



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



**Halton Borough Council**

**Authority Monitoring Report  
Housing 2023  
(Base date 31<sup>st</sup> March 2023)**

**Sept 2023**

**Version History**

Version	Revisions	Lead(s)	Author(s)	Checked	
v1			KBowen		25/10/2023
v2			KBowen		15/01/2024



## Summary of Key Findings

### 2023 Headline findings and observations

- **368 gross completions** – 85 of these were affordable homes (23%) (Compared to 22 (14%) gross in 2021/22)
- 1 demolition
- 1 loss from conversion
- 4 losses from change of use
- **362 net completions** (Compared to 152 net completions in 2021/22)
- **264 units currently under construction** (Compared to 117 under construction in 2021/22)

### 2022/23 Completions by developer type, dwelling type and bedroom capacity

	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	20	8	0	0	0	28	33	24	0	0	57	<b>85</b>
Private Sector	0	14	99	65	0	0	178	8	97	0	0	105	<b>283</b>
Affordable via S106	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
All	0	34	107	65	0	0	206	41	121	0	0	162	<b>368</b>

\* Registered Social Landlords (Housing Associations etc.)

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	5+ Bed	ALL
All tenures / All Dwelling Types	41	155	107	65	0	0	368
	11%	42%	29%	18%	0%	0%	100%

In the Registered Provider (RSL) sector and the Private sector the majority of new build housing has been 2 Bed Flats. There have been no houses secured through Section 106 Agreements.

2022/23	Halton	
Net completions April 2022 to March 2023	362	a
Dwellings under construction @ 31st March 2023	264	b
Local Plan annualised target	350	c
Surplus/deficit against the Local Plan annualised average 2022/23	+12	c-a

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## I. Scope and Policy Context

- I.1 It is essential that Halton Council have an up-to-date statutory development plan in order to provide robust planning for the Borough. The Halton Delivery and Allocations Local Plan (DALP) was adopted in March 2022. The Plan sets out the long-term spatial vision, strategic priorities and policies for future development in the borough to 2037, including the quantity and location of new homes, employment provision, shops, facilities and other services, transport and other infrastructure provision, climate change mitigation and adaptation and the conservation and enhