at appeal	100% of appeals upheld	1
GR2 - No. times cited in decisions		62

GR2 - % upheld at appeal	100% of appeals upheld	0
GR3 - No. times cited in decisions		12
GR3 - % upheld at appeal	100% of appeals upheld	0
GR4 - No. times cited in decisions		1
GR4 - % upheld at appeal	100% of appeals upheld	0
GR5 - Energy Statements.	100% of applicable applications supported by an Energy Statement	0

Figure 4 summary

As per figure 4, GR1 and GR2 are commonly cited in decisions, with GR3 and GR4 sometimes being cited in decisions. In appeals, only GR1 is cited this year. GR5 has not been recorded as cited this year.

Strategic Objective: SO8

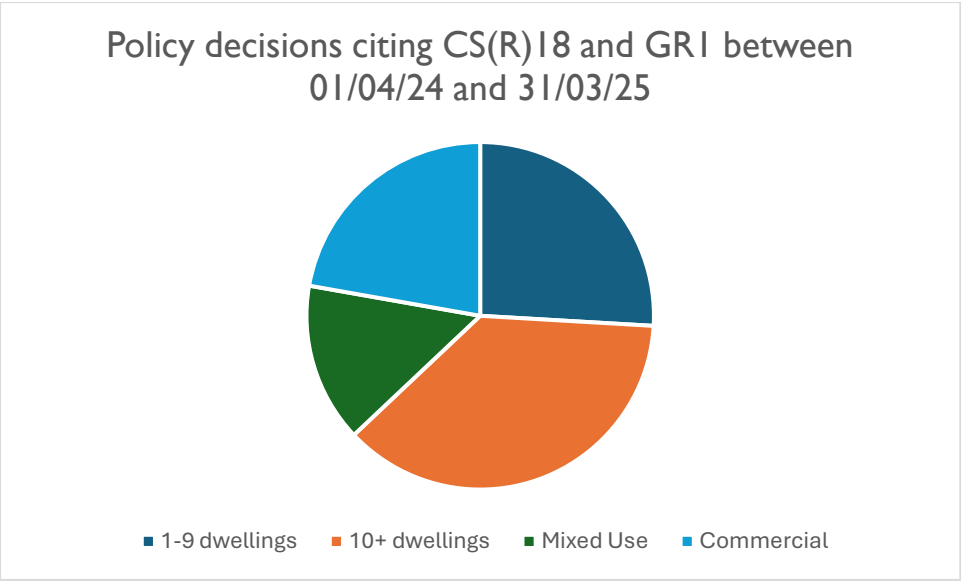
Economy Related DALP Policies: CS (R) I8 High Quality Design

Policy CS(R)I8 priorities are achieving and raising the quality of design for all development in Halton.

Indicators	Targets	Explanation
Homes/commercial areas built to Secured by Design standards	Increase number of developments which have regard to this standard	Policy CS(R)I8 and GR1 have some natural crossover, so have both been included in this section. Figure 5 provides details of how many permissions policy CS(R)I8 and GR1 have been applied for new dwellings and commercial development.

FIGURE 5 PLANNING PERMISSIONS FOR NEW DWELLINGS AND COMMERCIAL USES

Assessed Against Policy CS(R)I8 & GR1 'Design Standards' Approved Between 01/04/2024 and 31/03/2025.



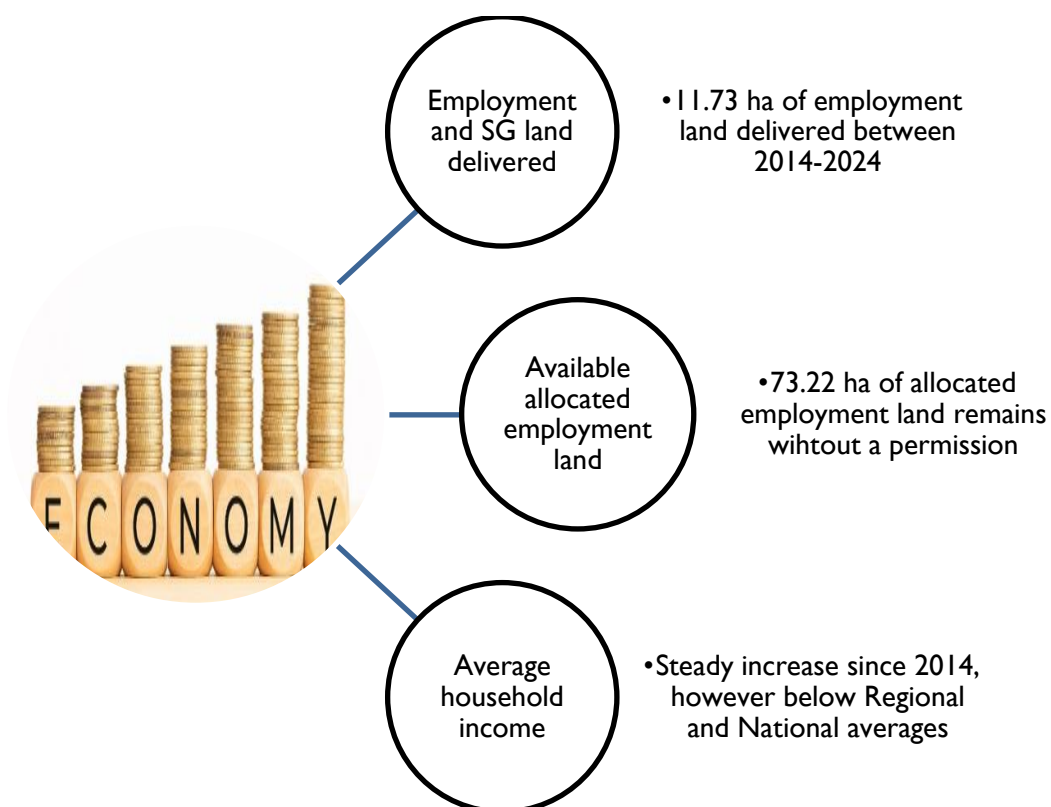
Strategic Objective: SO9

Economy Related DALP Policies: CS (R) 19 Sustainable Development

The aim of Policy CS(R)19 is that all new developments should be sustainable and be designed to have regard to the predicted effects of climate change including reducing carbon dioxide emissions and adapting to climate change.

Indicators	Targets	Explanation
New commercial development achieving BREEAM standards	Increase commercial development achieving recognized BREEAM standards where feasible	BREEAM-specific development is not currently monitored. As per Table 4 of the appendix,4 commercial planning permissions reference policy CS(R)19 in decisions

3.3 Economy



Strategic Objective: All

Economy Related DALP Policies: CS(R)I Halton's Spatial Strategy

Policy CS(R)I sets out the Spatial Strategy for Halton for the plan period up to 2037.

Indicators	Targets	Explanation
Employment Land delivered	180 ha of land available for employment development (2014-37)	Between 01/04/2014 and 31/03/2025 a total of 26.43 hectares of employment and SG land has been delivered in Halton on both allocated and non-allocated sites. ¹⁰ See the Appendix Table 2.

¹⁰ Table 2, AMR Employment 2025

Strategic Objective: SO3, SO4

Economy Related DALP Policies: CS (R) 4 Employment Land Supply and Locational Priorities

Policy CS(R)4 seeks the delivery of employment land over the plan period to support Halton's economy and to offer business and industry a choice of sites so that differing requirements and locations can be met.

Indicators	Targets	Explanation
Amount of completed employment floorspace by type and land type	180 Ha. made available for employment uses (2014-37)	Between 01/04/2014 and 31/03/2025 the split of completions by land type is 24.84 hectares of greenfield land and 2.72 hectares of brownfield land. ¹¹ For the same period completions of E use is 1.94 hectares, B use 25.62 hectares and SG 1.59 hectares. ¹²
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.	Appendix G of the Employment AMR 2025 provides a list of planning permissions that have resulted in a loss of employment land. The total loss is 0.05 hectares for the monitoring period 01/04/2024 and 31/03/2025.
Employment land available by type	180 Ha. made available for employment uses (2014-37)	At 10/03/25 73.22 Ha of land remains available on 41 subsites for employment use including: 46.2 hectares on 29 allocated subsites within the 'Key Urban Regeneration Areas' as defined in the Local Plan.
Losses of employment land in (i) employment / regeneration areas and (ii) local authority area	No loss of land for non-employment uses	0.05 hectares of employment land has been lost between 01/04/2014 and 31/03/2025. ¹³

¹¹ Table 2, AMR Employment 2024

¹² Table 3 AMR Employment 2024

¹³ Appendix G AMR Employment 2024

Economic Activity Rate		Figure 6 demonstrates that 78% of the working age population were economically active in 2023 and 22% were economically inactive ¹⁴ .
GVA per head		The Gross Value Added (GVA) per head of population for Halton in 2023 was £35,679, which compares to £36,626 for Halton's statistical nearest neighbors. ¹⁵
Claimant count		At March 2025 Halton recorded 22.3% Universal Credit Claimants, which is lower than its statistical nearest neighbor at 23.0%. ¹⁶
VAT registrations		Comparable data is demonstrated at Figure 7 for VAT registered businesses annually between 2017 and 2024.
Worklessness in Halton		2021 census data identified 20.3% workless households across Halton, which was lower when compared with the Boroughs Statistical nearest neighbors, with 16.5% of workless households. ¹⁶
Unemployment Annual Population Survey and Claimant Count Rates		As per figure 8, Halton has a 4.6% claimant count. This is below the averages for the Northwest and England.
Average Household Income		Figure 9 demonstrates that average household incomes have risen for Halton. The GDHI per household was £14,908 in 2014 rising to £20,341 in 2023 Census. However, this is below England's average of £25,425 and the Northwest's average of £21,543

¹⁴ [Halton Labour Market Profile - Nomis - Official Census and Labour Market Statistics](#)

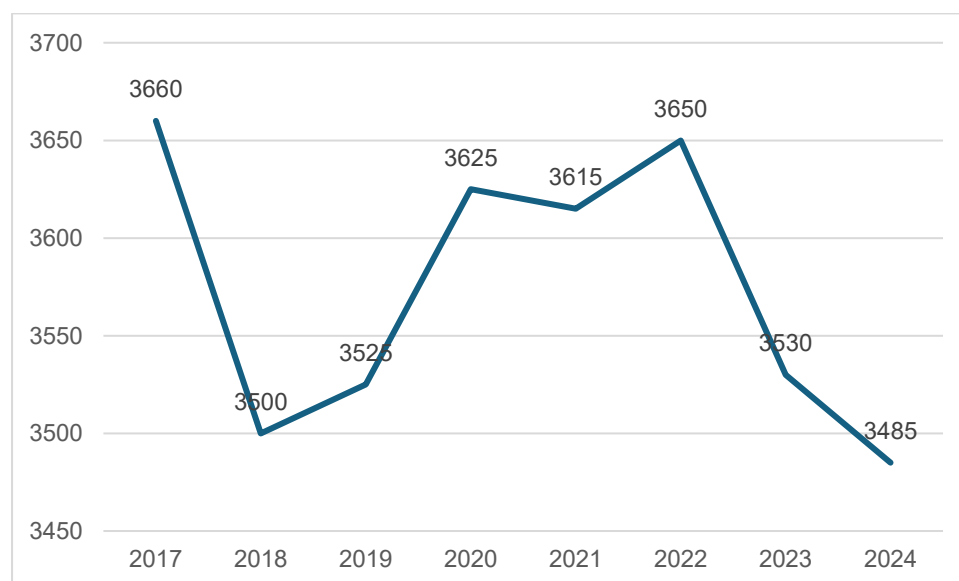
¹⁵ [Business Demography | LG Inform](#)

¹⁶ [Unemployment and Economically Inactive | LG Inform](#)

FIGURE 4 ECONOMIC ACTIVITY APRIL 2023-MARCH 2024 (NOMIS 2025¹⁷)

Date	2024	
	Value	Percent
Measures		
Total: All usual residents aged 16 to 64	79,100	100%
Economically active	62,100	78%
In employment	59,300	67.3%
Unemployed	2,700	4.3%
Economically inactive	17,000	22%
Retired	2,800	16.3%
Student	4,600	27.3%
Looking after home or family	N/A	N/A
Long-term sick or disabled	4,600	27.3%

*Calculations formula has been changed since previous 2023/24 AMR.

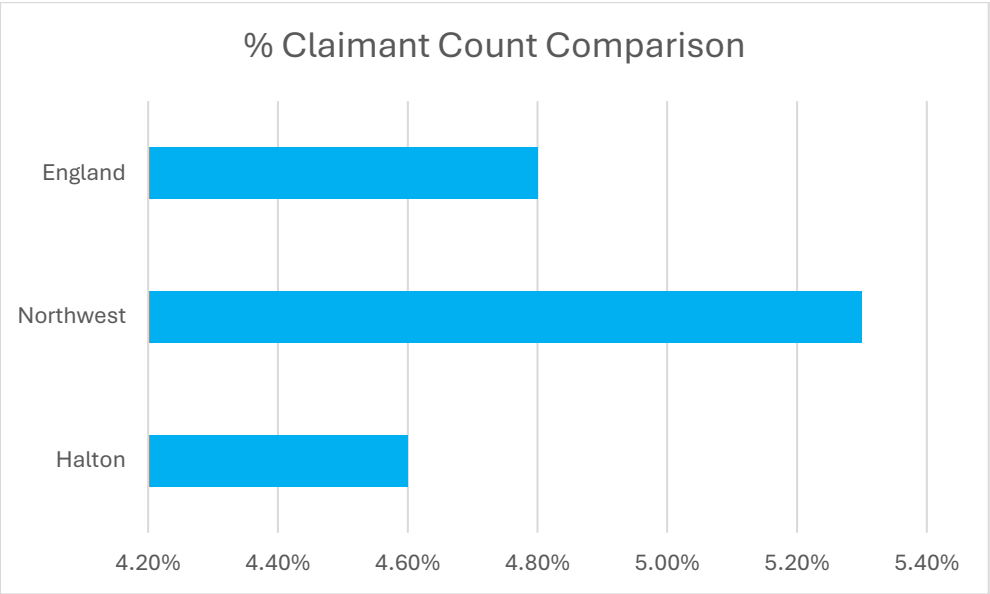
FIGURE 5 VAT REGISTERED BUSINESSES IN HALTON BOROUGH FROM 2017 TO 2025

Data Source: [Inter-Departmental Business Register \(IDBR\) - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk/business-and-trade/business-register)

¹⁷ <https://www.nomisweb.co.uk/reports/lmp/la/1946157073/report.aspx#tabempunemp>

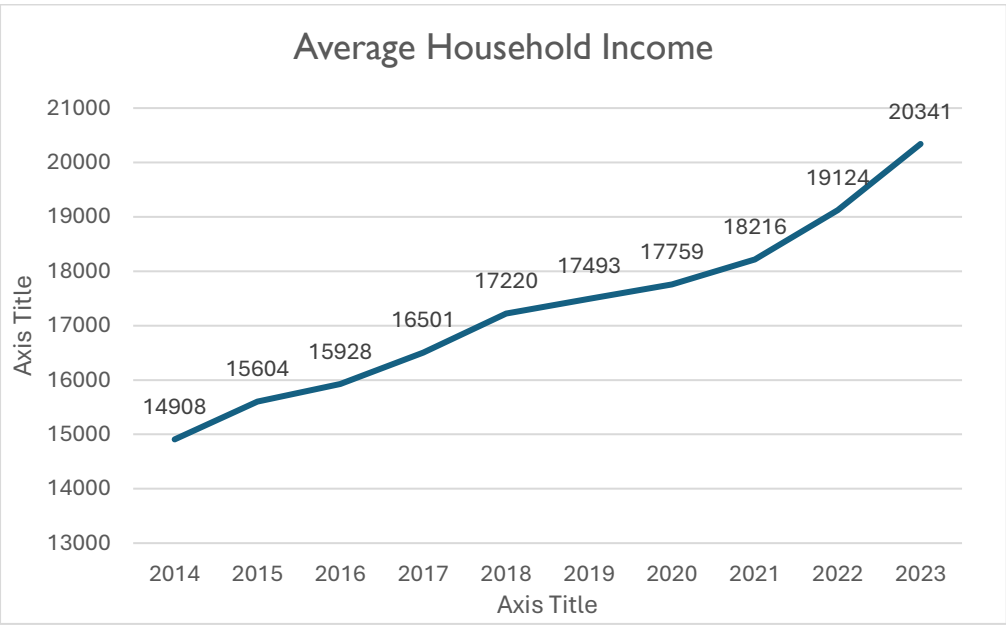
FIGURE 6: % OF CLAIMANTS OF POPULATION COMPARED BY AREA

(Data collection March 2025)



Data Source: [CC01 Regional labour market: Claimant Count by unitary and local authority \(experimental\) - Office for National Statistics \(ons.gov.uk\)](#)

FIGURE 7 AVERAGE HOUSEHOLD INCOMES



Data Source: [Regional gross disposable household income, UK - Office for National Statistics](#)

Strategic Objective: SO3, SO4

Economy Related DALP Policies: EDI Employment Allocations

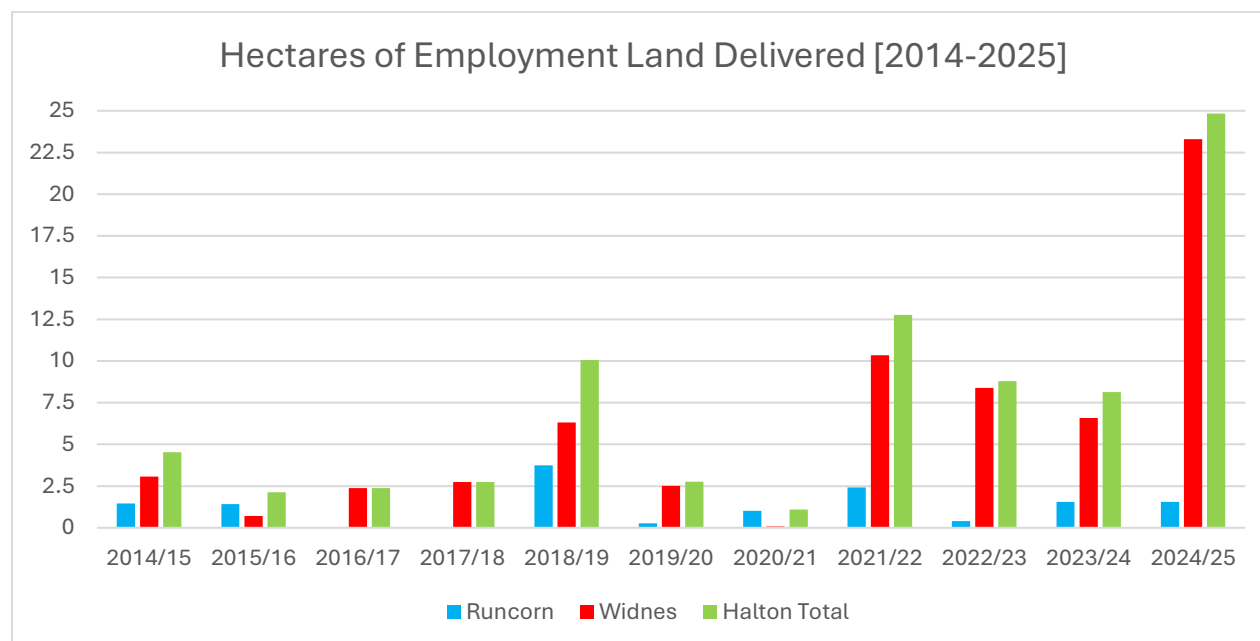
Policy EDI sets out the sites allocated for employment purposes.

Indicators	Targets	Explanation
Delivery of employment uses on allocated sites	Increase delivery of employment uses	Of the 16 sites with permission as of 31/03/2025, 3 sites had not started, 4 had completed, 8 were under construction and 1 site was stalled. ¹⁸
Delivery of employment uses on allocated sites	Completions by use	At 31/03/2025 19 completions on allocated employment sites have taken place across the full range of use classes. ¹⁹
Delivery of employment uses on allocated sites	Permissions by use	At 31/03/2025 10 planning permissions on allocated employment sites have been approved across the full range of use classes. ²⁰
Delivery of employment uses on allocated sites	Reduce the % over the plan period 2014-2037	The total amount of employment land allocated for development during the plan period up to 2037 is 180 hectares. Over the Local Plan period so far (2014-2025) we have seen a total of 73.22 hectares of employment land delivered in Halton. Figure 10 demonstrates the percentage of employment land delivered each year.

¹⁸ Appendix G AMR Employment (2025)

¹⁹ Appendix G AMR Employment (2025)

²⁰ Table 4 AMR Employment (2025)

FIGURE 10 PERCENTAGE OF OVERALL COMPLETED EMPLOYMENT LAND BY YEAR

Strategic Objective: SO3, SO4, SO6, SO8

Economy Related DALP Policies: ED2 Employment Development

Policy ED2 sets out the criteria that must be met in delivering new employment development.

Indicators	Targets	Explanation
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	Table 3 of Appendix provides details of loss of employment land and SG, between 01/04/2024 and 31/03/2025.

Strategic Objective: SO3, SO4, SO6,

Economy Related DALP Policies: ED3 Complementary Services and Facilities within Employment Areas

Policy ED3 sets out the requirements to support the development of complimentary services and facilities within employment areas.

Indicators	Targets	Explanation
Provision of complementary facilities	100% of development / redevelopment for employment use or complementary use	Table 3 of the appendix, 0.05ha of land has been lost to non-employment use. This is less than the previous years

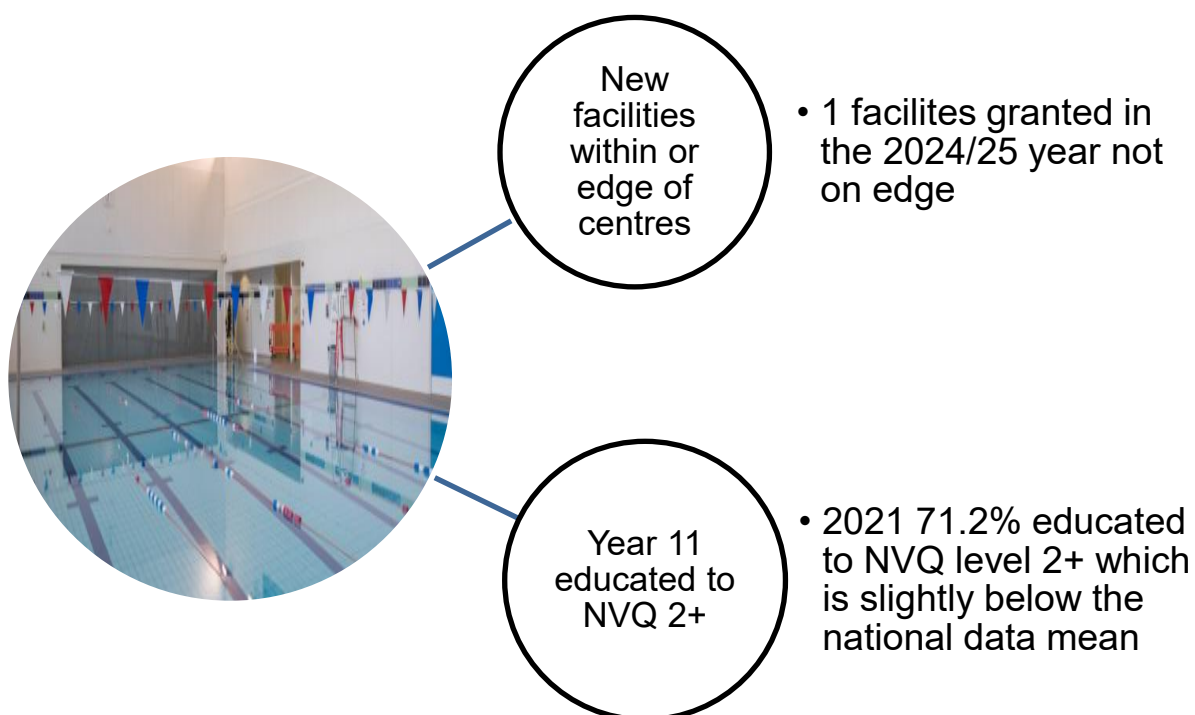
Strategic Objective: All

Economy Related DALP Policies: HC9 Mixed Use Area

Policy HC9 sets out the requirements for development in areas allocated for mixed use.

Indicators	Targets	Explanation
Development consented within MUA	100% of consents for designated uses	Tables 3 and 5 of Appendix demonstrate development on MUA sites for both Runcorn and Widnes. The data includes both loss and gain of a range of mixed uses, all planning permissions were approved prior to adoption of the DALP

3.4 Facilities



Strategic Objective: SO5, SO6, SO11

Facilities Related DALP Policies: HC5 Community Facilities and Services

Policy HC5 sets out the requirements for gain, loss and retention of community facilities and services.

Community facilities and services referenced in Policy HC5 are Education, Health and Social Care Facilities, Sport and Leisure Facilities, Youth Facilities, Community Facilities and Cultural Facilities

Indicators	Targets	Explanation
Community facilities lost to other use	No net loss of viable community facilities	Post-adoption of the 2022 DALP, only 2 applications will (temporarily) lead to a loss of community facilities. An explanation is in Table 6 of the appendix.
Proportion of new facilities created within or adjacent to existing centers	100% of new facilities created within or on edge of existing centers	Table 6 of the Appendix provides details the location of new facilities in respect to within or adjacent to existing centers.

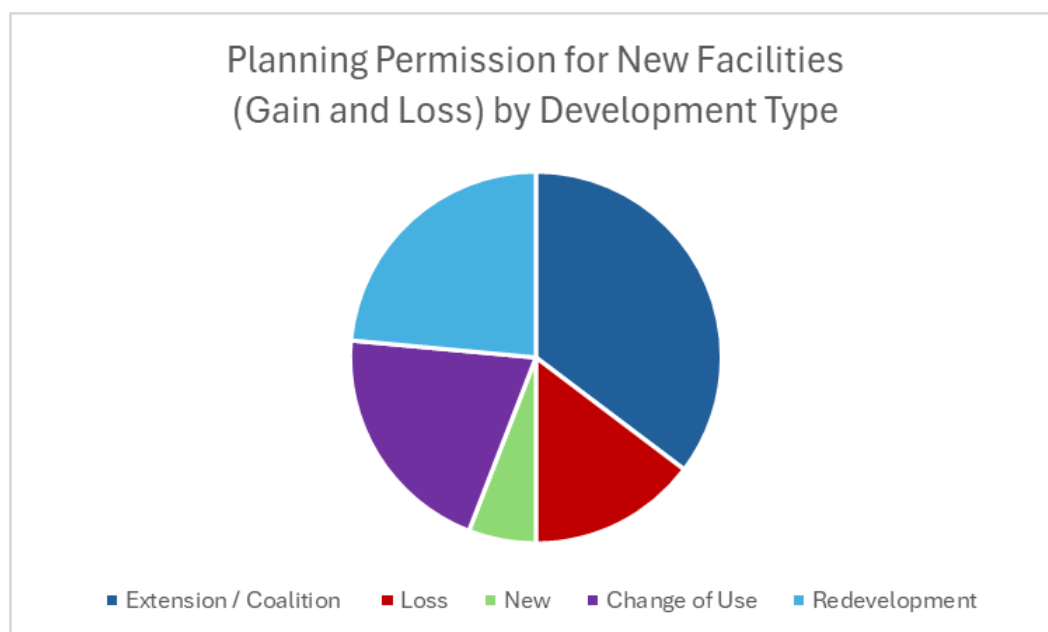
Strategic Objective: SO5, SO8

Facilities Related DALP Policies: HC7 Visitor Attractions

Policy HC7 sets out the requirements for protection, enhancement, and delivery of visitor attractions in the Borough.

Indicators	Targets	Explanation
Tourist facilities lost to other use	No net loss of viable visitor attractions	Halton has several visitor attractions in both Runcorn and Widnes. ²¹ There has been no loss of visitor attractions during the monitoring period.
Proportion of new facilities created within or adjacent to existing centres	100% of new facilities created within or on edge of existing centres or colocated with existing facilities	Table 6 of the Appendix provides details of planning permissions for new facilities all of which are within or adjacent to existing centers.
Proportion of new facilities co-located with existing facilities		Table 6 of the Appendix provides details of planning permissions for new facilities

FIGURE 11 PLANNING PERMISSIONS FOR GAIN AND LOSS OF NEW FACILITIES BY DEVELOPMENT TYPE



²¹ Appendix E - Visitor Attractions [DALP Adopted.pdf \(halton.gov.uk\)](#)

Strategic Objective: SO6, SO11

Facilities Related DALP Policies: HC10 Education

Policy HC10 details three additional sites allocated for education purposes to meet the needs of the residents of Halton, should that need be identified over the plan period.

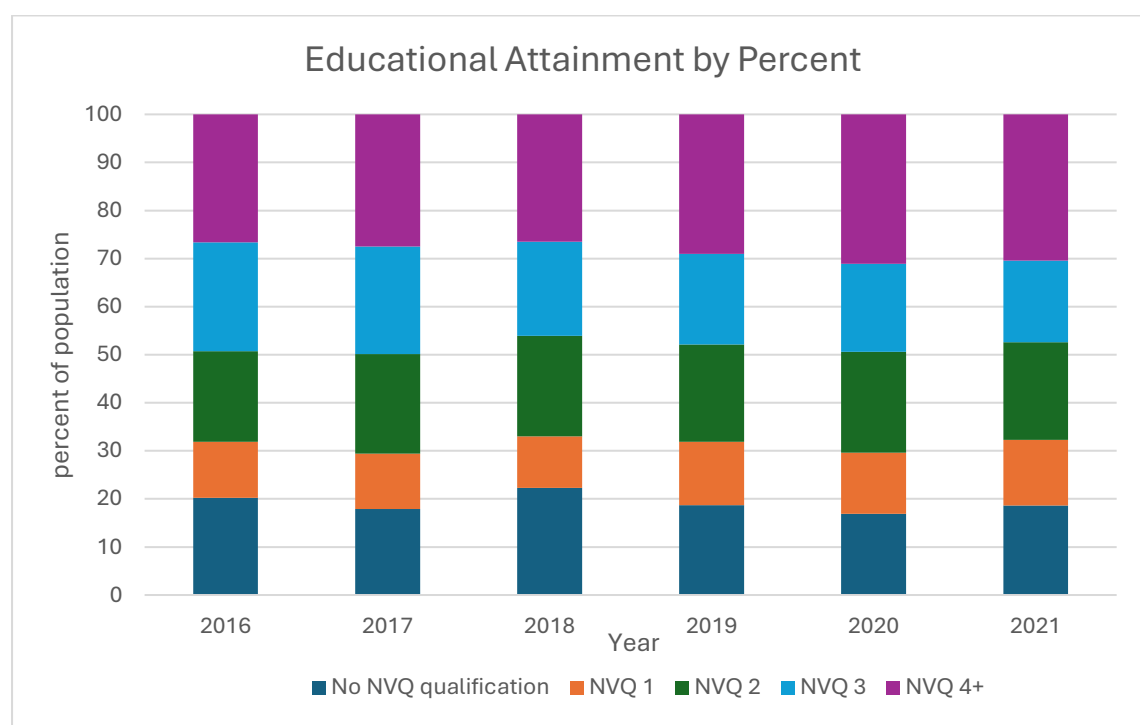
Indicators	Targets	Explanation
Retention / development of allocated sites use	100% of retained / developed for education use	There has been no loss of education provision. There are 3 sites allocated for education purposes in the DALP. Figure 12 provides details of progress for each allocation.
Percentage of Year 11 pupils achieving 5 or more GCSEs grade A-C ²²	No decline	As GCSE grades are now 1-9, attainment 8 will be used to monitor this indicator. As per figure 14, attainment 8 has decreased compared to 2022/23.
Percentage of Year 11 pupils educated to NVQ levels 2,3 or 4 ²³	No decline	As per figure 13, as of the 2021 census data approximately 30.4% of residents (aged 16-64) were qualified at NVQ level 4. This is slightly lower when compared to other areas.

FIGURE 12 PROGRESS OF SITES ALLOCATED FOR EDUCATION PURPOSES

Allocation Reference	Location	Progress
EDU1	Sandymoor Primary School Site	No Application
EDU2	Naylor Road	Site Under Construction
EDU3	Halebank Reserve School Site	Not Started

²² The performance indicators are no longer available. As a result, alternative performance data will be monitored. The performance indicator is referred to as 'Attainment 8' which measures the average achievement of pupils in up to 8 qualifications including English (double weighted if the combined English qualification or both language and literature are taken), maths (double weighted) three further qualifications that count in the English Baccalaureate (EBacc) and three further qualifications that can be GCSE qualifications (including EBacc subjects) or any other non-GCSE qualification on the DfE approved list

²³ Performance indicator no longer available. Data collected provides details of level of qualification attainment of all adults.

FIGURE 13 LEVEL OF EDUCATIONAL ATTAINMENT

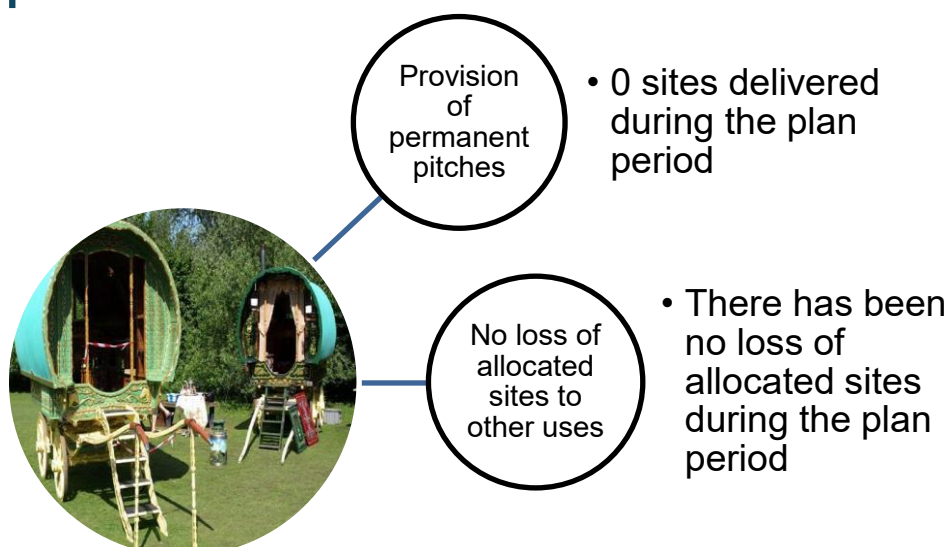
Data Source: [Data and reports | LG Inform](#)

FIGURE 14 COMPARISON OF EDUCATIONAL ATTAINMENT BY YEAR - AVERAGE PROGRESS 8 SCORE (ATTAINMENT ACROSS EIGHT QUALIFYING QUALIFICATIONS)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	Change from previous year
Halton Borough	-0.19	-0.22	-0.26	-0.14			-0.15	-0.30	-0.46	-0.16
Northwest	-0.15	-0.14	-0.16	0.18			-0.16	-0.20	-0.17	0.03
Statistical Neighbours	-0.28	-0.27	-0.33	-0.33			-0.42	-0.40	-0.43	-0.43
England				-0.08			-0.06	-0.06	-0.03	0.03

Data Source: [Key stage 4 performance, Academic year 2023/24 – Explore education statistics – GOV.UK \(explore-education-statistics.service.gov.uk\)](#)

3.5 Gypsy, Travellers and Travelling Show People



Strategic Objective - SO2 Provision of permanent and transit pitches to meet identified need.

Delivery of 10 pitches (2017-32) Gypsy and Travelling Show People
Related DALP Policies CS(R)14 and RD5

FIGURE 15 PROVISION OF PERMANENT AND TRANSIT PITCHES TO MEET IDENTIFIED NEED

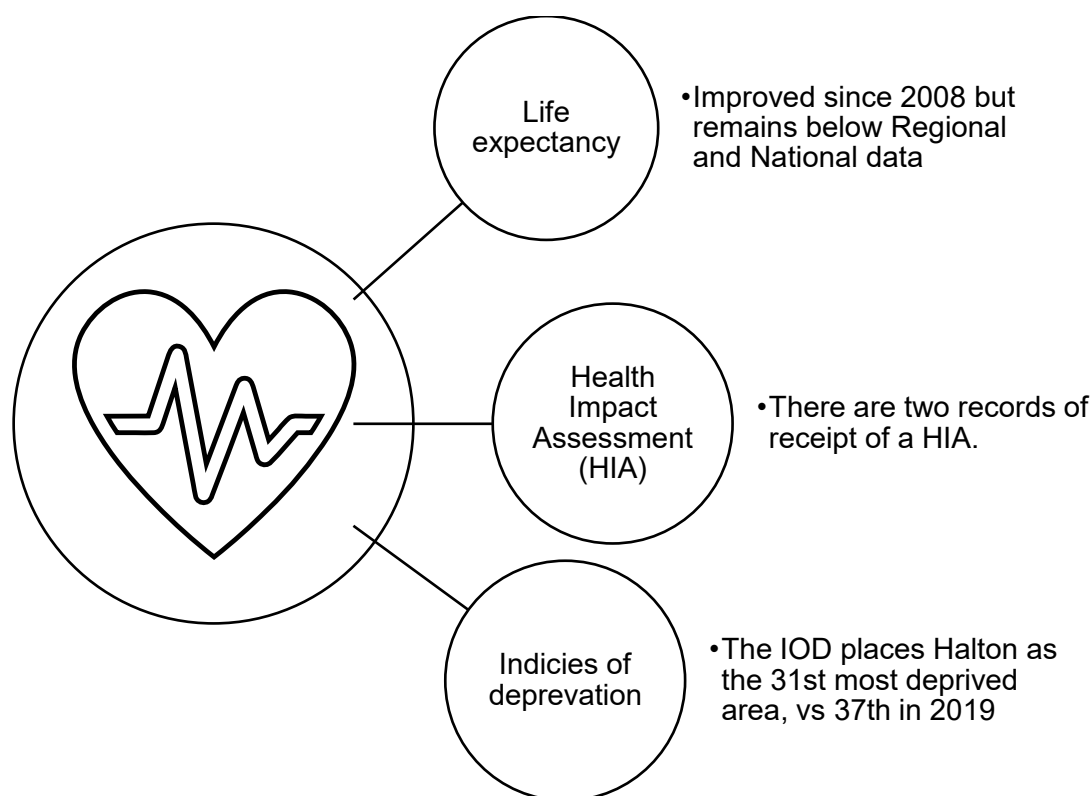
Policy Reference	Address	Planning Application Number	Total Number of Pitches	Total Residential Pitches	Total Transit Pitches	Caravan Count
GT1	Bigfield Lodge (2), Warrington Road (GT Site)	13/00267/HBCFUL	24	12	12	24

GT4	Riverview, Tan House Lane	15913P	23	23	0	23
GT7	Land at 23 Windmill Street	99/00382/FUL	6	6	0	6
GT2, GT5	Warrington Road Transit Site	07/00924/HBCFUL	24	10	12	24
GTX - Not Allocated	Former Ivy House, Marsh Lane (Off Brindley Road)	15/00115/COU	8	0	8	8
GT6	Land to north of Warrington Road (Western Parcel)	N/A	9	9	0	0

Figure 15 shows:

- Whilst there has been an application (22/00157/FUL) on GT6 for 9 pitches, this has been refused. Therefore, there have been no additional pitches delivered over the plan period.
- There has been no loss to allocated Gypsy and Traveler sites over the plan period.

3.6 Health, Well-being and Demographics



Strategic Objectives SO11

Health Related DALP Policies: CS (R) 22 Health and Well-Being

Policy CS(R)22 sets out how healthy environments will be supported, and healthy lifestyles encouraged across the Borough.

Indicators	Targets	Explanation
Improvement in life expectancy at birth	Improvement on baseline (2008-2010) life expectancy at birth: Male – 75.5 years: Female – 79.6 years	As per figure 16, life expectancy data for Halton has improved since 2008-2010 but remains below regional and national averages for both men and women. ²⁴

²⁴ [understanding the drivers of HLE.pdf \(halton.gov.uk\)](#)

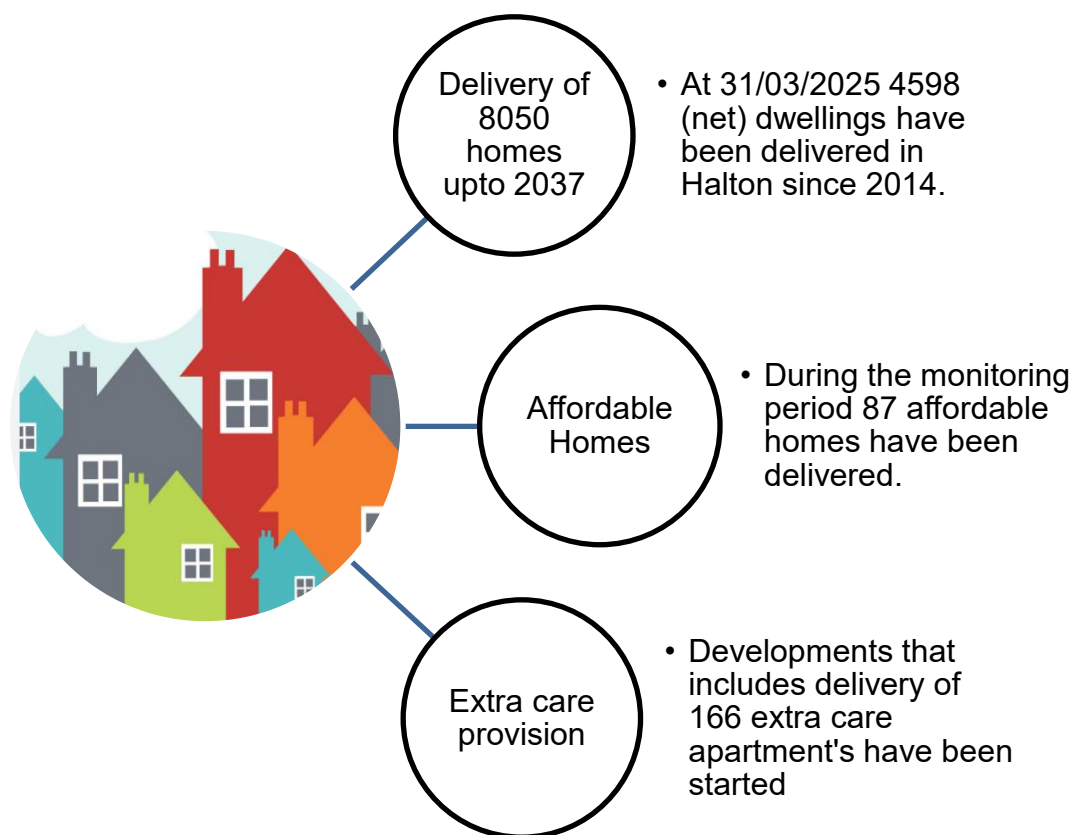
Improvement in overall deprivation score as an indication of Quality of Life	An improvement in Halton's rank of 27th most deprived local authority in the country (IMD, 2010)	Halton Has been ranked 31st in the IMD 2025. This is above our 2010 goal.
Health Impact Assessment (HIA)	100% of large-scale major development applications to undertake HIA over the plan period 2014-2037	As per Table 7 of the Appendix, there are three records detailing where a Health Impact Assessment has been submitted as part of the application this monitoring year.

FIGURE 16 LIFE EXPECTANCY AT BIRTH (2018 TO 2020)

Area	Male	Female
Halton	77.4	81.4
Regional	77.9	81.7
National	79.4	83.1

Data Source: [understanding the drivers of HLE.pdf \(halton.gov.uk\)](#)

3.7 Housing



In addition to publication of the Authority Monitoring Report (AMR), a standalone Authority Housing Monitoring Report (HMR) is produced and published that provides additional detail to that published in the AMR. The HMR can be viewed at: [Background Documents \(halton.gov.uk\)](https://halton.gov.uk/background-documents)

Strategic Objective: All

Housing Related DALP Policy CS (R) | Halton's Spatial Strategy

Policy CS(R)| sets out the Spatial Strategy for Halton for the plan period up to 2037.

Indicators	Targets	Explanation
Net number of homes delivered	8,050 homes (2014-37)	4960 net dwellings have been delivered in Halton between 01/04/2014 and 31/03/2025. The DALP target is for a minimum of 8050 homes to be delivered by 2037, leaving

		3090 net homes to be delivered by 2037
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Strategic Objective: SO1, SO2

Housing Related DALP Policy CS(R)3 Housing supply and Locational Priorities

Policy CS(R)3 sets out the provision and locations for at least 8050 net additional dwellings to be developed over the plan period.

Indicators	Targets	Explanation
Supply of available housing land	Maintain a 5-year supply of deliverable housing land, (with appropriate buffer as per NPPF)	In December 2024 a revised NPPF (Para 78) was published, meaning there is a requirement to evidence a 5-year supply. Currently, Halton has an appropriate supply meeting the conditions of the NPPF.
Percentage of new and converted dwellings on previously developed land	At least 30% of dwellings to be built on previously developed land (2014-37)]	Between 01/04/2014-31/03/2025 56% of dwellings have been built on previously developed land, which is nearly double the target of 30%. (See Housing AMR Table 3)
Percentage of new dwellings completed at less than 30 dwellings per hectare (dph) between 30-50dph and above 50dph	[100% of completions to be at or above 30dph // 100% of completions in proximity to Town and Local Centres or Transport Interchanges to be at or above 40dph	During the 2024/25 monitoring period 34% of dwellings were built at less than 30dph, 54% at 30-50dph and 12% at greater than 50dph. While this is below target, it is an improvement compared to previous years.
Amount of new residential development within 30 minutes public transport time of a GP, a hospital, a primary school, a secondary school, areas of employment and a major retail centre	Increase	During the monitoring period 6 applications for new large-scale residential development were permitted. This is a decrease from the previous year, thus this target has not been met.

Strategic Objective: SO1, SO2, SO11

Housing Related DALP Policy CS(R)12 Housing Mix and Specialist Housing

Policy CS(R) 12 sets out the type and mix of housing that is required to meet the needs of Halton's existing population, address imbalances in the existing housing stock and ensure that homes provided can adapt to changing demographics, particularly an ageing population.

Indicators	Targets	Explanation
Supply of a mix of new property types contributing to addressing identified need in the most up to date SHMA	Delivery of a range of house sizes (varying number of bedrooms) and types provided on sites of 10 or more dwellings (2014-2037)]	As Per Figures 17 and 18 (extracted from the Housing AMR 24/25), good range of dwellings have been completed during the monitoring period.
To ensure that new homes are adaptable	Increase planning applications approved where dwellings are designed to meet Building Regs M4(2)	This information is not currently recorded in a format that would provide accurate data.
Provision of specialist housing for the elderly	Delivery of 22 extra care units for adults with learning difficulties (2014-2037) Delivery of extra care units/over 55 units for the elderly	2 developments are under construction to include extra care provision. One permission has been granted for 29 extra care apartments, and one for a care home. See Figure 19
Vacant bedspaces within Residential Care Accommodation	Maintain percentage of vacant bedspaces within Residential Care Accommodation at below 20% (2014-2037)	During the monitoring period Halton is recorded as having 744 bed spaces. ²⁵ 35 bed spaces are closed due to refurbishment, and an additional 37 bed spaces are vacant.
Self-Build Register registrations	Self-Build Register registrations	The Council keeps an up-to-date Self Build Register. See: self-build (halton.gov.uk)
Self-build permissions	100%+ delivery of approvals against registered demand (3 yearly reporting period)	Table 8 of the Appendix shows status of planning permissions for self-build dwellings

²⁵ [Adult Social Care Outcomes Framework \(ASCOF\) for your area | LG Inform \(local.gov.uk\)](#)

Figure 17: Completions by developer type, dwelling type and bedroom capacity 2024/25

	Houses							Flat, Maisonettes, Apartments					Total
	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	5+ Bed	ALL	1 Bed	2 Bed	3 Bed	4/+ Bed	ALL	Total
RSL *	0	0	0	0	0	0	0	27	10	0	0	37	37
Private Sector	3	29	167	137	5	0	341	23	2	0	3	28	369
All	3	29	164	137	5	0	341	50	12	0	3	65	406

* Registered Social Landlords (Housing Associations etc.)

Figure 18: Completions by bed type 2024/25

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	5+ Bed	ALL
All tenures / All Dwelling Types	53	41	167	140	5	0	406

FIGURE 19 EXTRA CARE PROVISION

Planning Reference	Decision Date	Location	Description	Status
20/00476/FUL	01/02/2024	Waterloo Centre & Carnegie Library Egerton Street	Development to include 29 one-bedroom supported living apartments.	Permission Granted
24/00243/FUL	28/11/2024	GreenOak Farm Industrial Estate, Warrington Road	Proposed nursing care home (Use Class C2: Residential Institution), associated access and parking	Permission Granted
22/00130/FUL	24/11/2022	Land at 79 - 83 High Street	Development to include 66 independent living facilities	Under Construction
19/00325/FUL	06/12/2019	Land to northeast of village street, Sandymoor	Development to include 100 extra care apartments	Under Construction

Strategic Objective: SO1, SO2

Housing Related DALP Policy CS(R)13 Affordable Homes

Policy CS(R) 13 sets out the criteria for the delivery of affordable homes as part of new residential development.

Indicators	Targets	Explanation
Provision of affordable housing completions	Delivery of affordable housing units on sites of 10 or more dwellings	87 affordable dwellings were completed in 2024/25; this equates to around 21% of the gross numbers of homes completed in the year.
Provision of affordable housing completions	Through planning agreements on private developments, 25% affordable on Greenfield sites	<p>50 affordable dwellings were provided by a private company on greenfield land, 15% of all dwellings on greenfield sites. 24 of these were acquired through S106 agreements (48%).</p> <p>This is due to the nature of many greenfield housing sites being staggered and phased, planning applications indicate once each site is complete, they will meet the 25% target.</p>
Provision of affordable housing completions	By RSLs Strategic Housing Sites	37 affordable dwellings were provided by a Registered Provider, 100% of all RSL dwellings this year
Provision of affordable housing completions	As per CS(R)13, brownfield sites are not required to provide affordable housing but are encouraged to.	During the monitoring period 16% of affordable homes were built on brownfield sites.
Provision of affordable housing completions	over the plan period (2014-37	Figure 20- demonstrates affordable units delivered between 01/04/2014-31/03/2025
Affordable Housing	Average House Price	Average house price in Halton has increased by 7% when comparing March 2024 with March 2025. This figure is lower than the Northwest average, and slightly higher

		than the England average. See Figure 21.
Affordable Housing	Average Rentals	<p>Halton's average rent of £655 is £339 lower than the average rent in England. Halton is the 48th most expensive unitary authority (of 63 total) based on average rent price.</p> <p>The average cost of rent in Halton varies depending on property type, prices start at £367 for a single room and rise to £1,130 for a house with four or more bedrooms²⁶.</p>
Provision of social and affordable rented units as a percentage of all affordable housing units secured from market housing developments	Delivery of 50% social and affordable rented 10% Starter Homes + 40% other intermediate housing	During the monitoring period 87 affordable units have been delivered, 58 affordable rent (66%) 24 affordable first homes (27%) and 5 (0.05%) shared ownership units. This does not meet the split set out within policy.

FIGURE 20 AFFORDABLE HOUSING UNITS DELIVERED BETWEEN 01/04/2014 AND 31/03/2023.

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Totals
Total Gross Dwellings	506	484	703	380	601	603	132	159	368	366	407	4302
Private Sector	249	338	565	288	538	528	107	137	283	240	370	3273
Affordable Units by Housing Associations / RPs	257	146	138	92	63	75	25	22	85	126	37	1029
Affordable Units Secured via S106	0	0	0	0	0	0	0	0	0	0	24	0
Proportion of Affordable Dwellings	51%	30%	20%	24%	10%	12%	19%	14%	23%	34%	14%	24%

FIGURE 21 AVERAGE HOUSE PRICE COMPARISON

Period	Halton	Northwest	England
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²⁶ [Halton Rental Market | Stats & Graphs](#)

March 2024	£175,322	£203,303	£281,240
March 2025	£183,502	£217,063	£295,694

Data Source: [UK House Price Index - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk)

Strategic Objective: SO1, SO2

Housing Related DALP Policy RDI: Residential Development Allocations

Policy RDI provides a list of sites allocated in the DALP for residential development.

Indicators	Targets	Explanation
Delivery of residential development on allocated sites	100% of development for residential use	There have not been any permissions allowed for alternate use to residential on sites allocated in the DALP for residential use.
Delivery of residential development on allocated sites	Completions	7 sites allocated in the DALP for residential purposes are now completed and 21 are under construction and have delivered a total of 670 dwellings since DALP adoption. See Housing AMR 2024/25 Appendix B.
RDI - Delivery of residential development on allocated sites	Permissions	Appendix A and B of the Housing AMR 2024/25 provide details of the progress of sites allocated for residential use in the DALP.
Delivery of residential development on allocated sites	Reduction in the % lost to other uses	No non-residential uses have been delivered on sites allocated for residential development in the DALP.

Strategic Objective: SO1, SO8

Housing Related DALP Policy RD3: Dwelling Alterations, Extensions, Conversions and Replacement Dwellings

Policy RD3 sets out the criteria that should be considered for residential proposals relating to dwelling alterations, extensions, conversions, and replacement dwellings.

Indicators	Targets	Explanation
Number of appeals upheld and policy reason for this (refer to policy content)	Reduction in the number of appeals upheld over the plan period 2014-2037	During the monitoring period no residential planning appeals have been upheld where policy RD3 has been quoted.

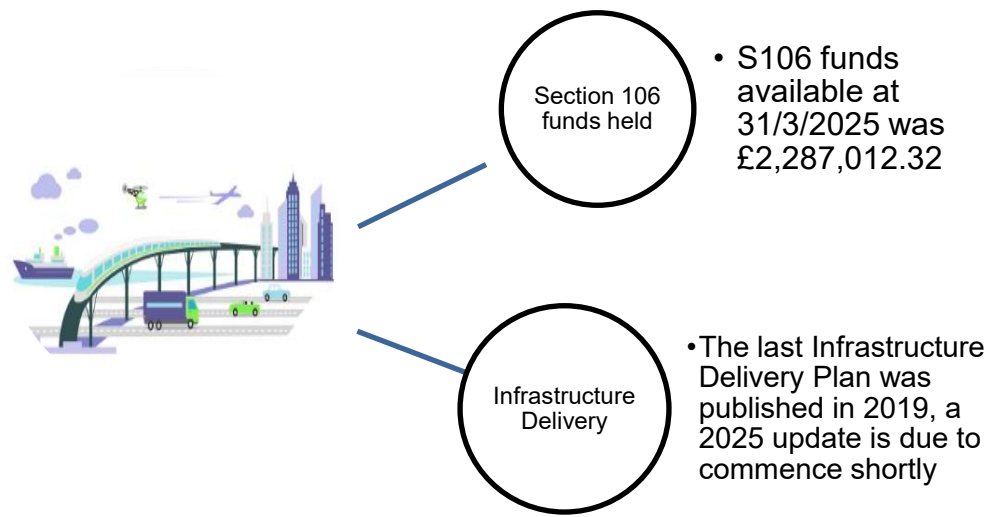
Strategic Objective: SO1, SO8

Housing Related DALP Policy RD5: Primarily Residential Areas.

Policy RD5 sets out the development opportunities for additional infill or redeveloped housing or other non-residential uses that may arise, that can make a valuable contribution to meeting the Borough's development needs.

Indicators	Targets	Explanation
No. times RD5 cited in decisions		During the monitoring period RD5 has not been quoted. The data gap is to be reviewed for future monitoring.

3.8 Infrastructure



Strategic Objective: SO6

Infrastructure Related DALP Policies: CS(R)7 Infrastructure Provision

Policy CS(R)7 sets out the requirements of infrastructure provision associated with new development.

Indicators	Targets	Explanation
Annual amount of planning gain secured	Secure planning-gain on all applicable developments for the plan period (2014-2037)	The latest Infrastructure Funding Statement (2019-2024) ²⁷ confirms that as of the 30 th October 2024, the Council holds £4,602,041.82 of Section 106 money that was available to fund public open space, highways infrastructure, and environmental projects within the Borough.

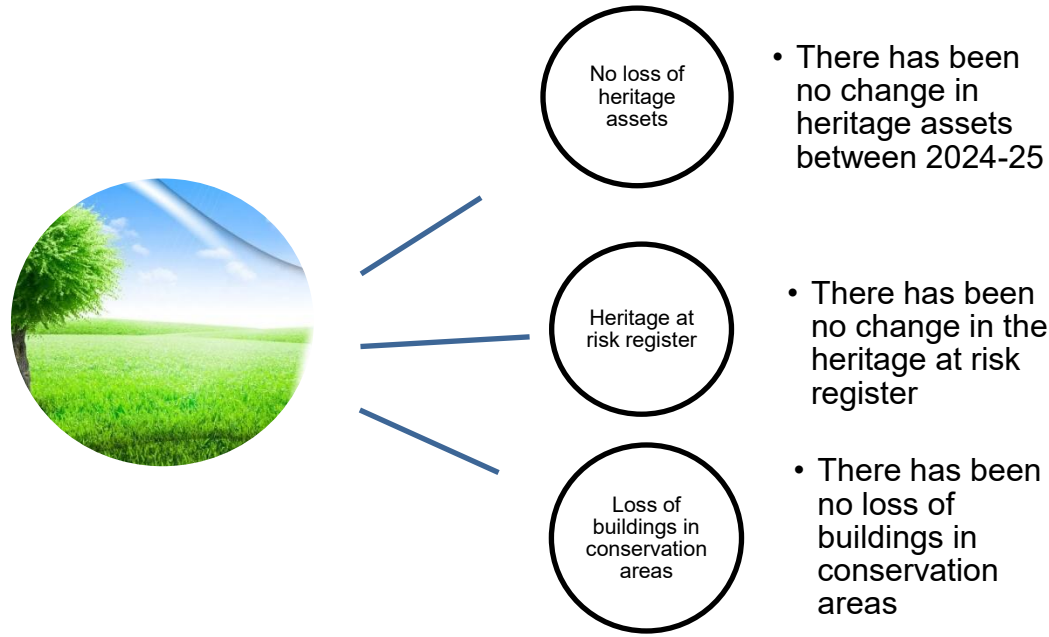
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<https://www3.halton.gov.uk/Documents/Forms/AllItems.aspx?RootFolder=%2FDocuments%2Fplanning%2Fs106%20registers%2F2024&FolderCTID=0x0120003507EC0635BEE944A003D419B1769AFC&View={2F712EFB-DD4C-4BDC-9320-529DB8BD0B45}>

Delivery of projects detailed with associated Infrastructure plan	In line with timescales in Infrastructure Plan	The latest published Infrastructure Plan Update is dated July 2019. ²⁸ The plan sets out pressing infrastructure needs for the Borough over the Delivery and Allocations plan period, particularly those requirements that are generated by development proposed in Delivery and Allocations Local Plan or by subsequent Local Plan documents. A 2025/26 update is being developed and will provide a review and update of infrastructure delivered and necessary.
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²⁸ [Microsoft Word - Infrastructure Plan v3 formatted \(halton.gov.uk\)](#)

3.9 Nature and Historic Environment



SO10: Maintaining Designated Heritage Assets

Heritage Related DALP Policies CSR20 and HE2

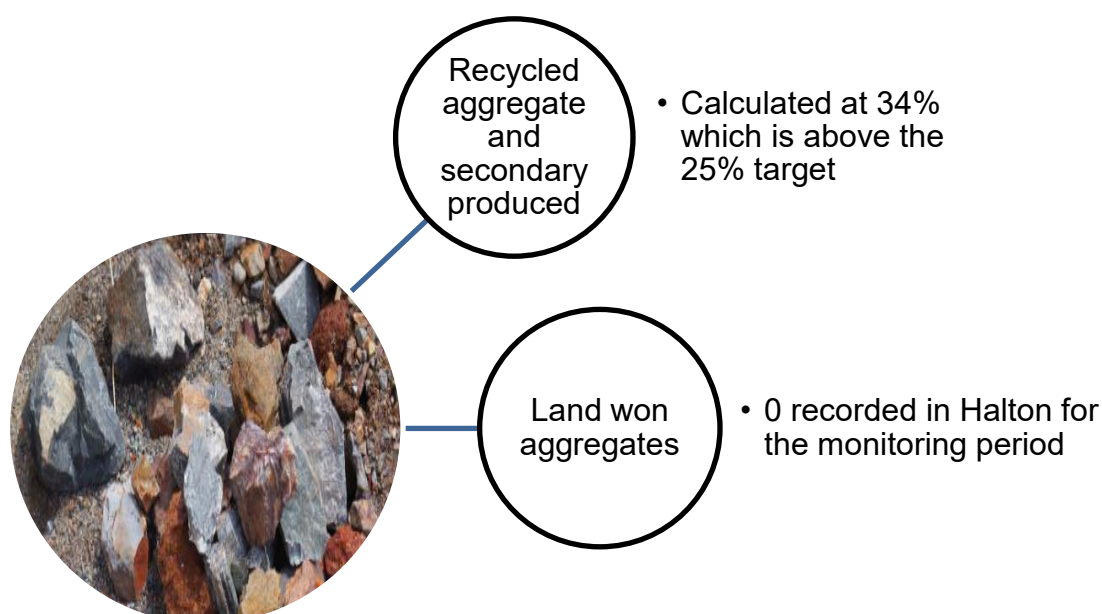
FIGURE 22 HERITAGE ASSETS

No loss in Designated Heritage Assets 2024:	No loss in Designated Heritage Assets 2025:
Number of Listed Buildings – [132*] <ul style="list-style-type: none">• Grade I – [2]• Grade II* - [17]• Grade II – [113]	Number of Listed Buildings – [132] <ul style="list-style-type: none">• Grade I – [2]• Grade II* - [17]• Grade II – [113]
Number of Scheduled Monuments <ul style="list-style-type: none">• 7	Number of Scheduled Monuments <ul style="list-style-type: none">• 7
<i>*The numbers of Historic assets reported in the DALP in the justification for policy CSR20 and in the Monitoring indicator framework were incorrect at time of publication the figures</i>	<i>*There is a difference between the Historic England register and HBC register as HBC take into consideration Grade II assets at the</i>

<p><i>noted above were from the monitoring framework in Appendix F of the DALP.</i></p>	<p><i>following locations which overlap into adjoining boundaries in Warrington/CWAC:</i></p> <ul style="list-style-type: none"> • <i>Moor Lane Bridge (Over Manchester Ship Canal)</i> • <i>Viaduct Over Weaver Navigation Number 54</i>
<p>There are two additional Grade II Listed buildings since adoption of the DALP:</p> <ul style="list-style-type: none"> • Former Widnes Corporation Bus Depot • Borrow's Bridge and Associated Hand-cranked Crane, Bridgewater Canal, Norton 	

- In this monitoring period there have been two additional Grade II Listed buildings in Halton.
- In 2025, there were 5 listed buildings and 1 scheduled monument on Historic England's Heritage at Risk Register. This is the same as the previous year.
- This Monitoring period, there has been no loss or gain of the number of conservation areas in the borough, maintaining 10 conservation areas.
- This monitoring period, there have been no changes in the number of buildings on conservation areas in Halton.

3.10 Minerals



Minerals

Minerals such as crushed rock aggregates, sand, gravel and clay are the essential raw materials that underpin development of the built environment. Halton Borough Council as a Minerals Planning Authority has the responsibility to plan for a steady and adequate supply of aggregate minerals to ensure primary resources are maintained for future generations, minimise potential environmental impacts of such developments and to support economic growth. Annual monitoring of the DALP Mineral indicators and targets will identify progress in this area throughout the plan period.

Minerals data is collated by Merseyside Environmental Advisory Service (MEAS) on behalf of the six districts that make up the Liverpool City Region: Liverpool City Council, Knowsley MBC, Sefton MBC, St Helens MBC and Wirral MBC. More information is available here: [Home \(meas.org.uk\)](https://meas.org.uk) The latest MEAS Minerals data can be found here: [MINERALS – Merseyside Environmental Advisory Service](#) and is for the period 2023-2024. Due to the nature of MEAS reporting, all values for Halton are grouped with Merseyside, Greater Manchester and Warrington.

Strategic Objective: SO13

Minerals Related DALP Policies: CS (R) 25 Minerals

Policy CS(R)25 sets out how the Borough will plan for a steady and adequate supply of aggregate minerals to ensure primary resources are maintained for future generations, minimize potential environmental impacts of such developments and secure growth.

Indicators	Targets	Explanation
Total land won aggregates to contribute to Northwest regional requirement	Contribution to MEAS Group apportionment of 4.1million tonnes of sand and gravel and 26 million tonnes of crushed rock over the plan period 2014-2037]	There is no recorded land won aggregate recorded for Halton. There is one quarry within Merseyside, however no site returns have been provided to MEAS.
Total land won aggregates to contribute to Northwest regional requirement	20% of aggregates used in construction to be from secondary or recycled sources, rising to 25% by 2021	The total aggregate sales for 2023 in the Northwest was 7.63Mtonnes. The total recycled/secondary aggregate produced was 2.6Mtonnes. Assuming this was used in construction, then the recycled aggregate equates to 34% of total aggregate used.
Designation of sites such as minerals safeguarding areas or Minerals Areas of Search	Safeguarding of sites where there may be minerals resources, as identified through evidence base over the plan period 2014-2037	Policy HE10 sets out the Minerals Safeguarding Areas located in Halton. Safeguarding of sites also occurs across the Liverpool City Region.
Onshore oil and gas permissions	100% within least sensitive locations	No permissions recorded during the monitoring period.

Strategic Objectives: SO12, SO13

Minerals Related DALP Policies: HE10 Minerals Safeguarding Areas

Policy HE10 identifies the Boroughs mineral safeguarding areas.

Indicators	Targets	Explanation
Mineral Safeguarding Areas and Mineral area of search	Maintain 0% of MSAs and MAS from sterilisation by other forms of development over the plan period 2014-2037.	MEAS are not consulted on all planning applications, but are not aware that any proposals have resulted in sterilisation of Mineral Safeguarding Areas and/ or Mineral Areas of Search

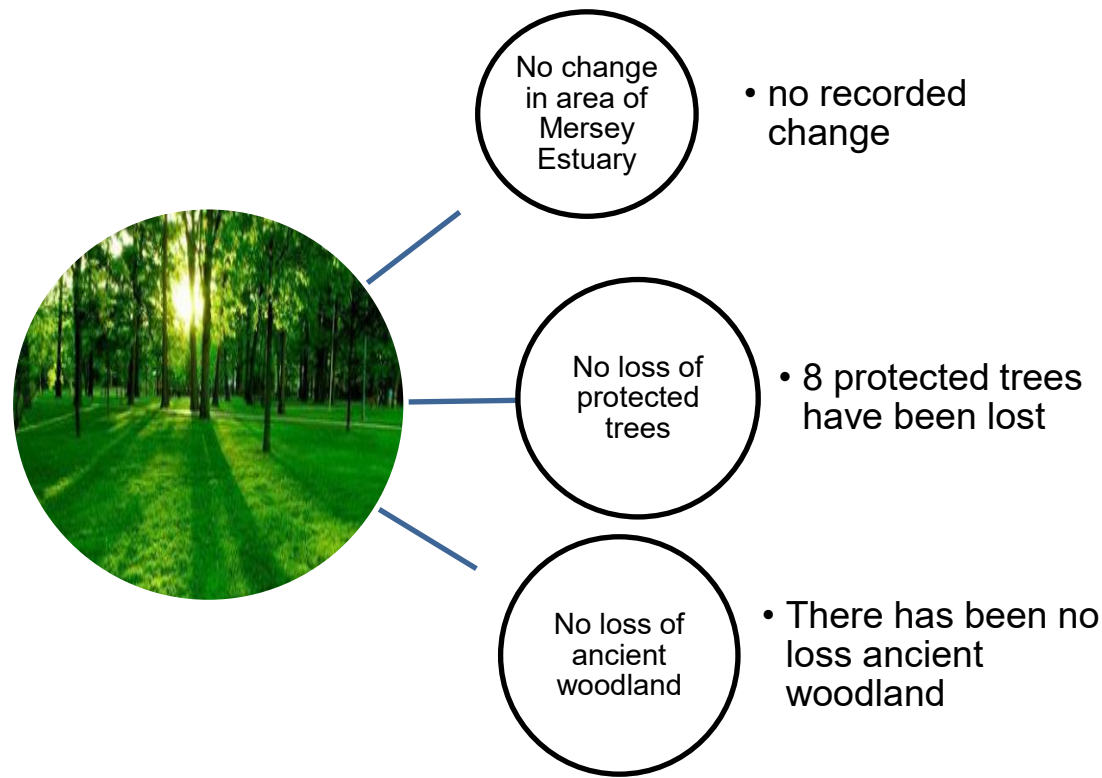
Strategic Objective: SO13

Minerals Related DALP Policies: HEI I Minerals

Policy HEI I seeks to ensure that proposals do not have unacceptable harm on interests of acknowledged importance as defined by DALP policies.

Indicators	Targets	Explanation
Maintain 0% of MSAs and MAS from sterilisation by other forms of development over the plan period 2014-2037	0% of MSA sterilised by consents	MEAS are not consulted on all planning applications, but are not aware that any proposals have resulted in sterilisation of Mineral Safeguarding Areas and/ or Mineral Areas of Search
Mineral Extraction	0% of MAS sterilised by consents	MEAS are not consulted on all planning applications, but are not aware that any proposals have resulted in sterilisation of Mineral Safeguarding Areas and/ or Mineral Areas of Search
Mineral Extraction	100% providing a restoration plan	No records that any mineral extraction has taken place during the monitoring period.

3.11 Natural Environment and Nature Conservation



Strategic Objectives All

Nature Related DALP Policies: CS (R) I Halton Spatial Strategy

Policy CS(R)I sets out the Spatial Strategy for Halton for the plan period up to 2037.

Indicators	Targets	Explanation
Residential development and certain major tourism development within 5km of protected accessible coast	100% of planning applications for residential development of 10 or more (net) and certain major tourism development within 5km of protected accessible coasts make financial contribution in relation to recreation disturbance towards avoidance and mitigation schemes	No applicable planning permissions during the monitoring period (01/0/2024 and 31/03/2025)

Strategic Objectives SO10

Nature Related DALP Policies: CS (R) 20 Natural and Historic Environment

Policy Cs(R)20 sets out how Halton's natural and heritage assets and landscape character will contribute to the Borough's sense of place and local distinctiveness.

Since April 1st, 2023, Natural England produce a single condition for each feature of interest within a SSSI, using data gathered from across the feature's extent. As such if the site consists of more than one unit or feature there is not a direct comparison between 2012 base line data and that provided in this year's DALP AMR. Therefore 2023 condition data will be used for comparison purposes in future monitoring reports.

Indicators	Targets	Explanation
Condition of SSSIs over the plan period	No decline in condition of: Mersey Estuary -99.18% ('favourable 'or 'unfavourable but recovering' at May 2012)	54.03% area meeting 'favorable or unfavorable recovering'(See Figure 23)
Condition of SSSIs over the plan period	No decline in condition of: Red Brow Cutting – (100% 'favourable' at May 2012	The SSSI covers an area of 0.17ha, has one unit and remains 100% favorable. ²⁹
Condition of SSSIs over the plan period	No decline in condition of: Flood Brook Clough – (100% 'favourable' at May 2012)	The SSSI covers an area of 5.25ha, has one unit and remains 100% favorable. ²⁹
Change in priority habitats and change in species (by type)	Expansion of Reedbed habitat, Preservation of Saltmarsh habitats, increase in BAP species over the plan period	Table 9 of the Appendix provides details of a planning permission approved in habitat priority areas for the avoidance, minimization, mitigation or compensation of priority habitats. JNCC is the public body that advises the UK Government and devolved administrations on UK-wide and international

²⁹ [SSSI detail \(naturalengland.org.uk\)](https://naturalengland.org.uk)

		nature conservation. For the monitoring period it has not been possible to identify data sheets specific to Halton ³⁰
Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance	No change in Mersey Estuary SPA/ Ramsar, or three SSSIs in Halton. No net loss of Local Wildlife Sites. No net loss of functionally linked supporting habitat to the SPA over the plan period 2014-2037	There are no recorded changes in the areas of Mersey Estuary SPA/ Ramsar of the three SSSIs in Halton. No additional permissions have been approved on a local wildlife site. See Figure 24.

FIGURE 23 MERSEY ESTUARY SSSI CONDITION SUMMARY (2024)

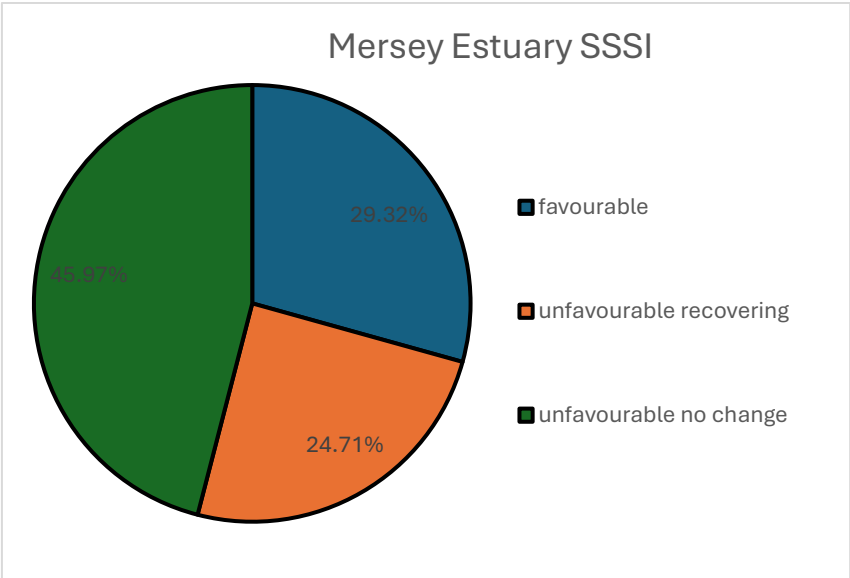


FIGURE 24 PLANNING PERMISSIONS LOCATED IN SSSI, SPA/RAMSAR AND LOCAL WILDLIFE SITES

Planning Reference	Location	Site Designation	Proposal	Measures
23/00193/FUL	Clifton Lagoon	Wildlife	Installation of a 135KV substation	Conditions were added to follow CS(R)20 and HEI conditions, with special mentions for small mammals,

³⁰ [Our role | JNCC - Adviser to Government on Nature Conservation](#)

				lizards and breeding birds. Wildlife protection after construction and during the development's lifetime and usage has also been considered. A wildlife protection plan also became an enforceable part of the conditions.
23/00036/HBCFUL	Haystack Lodge	Wildlife	Proposed 150mm foul water connection	Conditions were added to the approval of this scheme to follow CS(R)20 and HEI conditions

Strategic Objectives SO10

Nature Related DALP Policies: HEI Natural Environment and Nature Conservation

Policy HEI sets out how development proposals affecting the natural environment and/or nature will be considered.

Since April 1st, 2023, Natural England produce a single condition for each feature of interest within a SSSI, using data gathered from across the feature's extent. As such if the site consists of more than one unit or feature there is not a direct comparison between 2012 base line data and that provided in this year's DALP AMR. Therefore 2023 condition data will be used for comparison purposes in future monitoring reports.

Indicators	Targets	Explanation
Condition of SSSIs over the plan period 2014-2037	No decline in the condition of SSSIs: Mersey Estuary - 99.18% 'favourable' or 'unfavourable but recovering' May 2012, Red Brow Cutting - 100% favourable' (May 2012),	% area meeting 'favourable or unfavourable recovering': 54.03% The SSSI covers an area of 0.17ha, has one unit and remains 100% favourable. ¹

	Flood Brook Clough - 100% favourable' at (May 2012)	The SSSI covers an area of 5.25ha, has one unit and remains 100% favourable. ²
Proportion of land allocations on best and most versatile agricultural land (grades 1 and 2)	No loss of best and most versatile agricultural land (grades 1 and 2)	During the monitoring period there has been 53.9ha loss of grades 2 agricultural land resulting from planning permission.
Change in priority habitats and change in species (by type)	No decline	Table 9 of the Appendix provides details of planning permissions approved in habitat priority areas and the mitigation measures conditioned to the applications for the avoidance, minimisation, mitigation or compensation of priority habitats.

Strategic Objectives SO3, SO4, SO6, SO10

Nature Related DALP Policies: HE3 Waterways and Waterfronts

Policy HE3 sets out the matters that should be considered for development proposals affecting the Boroughs waterways and/or waterfronts.

Indicators	Targets	Explanation
Proposals within Coastal Change Management Area	100% require Coastal location or necessary for public safety, nature conservation or human health over the plan period 2014-2037	Table 10 of the Appendix details 4 planning approvals (01/04/2024 - 31/03/2025) located within coastal change management areas.

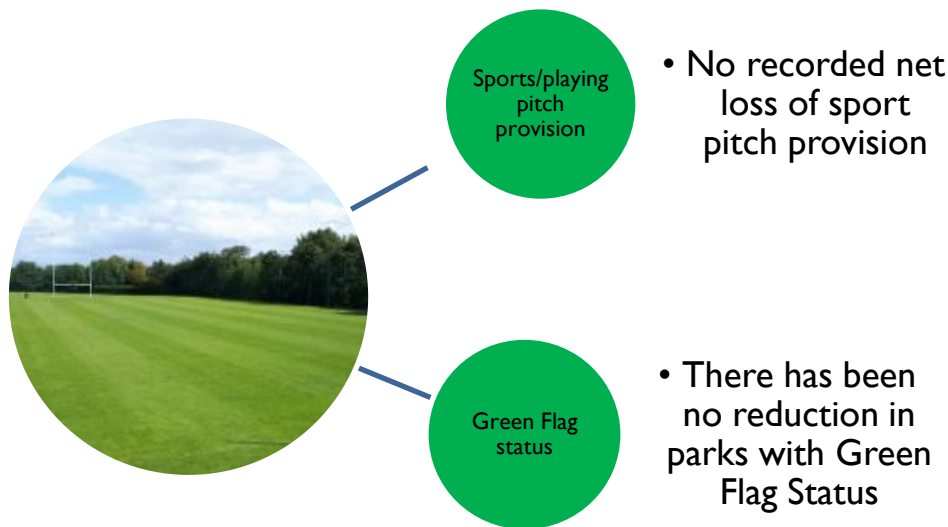
Strategic Objectives SO8, SO10

Nature Related DALP Policies: HE5 Trees and Landscaping

Policy HE5 sets out the matters that should be considered for development proposals affecting the Boroughs trees, woodlands and landscaping.

Indicators	Targets	Explanation
Protected trees (TPO)	No loss of protected trees (TPO)	During the monitoring period planning permission was approved for the removal of 8 trees protected by a TPO. Table 11 of the Appendix provides the reasoning for approval of the felling.
Ancient woodlands (Ha.)	No loss of ancient woodland	0 applications have been approved that would result in the loss of ancient woodland.
Trees within Conservation Areas / Nature Conservation assets	No loss of trees within Conservation Areas / Nature Conservation assets	During the monitoring period no additional trees were lost due to planning permissions in conservation areas. See Table 12 of the Appendix.

3.12 Open Space



Strategic Objective: SO1, SO6, SO8, SO11

Open Space Related DALP Policies: RD4 Greenspace Provision for Residential Development

Policy RD4 requires that: ‘All residential development of 10 or more dwellings that create or exacerbate a projected shortfall of greenspace or are not served by existing accessible greenspace will be expected to make appropriate provision for the needs arising from the development.’

The Council publish a standalone S106 Infrastructure Funding Statement that provides a summary of receipt and spend of planning obligations, infrastructure delivered and links to individual S106 agreements.³¹

Indicators	Targets	Explanation
On-site open space provided as % of requirement	Provision of 100% of required open space	As on-site open space is often delivered by the developer, Halton does not have access to details of onsite open space s106 agreements. Table 13 of the Appendix provides details of previous year’s funds received for provision of on-site open space from 2014 to 2024.

³¹ [s106 registers - All Documents \(halton.gov.uk\)](#)

Off-site open space provided as % of requirement		As off-site open space s106 agreements are delivered by Halton, there is information available on these agreements. Table 14 of the Appendix provides details of funds received for provision of off-site open space.
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Strategic Objective: SO3, SO4, SO6, SO10

Open Space Related DALP Policies: HE3 Waterways and Waterfronts

Policy HE3 sets out the matters that should be considered for development proposals affecting the Boroughs waterways and/or waterfronts.

Indicators	Targets	Explanation
Public access to waterfront	No reduction in public access to waterfronts	No recorded losses of public access to the waterfront
Protection / delivery of Runcorn Locks	No consents prejudicial to delivery of Runcorn Locks scheme	No consents have been approved that would be prejudicial to the delivery of the Runcorn Locks Scheme. ³²

Strategic Objective: SO6, SO10

Open Space Related DALP Policies: HE4 Green Infrastructure and Greenspace

Policy HE4 sets out the requirements for the incorporation of high-quality green infrastructure on new development.

Indicators	Targets	Explanation
Extent of Green Infrastructure network	Delivery of: <ul style="list-style-type: none"> Additions to the extent and quality of the green infrastructure network against 2014 	Since 2014 there has been a reduction in the extent of green infrastructure largely due to the building of the new bridge at Mersey Gateway. Tables 13 and 14 of the Appendix provide details of relevant onsite and off-site Section 106 planning obligations.
Extent of Green Infrastructure network	<ul style="list-style-type: none"> Reduction of the loss of Green Infrastructure 	While there have been no additions to the green infrastructure network this monitoring year (985ha recorded),

³² [Runcorn Locks Restoration Society \(haltonheritage.co.uk\)](http://RuncornLocksRestorationSociety(haltonheritage.co.uk))

	assets over the plan period 2014-2037.	there have been several improvements to existing green infrastructure in: Birchfield Gardens, Big Halton Forest, Victoria Park Playground and Spike Island
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Strategic Objective: SO11

Open Space Related DALP Policies: HE6 Outdoor and Indoor Sport Provision

Policy HE6 sets out the requirements for the provision of outdoor and indoor sport provision.

Indicators	Targets	Explanation
Sports / playing pitch provision	No net loss of sports / playing pitch provision	Table 15 of the Appendix provides details of planning permissions approved between 01/04/2014 and 31/03/2025 for sports provision. None of this led to a net loss of provision.
Provision against assessed demand (x sport)	No deficits in provision against assessed demand (x sport)	Two permissions, 20/00206/HBCFUL at Moor Lane ³³ and 24/00175/COND were completed this year, which improved upon and extended playing pitch provision. No permissions which would lead to a loss of pitch provision have been granted this monitoring year.

³³ [Designs revealed for Halton's new leisure hub | HBC newsroom](#)

Strategic Objective: SO11

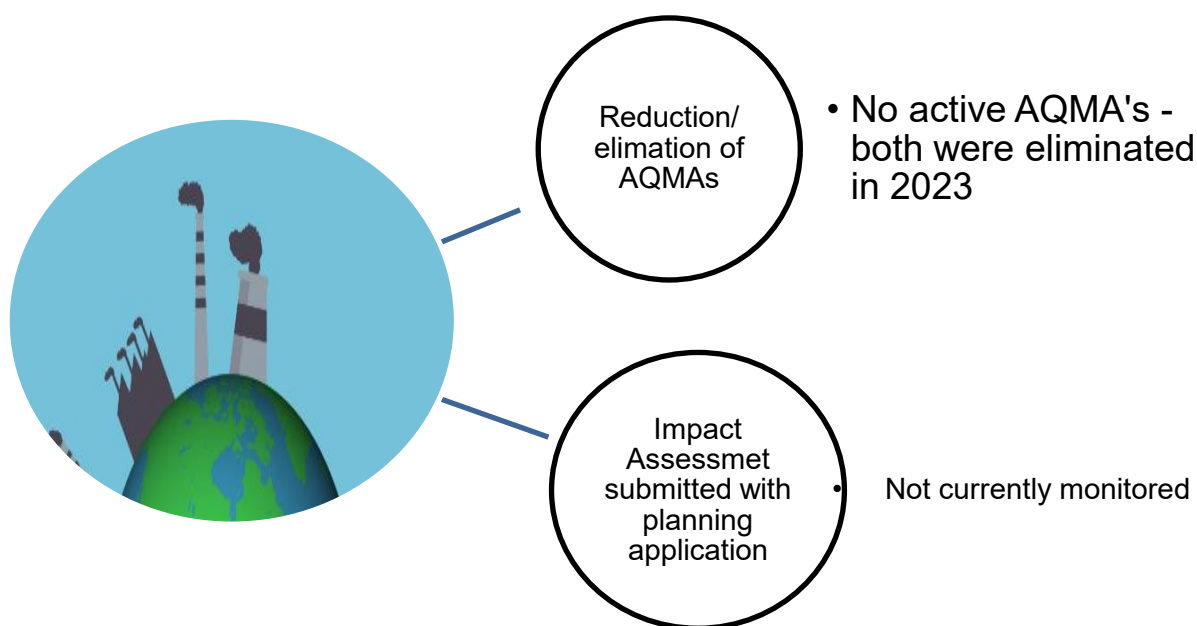
Open Space Related DALP Policies: CS (R) 21 Outdoor and Indoor Sport Provision

Policy CS(R)21 sets out the requirements for the provision of outdoor and indoor sport provision.

Indicators	Targets	Explanation
Extent of Green Infrastructure network	Additions to the extent and quality of the Green Infrastructure network (2009 baseline of 1,484.064 ha) Avoidance of the loss of Green Infrastructure over the plan period 2014-2037.	In 2014 the total area of green infrastructure network across Halton was 1010.86 ha. This has reduced to 985ha in 2025. The bulk of this loss was due to the Mersey Gateway new bridge build. Other reasons for losses include land mapped in error, land developed for alternative use, land disposal, and land under lease.
CS(R)21 - Developments meeting open space requirements on site.	100% of required open space provided on site or full contribution made for off-site provision for the plan period	See Tables 13 and 14 of the Appendix
Number of green infrastructure assets awarded the Green Flag standard	Maintain and increase the number of assets meeting Green Flag award standards (Baseline of 12 Green Flag awards in 2010)	At 31/03/25 there were 3 parks with Green Flag Status: Victoria Park, Hale Park and Runcorn Hill. To provide more up to date data the total of 3 will be used as the baseline moving forwards. ³⁴

³⁴ [Award Winners - Green Flag Award](#)

3.13 Pollution and Noise



Strategic Objective: SO12

Pollution and Noise Related DALP Policies: HE7: Pollution and Noise

HE7 - Pollution and Nuisance

The Policy looks to ensure that development considers the potential environmental impacts on people, buildings, land, air and water arising from the development itself and any former use of the site, including adverse effects arising from pollution and nuisance.

Reduction / Elimination of AQMA's

On 01/03/2011 Halton Council declared two air quality management areas in Widnes Town Centre. These included parts of Milton Road and Simms Cross and the bottom of Peel House Lane and Albert Road.

The Air Quality Management Areas were declared because routine monitoring had detected levels of nitrogen dioxide (NO₂) in excess of the legal limit of 40µg/m³

The excessive levels of nitrogen dioxide were considered to be due to vehicle emissions caused by congestion in parts of Widnes Town Centre.

Short-term exposure to concentrations of NO₂ can cause inflammation of the airways and increase susceptibility to respiratory infections and to allergens. NO₂ can exacerbate the symptoms of those already suffering from lung or heart conditions.

The Government have implemented legal limits for several pollutants that can have potential health effects. When these legal limits are exceeded, there is a duty on the council to declare an Air Quality Management Area and implement an action plan to reduce emissions to within

legal limits. Progress on the action plan must be reported to the Government in an annual report.

Therefore in 2011 Halton declared two air quality management areas and implemented an action plan. Both AQMA's were revoked in 2023, due to the areas becoming under legal limits when monitored.

Action taken to reduce emissions.

The actions taken at the time and in subsequent years included highway alterations in the affected areas, reducing emissions from public transport and promotion of cycling and alternative forms of transport. Improvements in vehicle emission technology including the increase in electrical vehicle use have also contributed to the improvements in air quality. However, the most significant impact on reduced congestion in Widnes Town Centre has been the opening of The Mersey Gateway Bridge in 2017 and the reopening of the Silver Jubilee Bridge in 2021.

In recent years there have been consistent improvements in air quality within the air quality management areas. Levels are now well within legal limits.

Evidence that emissions have improved:

Figure 25 below shows the levels of nitrogen dioxide at the time the air quality management areas were declared and the latest year of monitoring data.

FIGURE 25 AIR QUALITY MANAGEMENT AREAS NO2 LEVELS AT TIME OF DECLARATION AND TIME OF RECALL

AQMA Name	Date of Declaration	Pollutants and Air Quality Objectives	Site Description	Level of NO2: Declaration	NO2: 2023
Marzahn Way (Widnes No 1)	01/03/2011	NO2 Annual Mean	Roadside Residential Properties	49	27
Milton Road (Widnes No2)	01/03/2011	NO2 Annual Mean	Roadside Residential Properties	49	31

Figure 26 shows the levels of nitrogen dioxide monitored in the air quality management areas in previous years which demonstrates the sustained improvement in air quality.

FIGURE 26 AIR QUALITY MANAGEMENT AREAS MONITORING DATA 2017-2021

Diffusion Tube ID	X OS Grid Ref (Easting)	Site Type	2017	2018	2019	2020	2021
4	Milton Road	Roadside	37.0	35.0	31.3	25.1	30.1
5	Milton Road	Roadside	38.0	35.0	32.5	26.2	32.5
6	Milton Road	Roadside	32.0	32.0	26.4	23.7	29.5
9	Peel House Lane	Roadside	33.0	33.0	30.03	23.8	26.2
10	Peel House Lane	Kerbside	39.0	38.0	37.5	30.9	34.8
12	Deacon Road	Roadside	32.0	30.0	27.2	21.2	23.8
13	Deacon Road	Roadside	33.0	28.0	28.1	22.02	24.8

Limit = 40 µg/m³

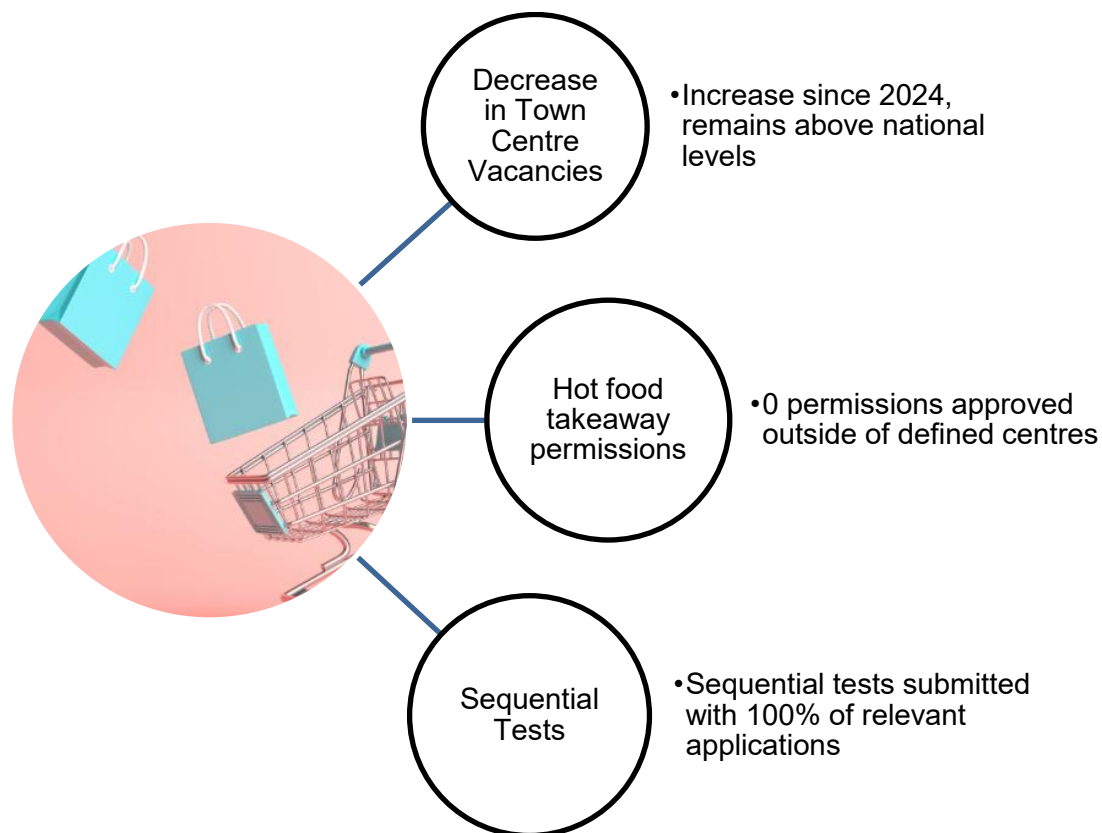
Revocation of Air Quality Monitoring Areas

Due to the sustained improvement in air quality the council has now revoked the air quality management areas. The Council will continue to monitor air quality in those areas but will no longer be required to produce a detailed action plan and report progress to the government. The final decision on revoking the air quality management areas was taken by the council's executive board in 2023.

100% proposals accompanied by an impact assessment demonstrating mitigation measures.

The Council does not monitor the number of planning applications that are accompanied by an impact assessment demonstrating mitigation measures. Mitigation measures are often conditioned as part of a planning decision notice.

3.14 Retail



Prior to adoption of the DALP in March 2022, other than defined retail area annual use class/trader surveys retail development was not closely monitored as such there will be some data gaps prior to 2022. Moving forward retail and town centre development will be monitored more closely to ensure data is collected and reported in the annual DALP Monitoring Reports.

Use Class Order

The use class order was revised on 1st September 2020. Along with other changes 'Retail Use Classes' A1, A2, A3, A4 and A5 have been replaced by a range of commercial, business and service categories that come under category 'E' see: [Use Classes - Change of use - Planning Portal](#)

Main Town Centre Uses are defined as:

'Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities)'. Source: [National Planning Policy Framework \(publishing.service.gov.uk\)](https://publishing.service.gov.uk)

Halton Retail Hierarchy

Figure 27 demonstrates the retail hierarchy for Halton. Halton has two town centres, one in Widnes and one in Runcorn new Town. A district centre in Runcorn Old Town. Eighteen local centres in Runcorn and fifteen in Widnes, which includes Ivy Farm Court at Hale. There are also two allocations for new local centres, one at Daresbury and one a west Bank. Further information including the role and function of the designations is located at: [DALP Adopted.pdf \(halton.gov.uk\)](#) (pages 53 -55)

FIGURE 27 HALTON BOROUGH RETAIL HIERARCHY

Location	Designation
Runcorn Halton Lea	Town Centre
Widnes	Town Centre
Runcorn Old Town	District Centre
·Ascot Avenue ·Beechwood ·Brookvale ·Castlefields ·Grangeway ·Greenway Road ·Halton Brook ·Halton Road ·Halton Village ·Langdale Road ·Murdishaw ·Palacefields ·Picton Avenue ·Preston Brook ·Russell Road · Sandymoor ·Sutton Park ·Windmill Hill	Local Centres (Runcorn)
·Alexander Drive ·Bechers ·Cronton Lane ·Farnworth ·Halebank ·Hale Road ·Halton View Road ·Hough Green ·Liverpool Road ·Moorfield Road ·Queens Avenue ·Upton Rocks · Warrington Road ·West Bank ·Ivy Farm Court (Hale)	Local Centres (Widnes)
·Daresbury (Keckwick Hill) ·South Widnes (West Bank)	Allocations for Local Centres

Strategic Objective: All

Retail Related Policies: CS (R) I Halton's Spatial Strategy

Policy CS(R)I sets out the Spatial Strategy for Halton for the plan period up to 2037.

Indicators	Targets	Explanation
Retail Floorspace delivered	Up to 9293 sqm town centre Convenience (2014-37) / Up to 5,112 sqm Retail Warehousing (2014-37)	There are 0 recorded gains of convenience use within the town centres. This indicator has not been monitored prior to adoption of the DALP in March 2022. It is assumed that as of 01/04/2025 the targets for delivery of 9293sqm of convenience/ comparison uses and up to 5112sqm of retail warehousing remain unchanged.

Strategic Objective: SO5

Retail Related Policies: CS (R) 5 A Network of Centres

Policy CS(R)5 sets out the retail hierarchy for the Borough, reflecting the role and relationship of centres in the Borough's retail network.

Indicators	Targets	Explanation
Amount of completed retail development in town centres	Up to 9293 sqm town centre Convenience (2014-37)	There are no recorded gains of convenience use within the town centres. This indicator has not been monitored prior to adoption of the DALP in March 2022. It is assumed that as of 01/04/20245 the targets for delivery of 9293sqm of convenience/ comparison uses and up to 5112sqm of retail warehousing remains unchanged.
Completions of main town centre uses within designated centres, by type	100% of Use Class completions for shops, Financial / Professional Services, Restaurants, Cafes, Drinking Establishments, Hot Food Takeaways and Assembly and Leisure within the Borough's	See Tables 16 to 19 of the Appendix for loss and gain of main town centre uses inside and outside of defined centres. The tables detail planning permissions dating back to the start of the plan period in 2014, when different national policy applied to defined

	Town Centres, the District Centre and Local Centres	retail centres. Permissions for main town centre uses outside of designated areas are largely because of change of use to existing buildings.
Percentage of retail development in edge-of-centre or out-of-centre locations	Minimise development outside of designated Town Centres (2014-37)	Two applications have been approved for retail development convenience use outside of the defined centres. See Table 18 of the Appendix.
Number of vacant units within Town Centre locations	Decrease vacancy levels within Town Centre locations (2014-2037)	<p>Town centre surveys are carried out during April on an annual basis. There are gaps in data for 2021-2022 due to the COVID lockdown. The latest GB vacancy rates for the third quarter of 2021 demonstrated that the overall GB vacancy was 14.5%.³⁵</p> <p>As per tables 20 to 22 of the Appendix, vacancy rates are above the national average, with peaks during and immediately post covid lock down.</p>
Percentage long-term vacant units	Decrease in percentage of long-term vacant units	As Per Figure 28, long-term vacancies remain the same (105 long-term vacancies). However, Figures 29 to 31 show Widnes and Runcorn Vacancy rates have decreased, while Halton Lea's have increased.

³⁵ [Vacancy rate plateaus \(brc.org.uk\)](https://www.brc.org.uk/vacancy-rate-plateaus)

FIGURE 28 LONG TERM VACANT UNITS

Designation	Total Units	Vacant Rate in April 2025 (vacant for a minimum of 2 consecutive years)	Percentage of Long-Term Vacant units
Runcorn Old Town	136	25	18%
Halton Lea Runcorn	139	43	30%
Widnes Town Centre	260	37	14%
Total	535	105	Average: 20%

FIGURE 29 RUNCORN OLD TOWN CENTRE VACANT UNITS COMPARISON DATA

Year of Survey (April)	Total units within defined centre	Vacant units at time of survey	Percentage of vacant units at time of survey	Difference between Previous Year
2022	136	36	26%	0
2023	136	34	25%	-2
2024	136	41	30%	+7
2025	136	27	20%	-14

*No information has been provided for 2014 – 2021 due to the town centre boundaries changing as part of the Delivery and Allocations Local Plan therefore the data would not be comparable to include those years.

FIGURE 30 HALTON LEA RUNCORN TOWN CENTRE VACANT UNITS COMPARISON DATA

Year of Survey (April)	Total units within defined centre	Vacant units at time of survey	Percentage of vacant units at time of survey	Difference between Previous Year
2022	139	49	35%	
2023	139	46	33%	-3
2024	139	44	32%	-2
2025	139	47	33%	+3

*No information has been provided for 2014 – 2021 due to the town centre boundaries changing as part of the Delivery and Allocations Local Plan therefore the data would not be comparable to include those years.

FIGURE 3 I WIDNES TOWN CENTRE VACANT UNITS COMPARISON DATA

Year of Survey (April)	Total units within defined centre	Vacant units at time of survey	Percentage of Vacant units at time of survey	Difference between Previous Year
2022	259	58	22%	
2023	260	49	19%	-9
2024	260	52	20%	-3
2025	260	43	16%	-9

*No information has been provided for 2014 – 2021 due to the town centre boundaries changing as part of the Delivery and Allocations Local Plan therefore the data would not be comparable to include those years.

Strategic Objective: SO11

Retail Related Policies: CS (R) 22 Health and Well-Being

Policy CS(R)22 sets out how healthy environments will be supported, and healthy lifestyles encouraged in the Borough.

Indicators	Targets	Explanation
Percentage / number of (Hot-Food Take-away) units within town, district and local centres	100% designated frontages/centres complying with SPD policy	The Hot Food Takeaway SPD (2012) can be viewed at: Microsoft Word - Hot Food SPD final v4 (halton.gov.uk) No planning applications have been approved for hot food takeaways this monitoring year. See the Appendix Table 27.

Strategic Objective: SO5

Retail Related Policies: HCI Vital and Viable Centres

Policy HCI sets out how it seeks to support the vitality and viability of the Boroughs centres and their role at the heart of communities.

Indicators	Targets	Explanation
Proportion of retail development within defined centres	100% of retail development within defined centers	11 applications for retail convenience use have been approved, some of which are out-of-centre. See Table 17 of the appendix.
Proposals for out / edge-of centre supported by a sequential test	100% of completions for out / edge-of centre supported by a sequential test	One planning application has been completed for retail convenience use. See table 18 of the appendix
Change of use of upper floors		There are 0 recorded changes of use of upper floors from retail/town center uses. See Table 23 of the Appendix.
Change of use to residential (non-primary frontage)		9 residential units have been created across 3 sites as a result of change of use from a former retail/ town centre use. See Table 24 of the Appendix.
Development for main town centre uses (excluding offices)		Table 17 of the Appendix details the 5 planning permissions for main town center uses located within and outside defined centres.
Amount of completed retail and office development		There are two completions of loss/gain of retail E(a) and office use E (g) (i) recorded. The most significant is the loss of hotel use in Widnes Town Centre and gain in office use of 929sq.m. See Table 19 of the Appendix.
Vacancy rates within the Town Centres	Decrease	Town centre surveys are carried out during the month of April on an annual basis. The latest GB vacancy rates were collected by the British Retail Consortium for the third quarter of 2021, demonstrated that

		<p>the overall GB vacancy was 14.5%. ³⁶</p> <p>See figures 28 to 31 for vacancy rates since the start of the plan period in 2014.</p>
Footfall within the Town Centres	Increase	<p>The method of footfall data collection has changed since the previous study conducted in 2017. Sensor and mobile phone data has assisted in the collection of this year's records. The 24/25 average has been calculated to provide a monthly result.</p> <p>Runcorn Town Old Town 152,971</p> <p>Runcorn Shopping City 239,730</p> <p>Widnes Town Centre 213,195</p>

Strategic Objective: SO5

Retail Related Policies: HC2 Retail and Town Centre Allocations

Policy HC2 sets out the sites allocated in the DALP for appropriate town centre uses.

Indicators	Targets	Explanation
Development of allocated sites	100% of development for allocated use	See Table 25 of the Appendix for progress of allocated sites

Strategic Objective: SO5

Retail Related Policies: HC3 Primary Shopping Areas

Policy HC3 sets out how the Primary Shopping Areas of each centre will help to maintain a focused and concentrated shopping core at the heart of each centre.

Indicators	Targets	Explanation
Use of ground floor units	60% + of ground floor units in E(a), E(b), E(c) use	Figure 32 demonstrates that both Runcorn Old Town and Widnes Town Centre exceeded the 60% target, whilst Halton Lea (ground

³⁶ [Vacancy rate plateaus \(brc.org.uk\)](https://www.brc.org.uk/vacancy-rate-plateaus)

		floor) falls slightly below the target at 52%. This could be due to high vacancies.
Maintenance of continuous active frontages	No increase in breaks (2+ non-E(a), E(b), E(c) uses) in active frontages	Figure 33 demonstrates the number of breaks in active fronts of 2 or more in the Primary Shopping Areas of the 3 centers. Halton Lea does not fare well, with a total of 6 breaks. Runcorn Old Town fares much better with only 2 active breaks, whilst Widnes Town Centre has 3 breaks.

FIGURE 32 PERCENTAGE OF GROUND FLOOR UNITS IN TON CENTERS IN USE CLASSES E (APRIL 2024)

Town Centre	Total Units in Primary Shopping Area	Total Units within Use Classes E(a) to E(c) (iii)	Percentage of Units within Use Classes E(a) to E(c) (iii)
Halton Lea (Ground Floor)	125	64	52%
Runcorn Old Town	57	38	66%
Widnes	139	103	74%

FIGURE 33 MAINTENANCE OF CONTINUOUS ACTIVE FRONTS IN PRIMARY SHOPPING AREAS (APRIL 2024)

Town Centre	Total Units in Primary Shopping Area	Number of Breaks in Active Fronts 2 units in non-E(a) to E(c) use	Number of Breaks in Active Fronts 3 units in non-E(a) to E(c) use	Number of Breaks in Active Fronts 4+ units in non-E(a) to E(c) use
Halton Lea (Ground Floor)	127	3	1	2
Runcorn Old Town	57	0	0	0
Widnes	139	2	1	0

Strategic Objective: SO5, SO8

Retail Related Policies: HC4 Shop Fronts, Signage and Advertising

Policy HC4 sets out the requirements in ensuring that shop fronts, signage and advertising make a positive contribution to the buildings on which they are located and to the surrounding area.

Indicators	Targets	Explanation
No. times HC4 cited in decisions		Table 26 of the Appendix details applications for advertisement consent, between 01/04/2024 and 31/03/2025. 10 applications were approved and 0 refused, all cited Policy HC4 in the decision notice.
% upheld at appeal	100% of appeals upheld	There are no relevant appeals during the monitoring period.

Strategic Objective: SO5, SO12

Retail Related Policies: HC8 Food and Drink

Policy HC8 sets out the requirements for the development of hot food and drink uses in the Borough.

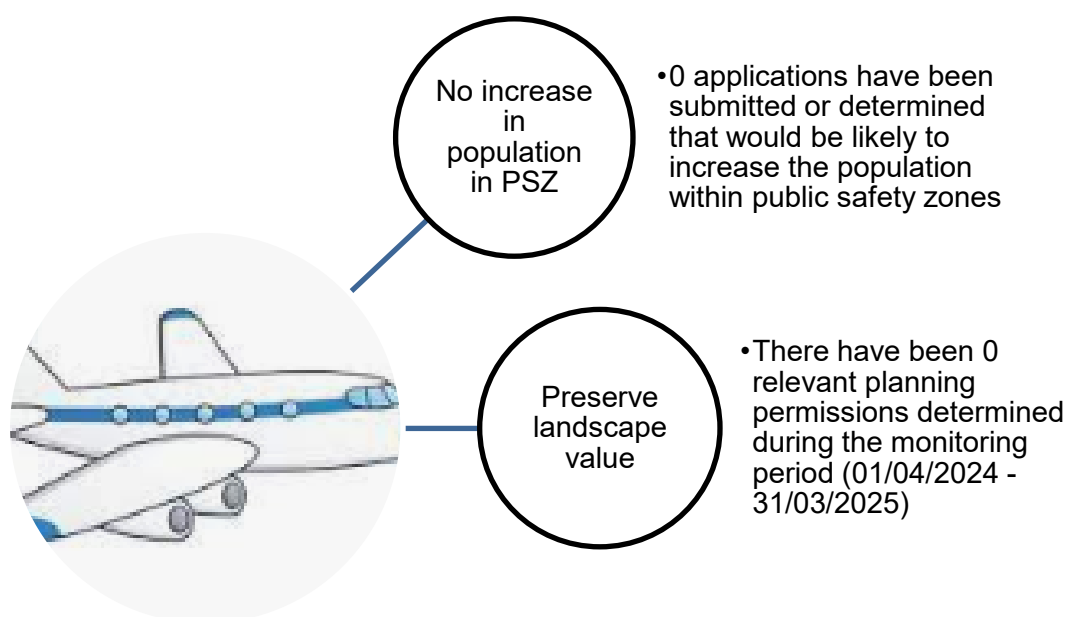
Indicators	Targets	Explanation
Proportion of consented HFTAs in Primary Shopping Area	0% granted above primary shopping area threshold (5%)	There are 139 units in Widnes Town Centre, Primary Shopping Area. On 31/03/2025 there are 5 hot food takeaways in Widnes Town Centre, which equates to 3.5% of all units in the Primary Shopping Area, below the 5% threshold. There is no other recorded change of use in Primary Shopping Areas. This indicator will be closely monitored. (See Figure 34)
Proportion of consented HFTAs in non-primary TC areas	0% granted above non-primary TC threshold (10%)	No relevant permissions have been approved this monitoring year. See Table 27 of the Appendix.
Proportion of consented HFTAs in Local Centre	0% granted above centre thresholds (dominant use or	Halton has a total of 33 local centres. Planning permission has

	greater of 2 units or more than 10%)	been approved for no hot food takeaways this year.
Proportion of permissions granted outside existing centre located within 400m of defined education or open space	0% granted outside existing centre within 400m of defined education or open space	There are no recorded planning approvals outside of existing centres for hot food takeaways.

FIGURE 34 HOT FOOD TAKEAWAYS OUTSIDE OF THE PRIMARY SHOPPING AREAS (APRIL 2024)

Town Centre	Number of Units Outside of the Primary Shopping Area	Number of Hot Food Takeaways	Percentage of Hot Food Takeaways
Widnes	134	6	4.4%
Halton Lea Runcorn	20	1	1%
Runcorn Old Town	92	8	8.69%
Totals	246	15	

3.15 Transport-Airport



Strategic Objective: SO4, SO7

Transport - Airport Related Policy: CS (R) 17 Liverpool John Lennon Airport Operational Land and Airport Expansion.

Policy CS(R)17 sets out the criteria and considerations, associated with the development of operational and/or expansion of the airport.

Indicators	Targets	Explanation
Manage negative environmental and social impacts in Halton associated with the operation and expansion of Liverpool John Lennon Airport.	No permissions granted that are likely to increase in the population within the Public Safety Zone (PSZ)	No applications have been submitted or determined that would be likely to increase the population within public safety zones (01/04/2014 -31/03/2025)
	Preserve landscape value, including through delivery of extension to Coastal Reserve	There have not been any relevant planning permissions determined during the monitoring period (01/04/2024 - 31/03/2025)

	No change in area of Mersey Estuary SPA/Ramsar over the plan period 2014-2037	The Mersey Estuary covers an area of 5023.35ha ³⁷ which is the same area as recorded in 2015 ³⁸ . The figure of 5023.35ha will be used as the baseline figure for monitoring this particular target for future years monitoring.
Air quality impacts	No adverse effects from atmospheric pollution on the integrity of European sites	The Council does not receive data specific to this target. Any adverse effects from atmospheric pollution created by the airport on the integrity of European sites would be dealt with on a reactive basis when made aware of concerns.

Strategic Objective: SO3, SO4, SO12

Transport- Airport Related Policies: C4 Operation of Liverpool John Lennon Airport

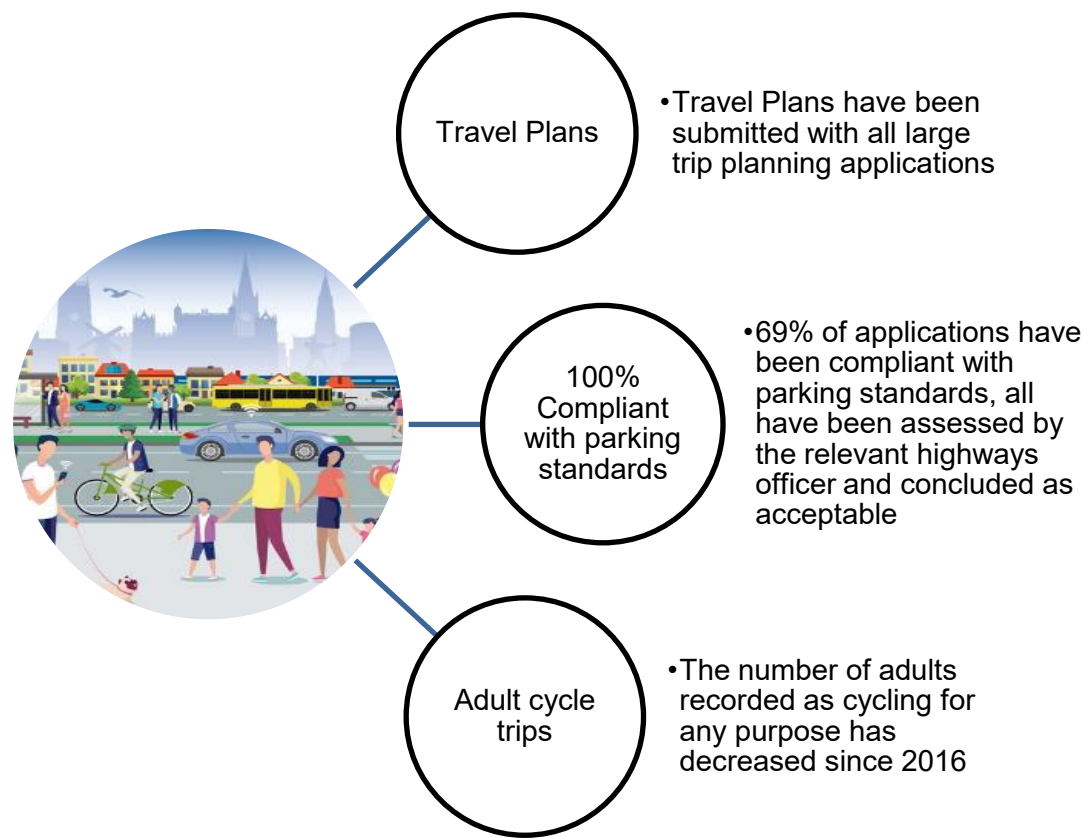
Policy C4 seeks to avoid poorly considered development associated with Liverpool John Lennon Airport that has the potential to adversely impact the safe operation of traffic in the locality.

Indicators	Targets	Explanation
Development likely to increase population within Public Safety Zones (PSZ)	No development likely to increase population within PSZ	No applications have been submitted or determined that would be likely to increase the population within PSZ (01/04/2014 -31/03/2025)
Development in excess of Height Restriction Zone	No development in excess of Height Restriction Zone	No applications have been submitted or determined for development in excess of height restriction zones in Halton (01/04/2014 -31/03/2025)
Off-site airport parking developments	No off-site airport parking developments	No applications have been submitted or determined for the development of off-site parking in Halton (01/04/2014 -31/03/2025)

³⁷ [Magic Map Application \(defra.gov.uk\)](https://defra.gov.uk/magic-map-application)

³⁸ [UK9005131.pdf \(jncc.gov.uk\)](https://jncc.gov.uk/UK9005131.pdf)

3.16 Transport



Strategic Objective: SO1, SO2

Transport Related Policies: CS (R) 3 Housing Supply and Locational Priorities

Policy CS(R)3 sets out the required housing provision and locations for development for the plan period.

Indicators	Targets	Explanation
Amount of new residential development within 30 minutes public transport time of a GP, a hospital, a primary school, a secondary school, areas of employment and a major retail centre	Increase	Table 31 from the Appendix demonstrates the residential development within 30 minutes public transport time of a GP, a hospital a primary school, a secondary school, areas of employment and a major retail center.

Strategic Objective: SO7

Transport Related Policies: CS (R) 15 Sustainable Transport

Policy CS(R)15 sets out the transport and traffic considerations that development proposals should address. The policy seeks to ensure that new development is accessible by sustainable transport methods such as walking, cycling and public transport.

Indicators	Targets	Explanation
Provision of sustainable transport in Halton	Increase modal share of sustainable modes (bus, rail, cycling and walking)	<p>The following sustainable transport schemes have progressed In Halton during the monitoring period (01/04/2024 – 31/03/2025)</p> <ul style="list-style-type: none"> - Murdishaw Local Centre to Whitehouse industrial estate Busway (1.3km) was completed and HBC plan to further connect this scheme to Runcorn East Station. - RSQ route completion of Waterloo bridge. - Ongoing Section 38 works as part of the Sandymoor and Daresbury developments
	Increase total length of cycle ways in the Borough (2014-37)	<p>In the monitoring period (01/04/2024 – 31/03/2025):</p> <ul style="list-style-type: none"> - Completed the LCRCA LCWIP route From Warrington Rd via Manor Park to Daresbury Science Park. (5km) - Wharford Lane & Delph Lane spine (0.5km)
	Number of cycle trips (157 trips annualised index, LTP Indicators 2007/08)	As per figure 35, in all instances of cycle travel there has been a reduction in trips since 2016.
Number of Travel Plans associated with development applications for large trip generating uses	Delivery of 100% for all relevant large trips generating planning applications	100% of development applications for large trip generating uses have supplied Travel Plans. A Transport and Accessibility SPD is in progress and will outline the requirements for Travel

	over the plan period (2014-37)	Plans associated with development. Table 28 of the Appendix provides details of planning permissions approved between 01/04/2024 and 31/03/2025 that have travel plans, because of the development being associated with large trip generating uses. ³⁹
Provision of transport schemes in Halton.	Progress and delivery of transport schemes in Halton as identified in the most up to date LTP or Combined Authority program over the plan period 2014-2037	The latest Halton Borough Council LTP is the Local Transport Plan 3 (2011/12 – 2025/26) ⁴⁰ The council is currently feeding into the development of a City Region Local Transport Plan, which subsumes the Halton LTP and other neighboring authorities' documents and combines them into this single, integrated plan.

Several studies have been commissioned in this monitoring period which have led to the proposed revision to CS15. Increasing the proportion of journeys made by sustainable modes including walking, cycling and public transport is an important priority for Halton and expressed in revised policy CS(R)15.

FIGURE 35 PERCENTAGE OF HALTON'S ADULTS CYCLING FOR ANY PURPOSE AND LEISURE PURPOSES AT LEAST WEEKLY AND/OR MONTHLY (BETWEEN 2016 AND 2023)

Frequency (% of adult population) Purpose	2016	2017	2018	2019	2020	2021	2022	2023
At least once per month (Any Purpose)	14.9	12.5	14.2	12.1	9.4	11.3	11.3	10.5
At least once per week (Any Purpose)	9.9	9.1	9.9	10.3	7	7.3	9.2	7.7
At least once per month (Leisure)	12.6	11.8	12.9	10.6	8.5	8.9	9.1	9.4
At least once per week (Leisure)	8.2	8.4	8.1	8.1	N/a	N/a	N/a	N/A

Data Source: CW0302: Proportion of adults that cycle, by frequency, purpose and local authority: England [Walking and cycling statistics \(CW\) - GOV.UK](#)

³⁹ [Planning Applications \(halton.gov.uk\)](#)

⁴⁰ [Layout 1 \(halton.gov.uk\)](#)

Strategic Objective: SO11

Transport and Airport Related Policies: CS (R) 22 Health and Wellbeing

Policy CS(R)22 sets out how healthy environments will be supported, and healthy lifestyles encouraged in the Borough.

Indicators	Targets	Explanation
Amount of new residential development within 30 minutes public transport time of a GP and a hospital	Increase	See table 31 from the Appendix

Strategic Objectives: SO6, SO7

Transport Related Policies: CI Transport Network and Accessibility

Policy CI seeks to encourage and enable a shift to more sustainable modes of travel and to ensure that a successful sustainable transport network is in place.

Indicators	Targets	Explanation
ULEV Charging Points installed	ULEV Charging Points installed	There are 24 public charging points registered within Halton. (at 1/10/2025) ⁴¹ National changes to policy/funding have led to an overall decrease. The Halton Borough Council Electric Vehicle Charging Point Strategy provides in depth data for Halton including baseline data for electric vehicle ownership. ⁴²
Development within 400m of a bus stop / train station	100% of development within 400m of a bus stop / train station	Table 30 provides details of major development that is within 400m of a bus stop / train station
Canal towpath improvements	Provision of 100% of required contributions	There have not been any canal towpath contributions

⁴¹ [Kingsway House, 2 Caldwell Road Charging stations for EV in Widnes](#)

⁴² [Microsoft Word - Halton Borough Council EV Strategy - 10112023 Final Version](#)

	towards Canal towpath improvements	negotiated during the monitoring period. Where relevant contributions will continue to be negotiated in compliance with criteria set out in policy CI.
PROW Improvements	Delivery / progress of	Figure 36 provides details of the delivery and progress of public rights of way improvements across Halton
Delivery / progress of	EATC	LCRCA Scheme Long term Delivery Plans 2030+
Delivery / progress of	A558 Daresbury Expressway	Scheme promoted for CRSTS2, Identified in the IDP Long term plan
Delivery / progress of	Watkinson Way / Ashley Way Gyratory	Gyratory completed 22/23 with sustainable transport links
Delivery / progress of	A562 Speke Road	Identified in the IDP Long term plan
Delivery / progress of	A557 Access improvements; and	Improvement completed 22/23
Delivery / progress of	Reconfiguration / improvement of infrastructure to the south of the SJB	Completed 2021/22
Delivery of Transport assessments and travel plans for all qualifying development over the plan period	100% of qualifying applications supported by Transport assessments / travel plans	Table 28 provides details of planning permissions determined between 01/04/2024 and 31/03/2025 where transport assessments/travel plans were required as part of the application process.
Protection and enhancement of transport hubs	100% retention of transport hubs	There has been no loss of public transport hubs (01/04/2024 – 31/03/2025)

FIGURE 36 PROGRESS OF PUBLIC RIGHTS OF WAY (PROW) IMPROVEMENTS IN HALTON

Reference	Location	Scheme	Progress
20/00337/OUTEIA	Land at Daresbury Park, Runcorn	Public Rights of Way contribution and railway crossing in vicinity of land.	Section 106 legal agreement, to make a financial contribution towards a PROW and a railway crossing in the location of Daresbury Park.

Strategic Objective: SO7, SO8

Transport Related Policies: C2 Parking Standards⁴³

Policy C2 sets out the requirements for parking standards expected on new development.

Indicators	Targets	Explanation
Development compliant with parking standards (car spaces)	100% compliant with parking standards (car spaces)	During the monitoring period (01/04/2024 -31/03/2025) 21 decisions cited parking standards criteria set out in Policy C2. Of the 29 decisions (20) 69% were compliant and 9) 31% were not. See Table 29 of the Appendix
Development compliant with parking standards (disabled spaces)	100% compliant with parking standards (disabled spaces)	During the monitoring period (01/04/2024 -31/03/2025) 29 decisions cited parking standards and disabled spaces criteria set out in Policy C2. Of the 29 decisions (15) 52% were compliant and (14) 48% were not. See table 29 of the appendix
Development compliant with cycle parking standards	100% compliant with cycle parking standards	During the monitoring period (01/04/2024 -31/03/2025) 29 decisions cited parking standards for provision of cycle spaces criteria set out in

⁴³ [DALP Adopted.pdf \(halton.gov.uk\)](#) Appendix D

		Policy C2. Of the 29 decisions (22) 76% were compliant and (7) 24% were not. See Table 29 of the appendix
Amount of completed non-residential development complying with local car parking standards	100% compliant with parking standards	During the monitoring period 14 relevant non-residential completion was recorded that cited parking standards criteria set out in Policy C2. Of the 14 decisions, 5 (36%) were compliant, 2 (14%) were not applicable and 7 (50%) were not compliant. See Table 29 of the Appendix

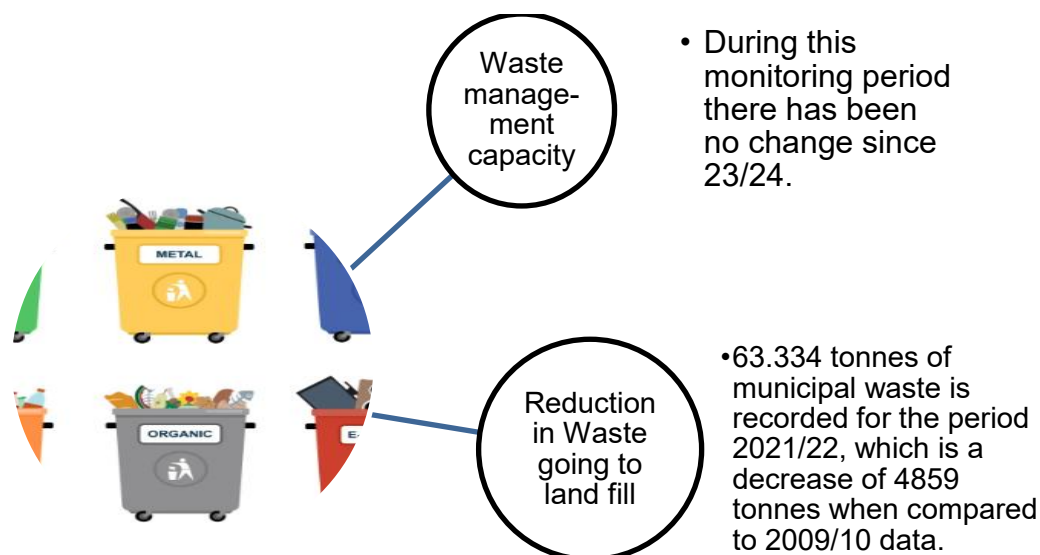
Strategic Objective: SO6

Transport Related Policies: C3 Delivery of Telecommunications Infrastructure

Policy C3 seeks to ensure that new telecommunications infrastructure development within the Borough is appropriately designed and sited in accordance with the principles of minimizing impacts.

Indicators	Targets	Explanation
No. times cited in decisions % upheld at appeal	100% of appeals upheld	There have not been any relevant planning appeals during the monitoring period. (01/04/2024 - 31/03/2025)

3.17 Waste Management



The Joint Merseyside and Halton Waste Local Plan (WLP)

The Joint Merseyside and Halton Waste Local Plan (WLP) was formally adopted by the six Merseyside (Liverpool City Council, Knowsley MBC, Sefton MBC, St Helens MBC and Wirral MBC) and Halton Councils, with effect from 18th July 2013. A separate high-level 5- year review of the WLP is currently underway. The review will identify any areas of the WLP which are sufficiently ineffective or out of date. 7. The WLP forms the waste planning element of the adopted Local Plans of the six Councils.

Monitoring of the WLP

Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires Local Authorities to publish a Monitoring Report on an annual basis that shows progress with Local Plan implementation. The WLP, Waste Monitoring Reports and other related documents can be viewed on the Merseyside Environmental Advisory Service (MEAS) at: [Home \(meas.org.uk\)](https://meas.org.uk)

Definition of Waste

Waste is any material or object that is no longer wanted, and which requires management. If a material or object is reusable, it is still classed as waste if it has first been discarded.

Waste Management

Veolia manage waste for six authorities of the Joint Merseyside and Halton Waste Local Plan area. Further information relating to performance can be found at: [Performance | Veolia Merseyside and Halton](#)

The explanation data has been extracted from the 2018 Waste Monitoring Report published by MEAS and data provided to Halton Borough by MEAS in January 2024.

The following indicators and targets are included in the DALP (Adopted March 2022)

Strategic Objective SO13

Waste Related DALP Policy: CS24 Waste

Policy CS24 seeks to promote sustainable waste management in accordance with the waste hierarchy.

Indicators	Targets	Explanation
Safeguarding of sites for the purpose of waste management	Provision of sites for waste management purposes through DPD	Sites safeguarded through allocations H1. Allocation H2 no longer available. Policy WM7 safeguards existing waste management capacity and is used if there is a change of use from waste management to another use.
Capacity of new waste management facilities by waste planning authority	Increasing recovery capacity of waste facilities in the Borough	<p>Figure 37 shows new consented waste capacity for the six authorities between 2016 and 2019. During this period Halton had the highest increase of capacity with an addition of 250,000 tonnes. There has been no new capacity in Halton since adoption of DALP.</p> <p>Since adoption of the Waste Local Plan in 2013, Halton has contributed a large percentage of new waste capacity across the LCR.</p> <p>Table 30 of the Appendix details the provision of sites for waste management purposes.</p>

Total municipal waste	Decrease waste going to landfill each year (45,006 tonnes, 2009/10) and decrease in total municipal waste (68,203 tonnes, 2009/10)	<ul style="list-style-type: none"> 0 tonnes of Halton waste is recorded as going to land fill during the period 2014/15 to 2021/22 63,344 tonnes of municipal waste is recorded for the period 2021/22, which is a decrease of 4859 tonnes when compared to 2009/10 data. <p>ENV18 - Local authority collected waste: annual results tables 2021/22 - GOV.UK (www.gov.uk)</p>
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FIGURE 37 CONSENTED CAPACITY OF NEW WASTE MANAGEMENT FACILITIES BY WASTE PLANNING AUTHORITY

	Apr 2016 – Mar 2017		Apr 2017 – Mar 2018		Apr 2018 – Mar 2019		Trend
District	Consented capacity (tonnes per annum)	No. of sites	Consented capacity (tonnes per annum)	No. of sites	Consented capacity (tonnes per annum)	No. of sites	
Halton	250000	2	0	0	250000	2	↑
Knowsley	0	0	Unspecified	1	0	1	-
Liverpool	0	0	0	0	unknown	1	-
Sefton	186000	2	60000	2	0	1	↓
St.Helens	270000	2	20000	1	150000 ¹⁰	2	↑
Wirral	0	0	0	0	0	1	↑
Total:	706000	6	80000	4	400000	8	↑

Source: Development Management planning application lists and Waste Local Plan sites database

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3.18 Appendix

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Table 32: PROVISION OF SITES FOR WASTE MANAGEMENT PURPOSES (2014 TO 2024).....	Error! Bookmark not defined.

Climate Change

TABLE I: RENEWABLE ENERGY PLANNING - PLANNING PERMISSIONS

Planning Reference	Development stage	Location	Description	Capacity
18/00087/FUL	Completed	St Michaels Jubilee Golf Course, Widnes	Solar photovoltaic array	Up to 1MW
21/00475/FUL	Completed	Daresbury Science Park, Keckwick Lane, Daresbury	Proposed installation of a ground-mounted solar array	561.6KW
22/00019/PLD	Not Started, Refused, Appeal Granted 14/09/2023	Land at Liverpool John Lennon Airport	Proposed installation of a ground-mounted solar array	3MW
24/00234/HBCFUL	Completed	Remainder of St Michaels Golf Course, Dundalk Road	Proposed Solar Microgrid with associated works including vehicular access and cable route at Land North of Ditton Road Widnes WA8 0PG	4MW
Total additional capacity potential:				8MW

Economy

TABLE 2: COMPLETIONS OF EMPLOYMENT LAND AND ANCILLARY USES

Ref	Location	Town	Plan Status	KURA	Site type	Application No.	Description	Use Class	Floorspace (sq.m)	Gain Employment Area (ha)
5375_0	HBC Fields, Halebank Road	Widnes	EMP – Site Completed	Halebank and Ditton Corridor	B	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	50,632	22.12 (12.11ha is allocation)
5393_1	Teva Pharmaceuticals, Aston Lane North	Runcorn	EMP – Site Completed	N/A	B	20/00579/FUL	Proposed creation of new covered storage space using a prefabricated storage unit placed on an area of macadam surface which was previously occupied by a contractor's compound at the northwest of the site at	B8	300	1.55
5607_0	180 Albert Road	Widnes	EMP – Site Completed	N/A	E	17/00040/FUL	Proposed change of use and conversion of building to create 3 no. bungalows and 2 no. flats, demolition of existing garages, internal and external alterations, and landscaping at 180 Albert Road	E(g)(i)	0	0
5747_1	The Storage Team Ltd, Tanhouse Lane	Widnes	EMP - Completed	N/A	B	24/00047/FUL	Proposed siting of 13no. steel-coloured containers for storage purposes (Use Class B8) at The Storage Team Ltd Tanhouse Lane Widnes Cheshire WA8 0RR	B8	187	0
5802_0	Devenish Nutrition, Earle Road	Widnes	EMP – Site Completed	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	1222	0
5806_0	MCUK Ltd., Waterloo Road	Widnes	EMP – Site Completed	South Widnes	B	23/00118/FUL	Proposed industrial units and associated car parking at MCUK Ltd Waterloo Road Widnes WA8 0QR	B2	0	0

Ref	Location	Town	Plan Status	KURA	Site type	Application No.	Description	Use Class	Floorspace (sq.m)	Gain Employment Area (ha)
5807_0	Diageo Packaging Whitehouse Industrial Estate, Murdishaw	Runcorn	EMP – Site Completed	N/A	B	23/00134/FUL	Proposed extension to current storage facility at Diageo Packaging Whitehouse Industrial Estate Murdishaw Runcorn WA7 3BE	B8	1420	0
5809_0	Site at Ineos Inovyn Ltd., Bankes Lane Office, Bankes Lane	Runcorn	EMP – Site Completed	West Runcorn	E	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)	0	0
5816_1	Contact House, Ditton Road	Widnes	EMP – Site Completed	Halebank and Ditton Corridor	B	23/00474/FUL	Proposed construction of a storage unit in an existing builder's yard at Contact House Ditton Road (west) Widnes Cheshire WA8 0TH	B8	233	0
5826_0	St Michaels Industrial Estate, Oldgate	Widnes	EMP – Site Completed		B	23/00041/FUL	Proposed 6 new build commercial units with units 1, 2 and 3 having Use Class B2 and units 4, 5 and 6 having Use Class B8 at St Michaels Industrial Estate Oldgate Widnes WA8 8TL	B2, B8	755	1.17
Total gross hectares of land completed for employment purposes between 01/04/2024 and 31/03/2025 (net)										24.84

TABLE 3: LOSS OF EMPLOYMENT LAND

For demolitions only, loss of floor space had been recorded, but not loss of hectares of land.

(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
5607_0	180 Albert Road	Widnes	N/A	N/A	17/00040/FUL	Proposed change of use and conversion of building to create 3 no. bungalows and 2 no. flats, demolition of existing garages, internal and external alterations, and landscaping at 180 Albert Road	Completed	0.05	Loss of 130sq.m of E(g)(i)	B1a
Total hectares lost to non-employment use between 01/04/2024 and 31/03/2025								0.05		
Total hectares lost to non-employment use over the plan period so far 2014 to 2025								33.89		

TABLE 4: COMMERCIAL DEVELOPMENT CITING POLICY CS(R)19 01/04/2024 TO 31/03/2025

Planning Reference	Location	Proposal	Achieving BREEAM Standards
N/A			

TABLE 5: PROGRESS OF MIXED-USE AREAS

(Inclusive of Loss or Gain of Employment Use) Allocations with Planning Permission – Runcorn Area (Non employment is in red text, h/a not included in totals)

Address	Gross ha of Land	DALP Reference	Planning Application Reference	Description of Development	Status	Year of Completion
Riverside College, Halton	1.52	MUA1	23/00234/FUL	Proposed re fenestration of existing façade to main college building and new four storey building housing engineering workshops and classrooms, plus new substation and switch room to west of the site at Riverside College Kingsway Widnes Cheshire WA8 7QQ	Site Under Construction	N/A
Open bus park – Cadwell Road	0.17	MUA1	22/00198/HBCFUL	Proposed creation of vehicle parking area from original bus parking area at Caldwell Road Widnes Cheshire WA8 7JT	Site Completed	2022/23
Former BnQ, Widnes Trade Park, Dennis Road	2.16	MUA3	22/00200/S73	Application under Section 73 of the Town and Country Planning Act 1990 to vary Condition 7 of planning permission 21/00015/S73 (Application under Section 73 of the Town and Country Planning Act 1990 to vary Condition 16 of planning permission 05/00912/FUL	Site Completed	2023/24
Land Adjacent to St. Helens Canal, Tanhouse Lane	7.56	MUA3	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	Site Completed	2022/23
Elite Housewares Ltd, Shaw Street	0.45	MUA5	16/00119/COU	Change of use from Storage and Distribution to Assembly and Leisure	Site Completed	2016/17

Land between Greenway Road and Expressway	0.69	MUA5	19/00446/COU	Change of use from tyre and exhaust fitting and vehicle repairs to tyre and exhaust fitting, vehicle repairs and MOT station	Site Completed	2020/21
Former National Grid Depot, Halton Road	0.99	MUA6	18/00616/FUL	Extension to existing storage facility comprising an additional 171 containers,	Site Completed	2019/20
Canal Walk, Halton Road Royal Navy Club	0.62	MUA6	20/00028/FUL	Proposed demolition of existing building and development comprising 28 no. dwellings with associated access and ancillary development at Canal Walks Site Halton Road Runcorn WA7 5QS	Site Completed	2023/24
Land between the expressway and the Bridgewater Canal and west of Norton Priory.	4.7	MUA11	24/00020/REM	Application for the approval of reserved matters for access, appearance, landscaping, layout, and scale of permission 20/00337/OUTEIA - Outline planning permission for the residential led mixed use development of the site	Site Under Construction	N/A
Totals of H/A of MUA Land	18.86					

Facilities

TABLE 6: PLANNING PERMISSIONS FOR GAIN AND LOSS OF COMMUNITY FACILITIES AND SERVICES

Planning Permission	Location	Proposal	Within/Adjacent to Existing Centres	Reason for Loss of Provision
I4/00077/FUL	St Johns Church, Greenway Road, Widnes	Proposed extension to north side to create Community room	Within existing centre	N/a
I4/00318/HBCFUL	Grangeway Youth and Community Centre, Grangeway, Runcorn	Proposed removal of 2m high steel mesh fencing from three sides of ball court and replacement to same line with 6m high steel ball stop fencing, erection of 2.4m high steel mesh perimeter fencing and double gate to existing garden area and creation of new pedestrian access to Community Centre grounds from highway footpath	Within existing centre	N/a
I4/00336/COU	Preston Brook Marina, Marina Lane, Runcorn	Proposed change of use of 42 no. leisure berths to residential moorings	Within existing centre	The proposal complies with Policies BE1, TP12, TP15 and S22 of the Halton Unitary Development Plan and it is acceptable.
I4/00555/FUL	Halebank C Of E Controlled Primary School, Heath View Road, Widnes	Proposed redevelopment of existing school, comprising demolition of existing buildings (except nursery building) and erection of new single storey school building, car parking, landscaping, play areas and ancillary works	Within existing centre	N/a
I5/00107/FUL	Croftwood, Whitchurch Way, Runcorn	Proposed single storey extension to existing care home	Within existing centre	N/a

15/00295/FUL	Palacefields Community Park, The Glen, Runcorn	Proposed construction of play and recreational facilities, including children's climbing apparatus and a wheeled sports facility.	Within existing centre	N/a
15/00508/FUL	Halton St Marys C Of E Primary School, Castlefields Avenue South, Runcorn	Proposed addition of 2 no. extensions to the front elevation of the school providing additional staff accommodation space and a secure lobby	Within existing centre	N/a
15/00585/HBCFUL	Fairfield Primary School, Peel House Lane, Widnes	Proposed extensions to both the junior and infant schools	Within existing centre	N/a
16/00076/FUL	Ormiston Chadwick Academy, Liverpool Road, Widnes	Proposed refurbishment of existing Artificial Grass Pitch to form extended pitch area with new playing surface, new 4.5m high ball stop fencing, replacement flood lighting, maintenance / sports equipment store	Within existing centre	N/a
16/00144/FUL	The Heath Specialist Technology College, Clifton Road, Runcorn	Proposed phased redevelopment of existing high school comprising provision of separate construction and school accessible zones, development of new school buildings, demolition of redundant buildings, hard and soft landscaping and provision of sports facilities	Within existing centre	N/a
16/00223/HBCFUL	Beechwood Primary School, Grasmere Drive, Runcorn	Proposed extension to existing play surface adjacent to southwest elevation of school including the construction of new retaining walls	Within existing centre	N/a

17/00202/COU	Land to the East of Wharford Lane And North of Sandymoor High School, Runcorn	Proposed Change of Use to a sports ground including the provision of a new grassed playing field, two tennis courts, a 3G football pitch and associated works	Within existing centre	N/a
17/00216/FUL	St Michaels Catholic Primary School, St Michaels Road, Widnes	Proposed erection of standalone single-storey meeting room within the grounds to the south of the school	Within existing centre	N/a
17/00279/COU	Unit 10B, Whitworth Court, Runcorn	Proposed change of use from office to enable use as gym / fitness studio	Within existing centre	N/a
17/00307/P3JPA	44 Victoria Road, Widnes	Prior notification for proposed change of use at ground floor from retail for use as a Dance Studio	Within existing centre	N/a
18/00275/FUL	Cartref House Nursing Home, 61 Derby Road, Widnes	Conversion of existing care home to 9 no. apartments	Within existing centre	The proposal complies with Policies BE1, BE2, TP6, TP17 and GE27 and satisfies the requirements of the Core Strategy and the NPPF.
18/00532/PLD	23 South Parade, Runcorn	Application for a certificate of proposed lawful development for use of the premises as a small children care home within the C3 (b) use class	Within existing centre	N/a
18/00582/DEM	Lord Taverners Woodside Youth Club, Palace	Prior notification of proposed demolition of former youth club	Within existing centre	The Council had no objection to the demolition and full

	Fields Avenue, Runcorn			planning permission was not required.
I9/00024/ELD	12 Lunts Heath Road, Widnes	Application for a Lawful Development Certificate for an existing use being the continuance of the use of the property as a small children's care home (use class C3b)	Within existing centre	N/a
I9/00298/EDU	St Augustine's Catholic Primary School, Conwy Court, Runcorn	Proposed erection of treehouse classroom within the school grounds	Within existing centre	N/a
I9/00325/FUL	Open Land to Northeast of Village Street to The East and West of Keckwick Brook and to the West of the West Coast Rail Line	Proposed erection of 235 dwellings and 100 extra care apartments, together with car parking, landscaping, roads, bridges, footways, drainage infrastructure and associated works	Allocation	The site is allocated for development and forms parts of the Sandymoor Masterplan.
I9/00359/COU	10 Coronation Drive, Widnes	Proposed change of use from a former care home to a place of worship and meditation with ancillary living accommodation	Within existing centre.	The proposal complies with policies BE1, BE2 and H8 of the UDP and Core Strategy.
I9/00500/COU	4 Bamford Close, Runcorn	Proposed change of use from dwelling house (use class C3) to residential care home for up to two children (use class C2)	Within existing centre	N/a
I9/00548/FUL	25-27 Appleton Village, Widnes, Cheshire	Proposed single storey wrap around extension to existing annex to create contemporary teaching space for pre-school children (resubmission of refused application I9/00224/FUL	Within existing centre	N/a

19/00615/HBCFUL	Chesnutt Lodge School, Green Lane, Widnes	Proposed extension to school to provide one extra classroom	Within existing centre	N/a
20/00206/HBCFUL	Land At Moor Lane, Widnes	Proposed demolition of existing buildings and the erection of a 2-storey leisure centre	Within existing centre	N/a
21/00102/FUL	Boat House, Cholmondeley Road, Runcorn	Proposed demolition of existing facilities and development of new clubhouse incorporating changing facilities, gym, social areas and ground floor boat and canoe	Within existing centre	N/a
21/00161/FUL	East Lane House, East Lane, Runcorn	Proposed demolition of the existing vacant office building and the erection of apartment block and townhouses totaling 153no. dwellings (use class C3), a 66no. bedroom care home (use class C2) and an 85no. bedroom hotel (use class C1) with associated hard and soft landscaping and parking	Within existing centre	N/a
22/00004/FUL	Land At Naylor Road, Widnes	Proposed development of a two-storey special education needs and disability school (SEND) (use class F), as well as hard and soft landscaping, multi-use games area (MUGA) and sports pitches, creation of on-site car parking and creation of new vehicular	Adjacent to existing centre	The proposed development is consistent with Policies GR1, GR2, C1, C2 and HC10 of the Delivery and Allocations Local Plan, and paragraph 95 of the NPPF. ⁴⁴
22/00056/COU	Former Doctor's Surgery, 18 Lugsdale Road, Widnes	Proposed change of use of the site from doctors to an SEN school, with associated car park layout changes and ancillary work	Within existing centre	N/a

⁴⁴ [\(Public Pack\)Agenda Document for Development Management Committee. 09/05/2022 18:30 \(halton.gov.uk\)](#)

22/00072/COU	59 Coroners Lane, Widnes	Proposed change of use from former residential care home (use class C2) to 3. no residential dwellings (use class C3) along with internal and external remodeling	Within existing centre	The proposed change of use is acceptable as the application site is designated as a primary residential area on the DALP Policies map. The means of access to the development are acceptable and enough parking would be provided as advised by the Council's Highways Officer. The proposal would bring back into use the vacant property that is in a prominent location and would also provide residential accommodation in the borough.
22/00625/COU	Westway, Delph Lane, Daresbury	Proposed change of use from a residential dwelling to a care facility) operating as a children and young people's specialist care facility for a maximum of six residents.	Within existing centre	N/a
22/00417/HBCFUL	The Brindley Theatre, High Street	Proposed two-storey extension to the Brindley Theatre including cafe/restaurant and library with ancillary accommodation. Demolition works to the existing building, i.e. the current glazed entrance and to internal elements where there are also some proposed remodeling works, together with ancillary works including landscape works within the site boundary.	Adjacent to existing centre	N/a
23/00057/PRIOR	Cavendish High Academy,	Prior notification of proposed remodeling of school to include removal of a redundant garage, and the erection of a two-classroom extension	Within existing centre	N/a

	Lincoln Close, Runcorn			
23/00128/FUL	Land Within and Adjacent to And Surrounding Palacefields Local Centre Runcorn	Proposed demolition of existing buildings (including 26 existing dwellings, the existing local centre incorporating the Bethesda Church, and part of the Tricorn Public House), the infilling of the existing subway; the construction of a new local centre (comprising 63 extra-care dwellings, with associated communal facilities, ground floor retail floorspace (Use Class E) and 2 bungalows (extra care)); a replacement church / community facility (Use Class F1 / F2 / E); the change of use of the retained Tricorn Public House and associated Stables into 10 dwellings; the erection of a further 59 dwellings together with improved public realm, play facilities, improvements to open space, hard and soft landscaping works; and other associated infrastructure and works at	Within existing centre	This loss is part of a regeneration project, and new facilities will be provided as part of the scheme, thus the temporary loss is acceptable.
23/00368/FUL	Land Comprising the Uplands, Palace Fields Runcorn	Proposed demolition of some of the existing buildings (including 317 existing dwellings and the Palace Fields Community Centre), the closure of two existing subways, and the erection of 257 replacement dwellings, together with associated new roads, footways and cycleways, new and improved open space including a new linear park, hard and soft landscaping works, and other associated infrastructure and works at	Within existing centre	This loss is part of a regeneration project, and new facilities will be provided as part of the scheme, thus the temporary loss is acceptable.
24/00040/HBCFUL	Land Off Rutland Street, Runcorn, Cheshire	Proposed construction of public realm with infrastructure and layout for canal-based visitor attraction including a new arm of the Bridgewater Canal west of Waterloo Bridge, privately accessed pedestrian footbridge over the canal arm, community growing areas, paved events space, water play area, formal play space, hard and soft landscaping, additional planting, car and cycle parking, pedestrian and cycle access, and new vehicular access from Rutland Street at	Within residential designation	N/a

Health

TABLE 7: MAJOR PLANNING PERMISSIONS FOR RESIDENTIAL USE (PROVISION OF HEALTH IMPACT ASSESSMENTS)

Planning Reference	Type	Decision Date	Address	Town	Total Dwellings	Provision of Health Impact Assessment
22/00178/FUL	Full	10/06/2024	Land To North of Derby Road, East of Mill Lane and South and West of Mill Green Lane	Widnes	441	Yes
22/00423/OUTEIA	Outline	24/07/2024	Land Off Hale Gate Road Widnes Cheshire	Widnes	500	Yes
23/00368/FUL	Full	24/06/2024	Land Comprising the Uplands Palace Fields	Runcorn	257	Yes
24/00007/FUL	Full	27/11/2024	Land Off South Lane Widnes Cheshire WA8 3UB	Widnes	185	No
23/00368/FUL	Full	24/06/2024	Land Comprising the Uplands Palace Fields Runcorn	Runcorn	257	Yes
22/00423/OUTEIA	Outline	24/06/2024	Land Off Hale Gate Road Widnes Cheshire	Widnes	500	Yes

Housing

TABLE 8: PLANNING PERMISSIONS FOR SELF-BUILD DWELLINGS

Planning Reference	Decision Date	Address	Location	Description of Development	Status (31/03/2025)
17/00078/FUL	26/04/2017	Land adjoining 5 Weston Road	Runcorn	Proposed erection of 1 no. three storey dwelling house and creation of access on Land Adjoining 5 Weston Road	Site Completed
17/00309/FUL	08/11/2017	317 Upton Lane	Widnes	Proposed demolition of existing dwelling and erection of new 2 storey dwelling at 317 Upton Lane	Site Completed
17/00425/FUL	03/11/2017	Land to the Northwest of The Rookery, Hobb Lane	Runcorn	Proposed development of 1 detached dwelling with integral garage, turning area and garden space at Land to The Northwest of the Rookery Hobb	Site Completed
17/00509/REM	08/02/2018	Barn To the Rear of Morphany Cottage	Runcorn	Application for approval of reserved matters on permission 16/00453/OUT for appearance, landscaping, layout and scale (together with discharge of conditions 5 to 11 inclusive for development of 1 no. 4 bedroom 1.5 storey dwelling	Site Completed
18/00289/FUL	28/11/2018	Rear of (Ivy Cottage) 106 Runcorn Road	Runcorn	Proposed erection of dwelling with access from Moss Lane within the rear garden area at Ivy Cottage 106 Runcorn Road Moore Cheshire WA4 6UB	Site Completed
18/00559/FUL	21/12/2018	Land to rear of 21 Highlands Road	Runcorn	Proposed erection of one detached dwelling on land to rear of 21 Highlands Road Runcorn Cheshire WA7 4PS	Site Completed
19/00521/FUL	11/12/2019	The Chains, Warrington Road	Runcorn	Proposed construction of 1 no. two storey, four bed detached dwelling, single storey detached garage and associated works at The Chains Warrington Road Runcorn Cheshire WA7 1TB	Site Completed

19/00530/FUL	31/03/2020	Rose Farm Barn, Moss Lane	Runcorn	Proposed demolition of single storey block of 9 stables and construction of 1 no. single storey dwelling at Rose Farm Barn Moss Lane Moore Warrington Cheshire WA4 6WF	Site Completed
20/00053/REM	17/11/2020	Land at side of 137 Runcorn Road	Runcorn	Application for approval of Reserved Matters (Appearance, Landscaping, Layout and Scale) of outline permission 17/00602/OUT at Land to The East Of 137 Runcorn Road Moore Warrington Cheshire	Site Completed
21/00295/FUL	11/11/2021	Church End Farm, 5 Church End, Hale	Widnes	Proposed subdivision of plot, conversion and extension of existing annex to form single dwelling at Church End Farm 5 Church End Hale Liverpool L24 4AX	Site Completed
21/00367/FUL	20/09/2021	Land Between Grange Road North and Grange Park Avenue	Runcorn	Proposed erection of no. 1 detached dwelling with access and ancillary works at Land Between Grange Road North and Grange Park Avenue Runcorn	Site Stalled
22/00144/FUL	28/07/2022	Land Adjacent to 22 Kemberton Drive	Widnes	Proposed erection of a dwelling on Land Adjacent To 22 Kemberton Drive Widnes	Site Completed
24/00076/FUL	07/06/2024	Land at 386 Hale Road	Widnes	Proposed erection of a two-storey dwelling on a similar footprint and in the same location as the previously demolished dwelling and erection of a single storey detached garage (Resubmission of approved application ref: 20/00033/FUL) at 386 Hale Road Widnes Cheshire WA8 8UT	Site Not Stared

Nature

TABLE 9: PLANNING PERMISSION LOCATED IN PRIORITY HABITAT AREAS

Planning Reference	Location	Site Designation	Proposal	Measures
23/00272/FUL	Land To the West of Shell Green Widnes WA8 0GW	woodland	Class B8 storage and offices	Condition 5 sets out timings to least affect wildlife with construction and felling. Conditions 6 and 9 set out requirements for RAMS for wildlife ⁴⁵ .
23/00504/DEM	Belvedere House And Churchill Hall Cooper Street Runcorn Cheshire WA7 1DN	woodland	demolition	Demolition must be carried out with RAMS for wildlife and breeding birds
24/00206/HBCDEM	1-4 High Street Runcorn Cheshire WA7 1AT	woodland	demolition	Demolition must be carried out with RAMS for wildlife and breeding birds ⁴⁶
24/00076/FUL	386 Hale Road Widnes Cheshire WA8 8UT	woodland	residential	Investigation into impact of development must be undertaken before construction beings, and if deemed necessary, a remediation plan must be submitted and followed.
23/00272/FUL	Land To the West of Shell Green Widnes WA8 0GW	woodland	Class B8 offices	Construction must be carried out with RAMS for reptiles and hedgehogs

⁴⁵ [23_00272_FUL-DECISION_NOTICE-1580643.pdf](#)

⁴⁶ [Our Ref](#)

TABLE 10: PLANNING PERMISSIONS LOCATED WITHIN COASTAL CHANGE MANAGEMENT AREAS

Planning Reference	Location	Description
22/00047/MGCON	Land At Widnes Lying Between Speke Road and The River Mersey	Application to discharge condition No(s). 7 (COPE/CEMP/contamination) of permissions 12/00001/FULEIA, 12/00002/FULEIA, 12/00003/FULEIA, 13/00328/FUL and 08/00200/FULEIA and 15 (contamination) of permissions 12/00001/FULEIA, 12/00002/FULEIA and 12/00003/FULEIA and 16 (contamination) of 08/00200/FULEIA
22/00325/MGCON	Land At Widnes Lying Between Speke Road and The River Mersey	Application to discharge condition No(s). 7 (COPE/CEMP/contamination) of permissions 12/00001/FULEIA, 12/00002/FULEIA, 12/00003/FULEIA, 13/00328/FUL and 08/00200/FULEIA and 15 (contamination) of permissions 12/00001/FULEIA, 12/00002/FULEIA and 12/00003/FULEIA and 16 (contamination) of 08/00200/FULEIA
22/00460/FUL	Pickerings Pasture, Mersey View Road, Widnes	Retrospective application for proposed erection of a brazier beacon in celebration of the Queens platinum jubilee
22/00546/MGCON	Land At Widnes Lying Between Speke Road and The River Mersey	Application to discharge condition No(s). 7 (COPE/CEMP/contamination) of permissions 12/00001/FULEIA, 12/00002/FULEIA, 12/00003/FULEIA, 13/00328/FUL and 08/00200/FULEIA and 15 (contamination) of permissions 12/00001/FULEIA, 12/00002/FULEIA and 12/00003/FULEIA and 16 (contamination) of 08/00200/FULEIA
22/00586/MGCON	Land At Widnes Lying Between Speke Road and The River Mersey	Application to discharge condition No(s). 7 (COPE/CEMP/contamination) of permissions 12/00001/FULEIA, 12/00002/FULEIA, 12/00003/FULEIA, 13/00328/FUL and 08/00200/FULEIA and 15 (contamination) of permissions 12/00001/FULEIA, 12/00002/FULEIA and 12/00003/FULEIA and 16 (contamination) of 08/00200/FULEIA a
23/00093/MGCON	Land At Widnes Lying Between Speke Road and The River Mersey	Application to discharge condition No(s). 7 (COPE/CEMP/contamination) of permissions 12/00001/FULEIA, 12/00002/FULEIA, 12/00003/FULEIA, 13/00328/FUL and 08/00200/FULEIA and 15 (contamination) of permissions 12/00001/FULEIA, 12/00002/FULEIA and 12/00003/FULEIA and 16 (contamination) of 08/00200/FULEIA

TABLE 11: PLANNING PERMISSIONS FOR LOSS OF PROTECTED TREES (01/04/2024 AND 31/03/2025)

Planning Reference	Location of TPO	Description	Number of Trees Felled	Reasoning why Tree(s) given Permission to be Felled
21/00609/TPO	Moore Hall Hobb Lane Moore Warrington Cheshire WA4 5QS	Proposed felling of trees T3; Sycamore and group G1; 3 no. Sycamore within TPO 012 at	4	Poor condition and deadwood in crown of trees. Felling makes surrounding area safer and will allow new trees to grow
24/00322/TPO	249 Liverpool Road, Widnes, Cheshire, WA8 7HL	Proposed felling of Sycamore tree G1 protected by TPO 091 due to fungal infection at	1	Tree has succumbed to a fungal infection and is in danger of falling or spreading fungus
24/00247/TPO	18 Moughland Lane, Runcorn, Cheshire, WA7 4SE	Proposed work to trees covered by TPOs 004 and 060: Felling of T1 and T3 Horse Chestnut Trees due to decline and felling of T2 Lime Tree which is exposed and vulnerable. Propose replacement planting with Lime Trees at	3	Trees have succumbed to fungal infection; third tree is over exposed and at danger of falling.

TABLE 12: NO OBJECTION RAISED FOR LOSS OF TREE(S) IN A CONSERVATION AREA (01/04/2024 TO 31/03/2025)

Planning Reference	Location of Tree	Description	Number of Trees Felled
n/a			

Open Space

TABLE 13: ON-SITE OPEN SPACE SECURED BY A SECTION 106 AGREEMENT (01/04/2014 TO 31/03/2025)

Planning Reference	Decision Date	Location	Proposal	Obligation Secured	Status
14/00087/FUL	17/09/2014	Land on the north-side of Beechwood Avenue, Runcorn	In-lieu of on-site open space provision	£35,692.42	Funds received and secured for Wood Land Pond
16/00024/FUL	17/05/2016	Land to the northeast of Abbots Park and bounded by the M56 and Chester Road, Preston Brook, Runcorn	In-lieu of on-site open space	£22,299.75	Funds received
17/00389/FUL	20/06/2018	Land to rear of Appleton Village Pharmacy, Widnes	In lieu on-site open space	£11,714.64	Funds received
20/00028/FUL	19/11/2020	Canal Walks site, Halton Road Runcorn	In-lieu of on-site open space	£35,501.66	Funds received
21/00613/FUL	17/03/2022	Former site of Express Dairies Perry Street/Sewell Street Runcorn	In lieu on-site open space	£8659	Funds received

TABLE 14: OFF-SITE OPEN SPACE SECURED BY A SECTION 106 AGREEMENT

Planning Reference	Decision Date	Location	Reason for Requirement	Obligation Secured	Status
13/00042/FUL	16/04/2015	Former HDL, Queens Avenue, Widnes	Loss of designated greenspace Off-site open space contribution	£12,890.82	Funds received
13/00235/FUL/ 14/00476/S73	20/03/2015	188 Derby Road, Widnes	Off-site open space	£17,452.64	Funds received
15/00015/FUL	25/04/2016	Land at Crossway, Widnes	Provision and establishment of off-site open space / boundary improvements to King George V playing fields	£12,890.82	Funds received
15/00493/FUL	21/01/2016	Land bounded by Grangeway, Pine Road and Thorn Road, Runcorn	Loss of greenspace/in-lieu of on-street open space in the locality	£37,596.76	Funds received
20/00618/S73 application to vary condition of 17/00351/FUL	03/01/2023	The New Inn 294 Hale Road Widnes Cheshire WA8 8PZ	Off-site open space	£13,750.21	No funds received
21/00161/FUL	06/02/2023	East Lane House East Lane Runcorn Cheshire WA7 2UR	Open space (in lieu of on-site provision)	£196,865.98	No funds received
22/00318/FUL	10/11/2023	Land North of Lunts Heath Road Widnes	Off-site open space	£153,785.90	50% received
22/00377/FUL	21/12/2023	Land At South Lane Widnes Cheshire	Off-site open space	£71,995.92	No funds received

22/00638/FUL	27/03/2023	Land Bounded by Church End & Town Lane Hale L24 4AX	Off-site open space	£21,204.52	Funds received
22/00493/OUT	28/02/2025	Land At Sumners Farm East of Barkers Hollow Road Preston on The Hill Warrington WA4 4AZ	Off-site open space	£12,841.92	No funds received
24/00007/FUL	27/11/2024	Land Off South Lane Widnes Cheshire WA8 3UB	Off-site open space Recreation Contribution	£203,710.31 £12,868.60	No funds received
22/00178/FUL	10/06/2024	Land To North of Derby Road, East of Mill Lane and South and West of Mill Green Lane	Off-site open space Recreation Contribution	£209,098.00 £119,095.28	No funds received
22/00179/FUL	24/06/2024	Land To the South of South Lane and East of Barrows Green Lane Widnes Cheshire	Recreation Contribution	£14,191.26	No funds received
23/00041/FUL	28/06/2024	St Michaels Industrial Estate Oldgate Widnes WA8 8TL	Habitat Creation	£16,200	No funds received
23/00272/FUL	25/07/2024	Land To the West of Shell Green Widnes WA8 0GW	Off-Site Biodiversity works	£54,500	No funds received

TABLE 15: LOSS AND GAIN OF SPORTS/PLAYING PITCH PROVISION

Planning Permission	Location	Proposal	Loss/Gain Detail
16/00076/FUL	Ormiston Chadwick Academy, Liverpool Road, Widnes	Proposed refurbishment of existing Artificial Grass Pitch to form extended pitch area with new playing surface, new 4.5m high ball stop fencing, replacement flood lighting, maintenance / sports equipment store	Refurbishment -no loss or gain
17/00202/COU	Land to the East of Wharford Lane and North of Sandymoor High School, Runcorn	Proposed Change of Use of vacant land to a sports ground including the provision of a new grass playing field, two tennis courts, a 3G football pitch and associated works	Creation of: <ul style="list-style-type: none"> • 3g synthetic grassed football pitch • 2 synthetic grassed tennis courts • Grass pitched running track. Facilities are available for public use
20/00206/HBCFUL	Land At Moor Lane, Widnes	Proposed demolition of existing buildings and the erection of a 2-storey leisure centre	The proposal will replace the existing facility at Kingsway, Widnes
24/00175/COND	Land At Naylor Road Widnes WA8 0BS	Application to discharge condition no 19 (Community Use Agreement) of planning permission 22/00004/FUL	Gain a public-usable grass pitch and MUGA

Retail

TABLE 16: COMPLETIONS OF MAIN TOWN CENTRE USES WITHIN DESIGNATED CENTRES (GAIN AND LOSS)

District/Town Centre	Location Address	Planning Reference	Completion Date	Description	Loss/Gain	Floorspace (GIA) (SQM)
Widnes Town Centre	1A Deacon Road	23/00247/COU	31/03/2025	Proposed change of use from residential flats to offices	Loss	Loss of 85sq.m of E(c)(ii)

TABLE 17: PLANNING PERMISSIONS FOR MAIN TOWN CENTRE USES (GAIN OR LOSS)

Address	Planning Reference	Progress	Description	Floorspace (Gross ha)
Runcorn				
The Brindley Theatre, High Street	22/00417/HBCFUL	Site Under Construction	Proposed two-storey extension to the Brindley Theatre including cafe/restaurant and library with ancillary accommodation. Demolition works to the existing building, ie the current glazed entrance and to internal elements where there are also some proposed remodeling works, together with ancillary works including landscape works within the site boundary, all at The Brindley Theatre	+0.99
McDonalds Restaurants Ltd, West Lane	23/00153/FUL	Site Not Started	Proposed extension to existing restaurant including a new remote refuse store to be formed within the car park and associated works to the site. Relocation of the customer order displays and amendments to fenestration at McDonalds Restaurants	+0.17
Runcorn Library, Granville Street	23/00450/HBCCOU	Site Not Started	Proposed change of use from existing library (use class F1) to health and education hub with multi-purpose spaces (use class E) at Runcorn Library	+0.06

Site at Ineos Inovyn Ltd, Bankes Lane Office, Bankes Lane	23/00169/FUL	Site Completed	Proposed construction of a two-storey building on an existing disused concrete hardstanding. Building to house relocated engineering contracting staff currently housed in various buildings on adjacent site at Ineos Inovyn Ltd Bankes Lane Office Bankes Lane Runcorn WA7 4JE	+0.07
Unit 3, 2 Kings Court	24/00103/P3JPA	Site Not Started	Prior notification for proposed change of use from commercial, business and service (Use Class E) to provide 6 dwelling units (Use Class C3) at	-0.1
343 The Uplands	24/00134/COU	Site Not Started	Proposed change of use of the existing dwelling (Use Class C3) to an office (Use Class E(g)(i)).	+0.01
Widnes				
1A Deacon Road	23/00247/COU	Site Completed	Proposed change of use from residential flats to offices	0.02
58 Albert Road	23/00293/COU	Site Not Started	Proposed change of use from retail to form 1 No. bedroom apartment and 1 No. studio apartment at first floor level	0.01
180 Albert Road	17/00040/FUL	Site Completed	Proposed change of use and conversion of building to create 3 no. bungalows and 2 no. flats, demolition of existing garages, internal and external alterations and landscaping at 180 Albert Road	-0.03
61-63 Albert Road	24/00226/COU	Site Not Started	Proposed change of use of the first floor from commercial (Class E) to 2 No. apartments (Class C), and the subdivision of the ground floor to create three separate units with amendments to the front elevation. Change of use to the rear unit from Class E to Class B8 to accommodate a self-storage unit at	-0.04

TABLE 18: APPLICATIONS FOR RETAIL DEVELOPMENT IN EDGE OR OUT OF CENTRE LOCATIONS

Area	Location Address	Planning Reference	Stage of Development	Description	Sequential Assessment / Impact Assessment	Floorspace (Gross)
Widnes Out of Centre	The Blundell Arms, Hale Road	21/00156/COU	No start	Proposed change of use of the ground floor (270m ²) of the public house (use class sui generis) to convenience store (use class E)	Sequential	Loss of 270sq.m of public house (SG) Gain of 270sqm of convenience store (E (a))
Widnes Out of Centre	Aldi Food store, Green Oaks Way	21/00278/ FUL	Under construction	Replacement food store	Sequential	Gain of 412sq.m of convenience store (E (a))
Runcorn Out of Centre	Land Adjacent To 2 Highlands Road	24/00248/FUL	No start	Proposed single storey extension to existing bakery at	Not needed	Gain of 18sq.m of E(b)

TABLE 19: COMPLETED OFFICE AND RETAIL USE 2024/25

District/ Town Centre	Location Address	Planning Reference	Description	Loss/Gain	Floorspace (SQM)
Widnes Out of Centre	HBC Fields, Halebank Road	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 access, car parking, service and delivery areas and associated other works including groundwork, drainage and landscaping at Land Off Lovels Way Halebank	Gain office	Gain of 50632sq.m of B8

TABLE 20: LONG TERM VACANT UNITS RUNCORN OLD TOWN

Ref	Street Number	Road	Footprint (sqm)	Primary Shopping Area
OT004		High Street	33.48	no
OT007	6	Church Street	289.80	no
OT007	6	Church Street	289.80	no
OT008	8	Church Street	137.00	no
OT009	10	Church Street	576.00	yes
OT010	12	Church Street	55.80	yes
OT012	16	Church Street	174.00	yes
OT015	22	Church Street	58.58	yes
OT018	28	Church Street		yes
OT019	28	Church Street		yes
OT021	32	Church Street	56.80	yes
OT022	34	Church Street	47.78	yes
OT023	36	Church Street	87.00	yes
OT024	38	Church Street	83.20	yes
OT031	56	Church Street	198.00	no
OT033	60	Church Street	30.88	no
OT037	68	Church Street	48.45	no
OT037	68	Church Street	48.45	no
OT038	70	Church Street	53.20	no
OT039		Church Street	341.00	yes
OT040	19	Church Street	279.50	yes
OT040	19	Church Street	279.50	yes
OT042	25	Church Street	98.22	yes
OT043	27	Church Street	80.36	yes
OT044	29	Church Street	27.95	yes
OT045	31	Church Street	31.50	yes
OT046	33	Church Street	29.75	yes

OT046	33	Church Street	29.75	yes
OT047	35	Church Street	69.30	yes
OT052	41	Church Street	43.20	yes
OT053	43	Church Street	37.41	yes
OT055	45	Church Street	71.75	yes
OT056	47	Church Street	30.40	yes
OT056	47	Church Street	30.40	yes
OT057	47	Church Street	42.66	yes
OT057	47	Church Street	42.66	yes
OT061	55	Church Street	56.70	yes
OT064	65	Church Street	52.00	no
OT065	67	Church Street	18.25	no
OT066	67	Church Street	52.80	no
OT067	69	Church Street	90.00	no
OT067	69	Church Street	90.00	no
OT069	75	Church Street	32.30	no
OT070	77	Church Street	25.20	no
OT070	77	Church Street	25.20	no
OT071	79	Church Street	89.60	no
OT087	57	Devonshire Place	86.84	no
OT100	1	Granville Street	36.31	yes
OT100	1	Granville Street	36.31	yes
OT101	3	Granville Street	47.26	yes
OT102	5	Granville Street	35.63	yes
OT113	5	Granville Street	262.00	yes
OT117	2	Granville Street	32.40	yes
OT117	2	Granville Street	32.40	yes
OT127	10	High Street	77.43	no
OT127	10	High Street	77.43	no
OT128	40	High Street	143.75	no

OTI29	44	High Street	68.82	no
OTI34	56	High Street	49.50	no
OTI36	58	High Street	34.20	no
OTI38	60	High Street	55.20	no
OTI39	60	High Street	370.00	no
OTI60	33	High Street	27.30	no
OTI60	33	High Street	27.30	no
OTI61	35	High Street	89.44	no
OTI62	39	High Street	21.66	no
OTI62	39	High Street	21.66	no
OTI65	53	High Street	186.85	no
OTI66	55	High Street	126.70	no
OTI85	1	Loch Street	28.70	no
OTI86	3	Loch Street	33.30	no
OTI86	3	Loch Street	33.30	no
OTI87	4	Loch Street	33.30	no
OTI87	4	Loch Street	33.30	no
OTI94	12	Regent Street	72.60	no
OTI94	12	Regent Street	72.60	no
OTI95	14	Regent Street	14.62	no
OTI95	14	Regent Street	14.62	no
OTI97	26	Regent Street	13.76	no
OTI97	26	Regent Street	13.76	no
OTI99	34	Regent Street	29.30	no
OT200	40	Regent Street	14.88	no
OT200	40	Regent Street	14.88	no
OT201	42	Regent Street	54.80	no
OT201	42	Regent Street	54.80	no
OT202	44	Regent Street	61.00	no
OT203	50	Regent Street	36.00	no

OT203	50	Regent Street	36.00	no
OT204	52	Regent Street	61.13	no
OT205	3	Regent Street	42.90	no
OT206	7	Regent Street	31.60	no
OT206	7	Regent Street	31.60	no
OT207	9	Regent Street	15.51	no
OT208	11	Regent Street	17.78	no
OT209	13	Regent Street	42.75	no
OT209	13	Regent Street	42.75	no
OT210	19	Regent Street	25.20	no
OT210	19	Regent Street	25.20	no
OT211	21	Regent Street	36.75	no
OT211	21	Regent Street	36.75	no
OT212	23	Regent Street	37.80	no
OT213	25	Regent Street	57.75	no
OT215	29	Regent Street	32.66	no
OT215	29	Regent Street	32.66	no
OT216	31	Regent Street	32.85	no
OT216	31	Regent Street	32.85	no
OT217	33	Regent Street	13.00	no
OT217	33	Regent Street	13.00	no
OT218	35	Regent Street	20.70	no
OT219	37	Regent Street	38.50	no
OT220	41	Regent Street	37.40	no
OT220	41	Regent Street	37.40	no
OT224	3	Fryer Street	16.27	yes
OT225	5	Fryer Street	21.52	yes
OT226	2	Loch Street	46.72	no
OT237	1	Regent Street	51.08	no
OT239	45	Fryer Street	85.00	yes

OT242	3	High Street	47.00	no
OT242	3	High Street	47.00	no
OT243		Fryer Street	49.00	yes
OT243		Fryer Street	49.00	yes

TABLE 21: LONG TERM VACANT UNITS, HALTON LEA, RUNCORN

Ref	Street Number	Road	Footprint (sqm)	Primary Shopping Area
HL007	36	Orchard Walk	92.90	Yes
HL008	95	River Walk	62.24	Yes
HL009	207	Town Square (Above)	353.03	Yes
HL010		Town Square (Above)	16.72	Yes
HL011	213	Town Square (Above)	33.44	Yes
HL012	74	Town Walk	62.24	Yes
HL013	108	Bridge Walk	111.48	Yes
HL014	54	Forest Walk (North)	83.61	Yes
HL015	49	Forest Walk (North)	139.35	Yes
HL016	48	Forest Walk (North)	139.35	Yes
HL017	84	Forest Walk (South)	408.77	Yes
HL018	90	Forest Walk (Town Sq)	334.45	Yes
HL019	38	Orchard Walk	315.87	Yes
HL020	43	Orchard Walk	929.02	Yes
HL021	94	River Walk	167.22	Yes
HL022	96	River Walk	62.24	Yes
HL023	98	River Walk	62.24	Yes
HL024	100	River Walk	92.90	Yes
HL025	115	River Walk	199.74	Yes
HL026	117	River Walk	83.61	Yes
HL027		Town Square	102.19	Yes
HL028	9	Orchard Walk	111.48	Yes

HL033	107	Bridge Walk	111.48	Yes
HL035	47	Forest Walk (North)	139.35	Yes
HL042	6	Orchard Walk	111.48	Yes
HL043	118	River Walk	278.71	Yes
HL044	201	Town Square (Above)	91.04	Yes
HL047		Town Square (Above)	33.44	Yes
HL048	206	Town Square (Above)	75.25	Yes
HL049	5	Town Walk	353.03	Yes
HL050	4	Town Walk	62.24	Yes
HL051	10	Town Walk	92.90	Yes
HL052	92	Forest Walk	3,716.09	Yes
HL053	105	Bridge Walk	111.48	Yes
HL055	110	Bridge Walk	891.86	Yes
HL056	2	Forest Walk (North)	222.97	Yes
HL057	55	Forest Walk (North)	2,229.65	Yes
HL059	37	Forest Walk (North)	139.35	Yes
HL060	82	Forest Walk (South)	232.26	Yes
HL061	88	Forest Walk (South)	427.35	Yes
HL063	44	Forest Walk (Town Sq)	2,369.01	Yes
HL066	39	Orchard Walk	394.83	Yes
HL067	42	Orchard Walk	274.06	Yes
HL068	97	River Walk	62.24	Yes
HL069	99	River Walk	139.35	Yes
HL070	101	River Walk	92.90	Yes
HL073	119	River Walk	55.74	Yes
HL075		Town Square	743.22	Yes
HL076	77	Town Square	102.19	Yes
HL078	3	Town Walk	143.07	Yes
HL079	2	Town Walk	76.64	Yes
HL080	73	Town Walk	92.90	Yes

HL082	12	Orchard Walk	134.71	Yes
HL083	11	Town Walk	120.77	Yes
HL085	79	Town Square	83.61	Yes
HL088	7	Town Walk	241.55	Yes
HL089	9	Town Walk	214.55	Yes
HL090	11	Orchard Walk	204.38	Yes
HL093	8	River Walk	111.48	Yes
HL094		Town Square (Above)	149.57	Yes
HL095	10	Orchard Walk	111.48	Yes
HL099	46	Forest Walk (North)	139.35	Yes
HL100	7	Orchard Walk	111.48	Yes
HL101	3	Orchard Walk	288.00	Yes
HL104		Town Square (Above)	875.14	Yes
HL105		Town Square (Above)	1,569.58	Yes
HL107	109	Bridge Walk	14.00	Yes
HL110	12	Halton Lea	1,223.00	Yes
HL111	13	Halton Lea	358.00	Yes
HL119	3	Halton Lea	978.00	Yes
HL128	1	Orchard Walk	343.74	Yes
HL129	35	Orchard Walk	175.58	Yes
HL131	1	Halton Lea	265.00	Yes
HL135	1	Halton Lea	3,779.00	Yes
HL136	1	Halton Lea	265.00	Yes
HL144		Town Square	53.40	Yes
HL150	32	Forest Walk	111.30	Yes
HL151	31	Forest Walk	110.50	Yes
HL156		Northway	2,023.00	no
HL157		Second Avenue	1,366.00	no
HL162		Town Square (Above)	33.44	Yes
HL163		Town Square (Above)	33.44	Yes

HL164		Town Square (Above)	33.44	Yes
HL165		Town Square (Above)	33.44	Yes
HL166		Town Square (Above)	322.40	Yes
HL167		Town Square	87.19	Yes
HL168		Town Square	378.50	Yes
HL169		Halton Lea	0.00	no
HL172		Trident Retail Park	32.90	no

TABLE 22: LONG TERM VACANT UNITS WIDNES TOWN CENTRE

Ref	Street Number	Road	Floorspace (sqm)	Primary Shopping Area
W003	8	Albert Road	121.00	Yes
W009	24	Albert Road	71.25	Yes
W013	34	Albert Road	52.92	Yes
W016	1	Brook Street	82.50	Yes
W022	46	Albert Road	31.50	No
W023	48	Albert Road	59.80	No
W025	52	Albert Road	257.25	No
W029	66	Albert Road	45.90	No
W031	70	Albert Road	51.78	No
W039	86	Albert Road	38.48	No
W085	41	Albert Road	78.00	Yes
W096	65	Albert Road	76.00	No
W099	71	Albert Road	402.17	No
W100	73	Albert Road	42.50	No
W101	75	Albert Road	63.11	No
W103	79	Albert Road	59.40	No
W128	15	Albert Square	138.60	Yes
W130	18	Albert Square	50.40	Yes
W131	20	Albert Square	72.80	Yes

W136	34	Albert Square	101.18	Yes
W140	7	Albert Square	101.40	Yes
W141	9	Albert Square	164.90	Yes
W142	11	Albert Square	84.38	Yes
W143	14	Albert Square	95.81	Yes
W145	15	Albert Square		Yes
W146	19	Albert Square	97.30	Yes
W148	21	Albert Square	97.75	Yes
W149	25	Albert Square	89.40	Yes
W150	26	Albert Square	82.15	Yes
W151	27	Albert Square	72.00	Yes
W152	28	Albert Square	129.94	Yes
W157	17	Albert Square	170.45	Yes
W174	2	Gladstone Street	41.25	No
W196	4	Robert Street	16.00	No
W197	75	Albert Road (on Ross Street)	28.80	No
W198	1	Rylands Street	30.80	No
W199	3	Rylands Street	13.75	No
W201		Salisbury Street	206.40	No
W202		Salisbury Street		No
W291	134	Widnes Road	39.10	No
W297	152	Widnes Road	51.25	Yes
W306	5	Widnes Road	142.50	No
W307	72	Albert Road	89.10	No
W308	7	Widnes Road	142.54	No
W309	13	Widnes Road	79.29	No
W310	15	Widnes Road	26.25	No
W311	17	Widnes Road	70.20	No
W312	19	Widnes Road	30.80	No
W313	21	Widnes Road	693.12	No

W316	31	Widnes Road	25.60	No
W318	33	Widnes Road	121.50	No
W319	33	Widnes Road	57.40	No
W321	35	Widnes Road	66.13	No
W322	37	Widnes Road	28.20	No
W324	41	Widnes Road	43.94	No
W333	65	Widnes Road	29.25	No
W355	8			Yes
W359	5			Yes
W363	17			Yes
W368	8			Yes
W400	9		2,240.00	Yes
W415	50	Albert Road	41.85	No
W425	57	Widnes Road	0.00	No
W429	16	Albert Road	0.00	Yes
W430	110	Widnes Road	0.00	No
W433	116	Widnes Road	0.00	No
W438	102	Widnes Road	0.00	No
W439	106	Widnes Road	0.00	No
W440	108	Widnes Road	0.00	No
W498		Widnes Road	0.00	No
W511		Salisbury Street	0.00	No
W544		Travis Street	0.00	No
W549		Kingsway	0.00	No

TABLE 23: CHANGE OF USE OF UPPER FLOORS

Location	Address	Planning Reference	Status at April 2024	Previous Upper Floor Use	Proposed Upper Floor Use
Widnes Town Centre	52 - 56 Albert Road	19/00372/COU	Under Construction (stalled)	Restaurant -E (b)	Residential - C3
Halton Lea, Runcorn	Grosvenor House, Northway	20/00354/COU	Under Construction	Office - E (g) (i)	Residential -C3
Runcorn, Out of Centre	31 - 33 Ashridge Street	22/00640/COU	Completed (Retrospective)	Public House - SG	Residential – C3
Widnes Town Centre	61-63 Albert Road	24/00226/COU	Granted	Commercial - E	Residential – C3

TABLE 24: CHANGE OF USE TO RESIDENTIAL

Location	Address	Planning Reference	Status at April 2024	Previous Upper Floor Use	Number of Residential Units Created
Runcorn, Out of Centre	22 Grange Road	14/00310/COU	Completed	E (a)	1
Widnes, Out of Centre	281 Warrington Road	14/00338/COU	Completed	Bookmakers SG	1
Widnes Town Centre	52 - 56 Albert Road	19/00372/COU	Under Construction	Restaurant E (b)	7
Halton Lea Town Centre	Grosvenor House, Northway	20/00354/COU	Under Construction	Offices E (g) (i)	5
Runcorn, Out of Centre	31 - 33 Ashridge Street	22/00640/COU	Completed	Public House -SG	1
Widnes Town Centre	61-63 Albert Road	24/00226/COU	Granted	Commercial - E	2
Total Dwellings Created					17

TABLE 25: PROGRESS OF RETAIL AND TOWN CENTRE ALLOCATIONS

Allocation Reference	Location	H/a	Proposed Use	Progress
TC1	Land to the north of the Brindley (former Brindley Mound), Runcorn Old Town	0.42	Retail & Leisure	22/00417/HBCFUL approved: Proposed two-storey extension to the Brindley Theatre.
TC2	Bus Interchange, Car Park and Former HDL, Runcorn Old Town	0.54	Retail	Not progressed
TC3	Widnes Retail Park (Phase 2)		Retail	Not progressed
TC5	East Lane House	1.14	Mixed (Retail, Leisure & Residential)	Demolition approved: 22/00065/DEM. 21/00161/FUL.
TC6	Sandymoor Local Centre	1.35	Retail	Completed development of a local district centre to include Retail units 1 & 2: Display or retail sale of goods, other than hot food, Use Class E(a) and/or Restaurants and Cafes, Use Class E(b); Retail units 3 & 4: Takeaways, Use class Sui Generis - hot food takeaways; Retail unit 5: Veterinary Practice, Use Class E(e). Elderly living facilities for the over 55's in the form of: an apartment block providing 20no. one bed flats and 24no. two bed flats, and 5no two bed bungalows - all Use Class C3(a) Dwelling houses; together with ancillary development including cycle stores for 20no cycles, and landscaping etc. planning permissions: 21/00053/COND; 21/00177/COND; 21/00628/FUL; 21/00688/COND; 22/00029/COND; 22/00432/COND; 23/00230/NMA
TC7	TA Centre	1.44	Mixed (Retail & Residential)	Not progressed

TC8	Library, Grosvenor House, Former Magistrates Court, Police Station et al, Halton Lea	2.32	Mixed (Office, Retail, Leisure and Residential)	20/00354/COU; 21/00185/NMA Change of use of part of the building to 5 apartments
TC9	Albert Square car park		Retail	Not progressed
TC10	Daresbury Local Centre	0.39	Retail	Not progressed
TC11	South Widnes (West Bank)		Retail	Not progressed

TABLE 26: PLANNING DECISIONS CITING POLICY HC4

Planning Reference	Location	Proposal	Decision
24/00078/ADV	Former Abbey Farm, South Lane, Widnes, Cheshire, WA8 3UB	Application for advertising consent for the erection of one V stack sign and four marketing flagpoles at	Approved
24/00075/ADV	The Woodyard, Weaver View, Clifton, Runcorn, WA7 4XU	Application for advertisement consent for forecourt canopy signage, logo signage, totem ID signs, building signs and pump island signs at	Approved
24/00072/ADV	The Woodyard, Weaver View, Runcorn, Cheshire, WA7 4XU	Proposed installation of 3 no. fascia signs, 3 no. booth lettering signs and 1 no. digital booth screen at	Approved
24/00067/ADV	The Woodyard, Weaver View, Runcorn, Cheshire, WA7 4XU	Application for advertisement consent for the installation of a freestanding totem sign at	Approved
24/00068/ADV	The Woodyard, Weaver View, Clifton, Runcorn, WA7 4XU	Application for advertisement consent for various site signage including 4 no. freestanding signs, 3 no. banner units and 16 no. dot signs (dot signage comprises; 2 no. accessible bays, 2 no. parked order bays, 2 no. no entry, 4 no. pedestrian crossing, 2 no. give way, 2 no. look both ways and 2 no. look left/right) at	Approved
24/00085/ADV	19-23 Church Street, Runcorn, Cheshire, WA7 1LX	Proposed erection of a digital display poster on gable end at	Approved

24/00199/ADV	Widnes Trade Park, Dennis Road, Widnes, WA8 0GU	Application for advertisement consent to display 5 no. non-illuminated signs at	Approved
23/00218/ADV	Former HSS Hire Group Plc, Moor Lane, Widnes, Cheshire, WA8 7AL	Application for advertisement consent for one totem sign at	Approved
24/00255/ADV	Land Off Lovels Way, Halebank, Widnes	Application for advertisement consent for two illuminated totem signs and three illuminated fascia signs at	Approved
24/00352/ADV	Green Oaks Centre, Green Oaks Way, Widnes, Cheshire	Application for advertisement consent for two fascia signs (internally illuminated) at	Approved

TABLE 27 PLANNING PERMISSION GRANTED FOR HOT FOOD TAKEAWAY'S

Prior to adoption of the DALP in March 2022 development of/change of use to hot food takeaways was not closely monitored, as such there may be some data gaps.

District/Town Centre	Location Address	Planning Reference	Percentage of Hot Food Takeaways in Retail Centres	Date of Planning Permission	Floorspace (GIA) (SQM)	Description
Hale Local Centre	6/7 Ivy Farm Court, Town Lane, Hale	19/00332/COU 23/00372/S73	1 of 10 = 10%	09/04/2020	132	Proposed change of use from former NHS clinic to mixed use pizza cafeteria and takeaway
Bechers, Local Centre, Widnes	4 Danescroft	20/00353/COU	2 of 8 = 25%	27/08/2020	80	Proposed change of use from former pharmacy to snack/sandwich bar (Use Class A3)

Widnes Town Centre	45 Albert Road	22/00154/COU	4 of 136 = 3%	12/07/2022	95	Proposed change of use from former betting shop to a hot food takeaway
Widnes out of Town Centre	Land Adjacent, East and Southeast of Intersection Between Johnsons Lane and Gorsey Lane, Widnes	23/00429/FUL		05.02.2024	70	Proposed removal of existing Munch Mobile food truck adjacent to Johnsons Lane and installation of new Munch Mobile truck in existing space. Installation of new 20ft long, 6ft tall gate in existing fence line to match existing.

Transport

TABLE 28: PLANNING PERMISSIONS WITH TRAVEL PLANS (01/04/2024 TO 31/03/2025)

Planning Reference	Decision Date	Address	Proposal
22/00179/FUL	24/06/2024	Land To the South of South Lane and East of Barrows Green Lane Widnes Cheshire	Proposed residential development including supporting infrastructure, public open space, landscaping, sustainable urban drainage and car parking at
22/00423/OUTEIA	24/06/2024	Land Off Hale Gate Road Widnes Cheshire	Proposed hybrid planning application comprising; Full planning permission for the construction of the primary access points, primary internal link road and site enabling works including site levelling and Outline planning permission, with all matters reserved except for access, for the construction of up to 500 residential dwellings (use class C3), later living units (C2), a new primary school, a local centre (use class E) and associated infrastructure and open space at
24/00007/FUL	27/11/2024	Land Off South Lane Widnes Cheshire WA8 3UB	Proposed residential development with associated open space, landscaping and infrastructure with new site accesses at

TABLE 29: GRANTED NON-RESIDENTIAL DEVELOPMENT COMPLYING WITH PARKING STANDARDS (01/04/2024 TO 31/03/2025)

Address	Planning Application Reference	Description of Development	Compliant?
The Woodyard Weaver View Clifton Runcorn WA7 4XU	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	Yes
St Michaels Industrial Estate Oldgate Widnes WA8 8TL	23/00041/FUL	Proposed 6 new build commercial units with units 1, 2 and 3 having Use Class B2 and units 4, 5 and 6 having Use Class B8 at	Yes
Halton Lodge Dental Surgery 49 Festival Way Runcorn Cheshire WA7 5JU	23/00395/FUL	Proposed single storey side and rear extension to an existing dental surgery (Use Class E) with associated parking and pedestrian access at	Yes
66 Porthleven Road Runcorn Cheshire WA7 6BG	24/00225/COU	Proposed change of use from residential (C3) to childrens home (C2) at	Yes
Unit 3 Linkway Runcorn WA7 5EJ	24/00385/FUL	Proposed repositioning of entrance door to existing retail unit (Class E), erection of 2.4m high timber fence to enclose external plant, provision of secure cycle racks, retrospective retention of totem advertisement sign and associated works at	Conditions make parking acceptable
Hutchinson Engineering Ltd Everite Road Widnes Cheshire WA8 8PT	24/00302/FUL	Proposed extension (part retrospective) of existing industrial unit to create new B2/B8 floor space and new three storey office facilities and associated external works at	Yes

Landscape World Ltd Sankey Street Widnes WA8 0PY	24/00383/FUL	Proposal for commercial steel building for use class B8 Storage and Class E Retail at	Yes
5 Sarus Court (Unit 1003) Runcorn Cheshire WA7 1UL	25/00042/COU	Proposed change of use from dual fuel smart meter installer training facility (Use Class F1) to light industrial use (Class E) and storage (B8) at	Yes

TABLE 30: MAJOR PLANNING PERMISSIONS WITHIN THE MONITORING YEAR 2024/25 WITH 30 MINS OF BUS STOP OR TRAIN STATION

Planning Reference	Location	Development Type	Bus Stop	Train Station
22/00178/FUL	Land To North of Derby Road, East of Mill Lane and South and West of Mill Green Lane	Residential	X	X
22/00179/FUL	Land To the South of South Lane and East of Barrows Green Lane Widnes Cheshire	Residential	X	X
22/00423/OUTEIA	Land Off Hale Gate Road Widnes Cheshire	Mixed use	X	
22/00493/OUT	Land At Sumners Farm East of Barkers Hollow Road Preston on The Hill Warrington WA4 4AZ	Residential	X	X
23/00368/FUL	Land Comprising the Uplands Palace Fields Runcorn	Residential	X	X
23/00452/FUL	Vacant Land the Ridgeway Runcorn Cheshire	Residential	X	X
24/00007/FUL	Land Off South Lane Widnes Cheshire WA8 3UB	Residential	X	X
24/00243/FUL	Greenoaks Farm Industrial Estate Warrington Road Widnes Cheshire WA8 0SY	Residential	X	X
25/00007/FUL	Land To the Northeast of Junction Between Wilmere Lane and Lunts Heath Road Widnes WA8 5BA	Residential	X	X
25/00042/COU	5 Sarus Court (Unit 1003) Runcorn Cheshire WA7 1UL	industrial	X	
24/00224/FUL	Univar Pickerings Road Widnes Cheshire WA8 8XW	storage	X	X
24/00138/S73	Land Bounded by Pitts Heath Lane and Otterburn Street Runcorn Cheshire	nursery	X	X

23/00018/FUL	The Woodyard Weaver View Clifton Runcorn WA7 4XU	retail	X	X
23/00272/FUL	Land To the West of Shell Green Widnes WA8 0GW	Offices, B8	X	X
24/00047/FUL	The Storage Team Ltd Tanhouse Lane Widnes Cheshire WA8 0RR	Storage B8	X	X
23/00041/FUL	St Michaels Industrial Estate Oldgate Widnes WA8 8TL	Industrial, B2, B8	X	X
24/00383/FUL	Landscape World Ltd Sankey Street Widnes WA8 0PY	Storage and retail	X	X

TABLE 31: NEW RESIDENTIAL DEVELOPMENT WITHIN 30 MINUTES OF PUBLIC SERVICES (31/04/2024 -31/03/2025)

Planning Reference	Location	GP	Hospital	Primary School	Secondary School	Employment Area	Major Retail Centre
22/00178/FUL	Land To North of Derby Road, East of Mill Lane and South and West of Mill Green Lane	X	X	X	X	X	X
22/00179/FUL	Land To the South of South Lane and East of Barrows Green Lane Widnes Cheshire	X	X	X	X	X	X
22/00423/OUTEIA	Land Off Hale Gate Road Widnes Cheshire	X	X	X		X	
22/00493/OUT	Land At Sumners Farm East of Barkers Hollow Road Preston on The Hill Warrington WA4 4AZ	X	X	X	X	X	X
23/00368/FUL	Land Comprising the Uplands Palace Fields Runcorn	X	X	X	X	X	X
23/00452/FUL	Vacant Land the Ridgeway Runcorn Cheshire	X	X	X	X	X	X
24/00007/FUL	Land Off South Lane Widnes Cheshire WA8 3UB	X	X	X		X	X
24/00243/FUL	Greenoaks Farm Industrial Estate Warrington Road Widnes Cheshire WA8 0SY	X	X	X	X	X	X
25/00007/FUL	Land To the Northeast of Junction Between Wilmere Lane and Lunts Heath Road Widnes WA8 5BA	X	X	X	X	X	X

Waste

TABLE 312: PROVISION OF SITES FOR WASTE MANAGEMENT PURPOSES (2014 TO 2024)

Planning reference	Year of Perm	Status of Development	Facility type	Site Name	New Capacity (tonnes/ year)	Waste Hierarchy
14/00613/FUL	14/15	Unknown	Incinerator Bottom	Ash Recycling Land Bounded by Dismantled Railway and South of Johnsons Lane Widnes	250000	Preparing for re-use/ Recycling
15/00180/FUL	15/16	Operational	Landfill restoration	Hedco Closed Landfill Site, Desoto Road, West Bank Estate, Widnes	32800	Disposal
15/00256/FUL	15/16	Operational	Anaerobic Digestion	Refood UK Ltd, Desoto Road, Multi Modal Gateway, Widnes	20000	Other Recovery
15/00332/FUL	15/16	Unknown	Inert land raise and solar scheme	South of Johnsons Lane, Widnes	189600	Disposal
16/00124/FUL EIA	16/17	Operational	Waste Transfer Station	WSR Recycling Ltd Ditton Road Widnes	100000	Recycling
16/00158/COU	16/17	Operational	Processing and storage of wood facility	Land To the Northwest of Junction Between Ditton Brook and Stewards Brook, Foundry Lane, Widnes	150000	Other Recovery
17/00435/WST	17/18	Unknown	Biomass boiler at Waste Transfer Station	GSH Waste Recycling LTD Pickerings Road Widnes	0	Other Recovery
18/00417/S73	18/19	Operational	variation of condition to increase amount of fuel delivered by road	Runcorn Energy from Waste Facility Barlow Way Off Picow Farm Road	250000	Other Recovery
19/00008/FUL	18/19	Unknown	Proposed extension to the raw material reception building	Secanim Desoto Road Widnes	0	Other Recovery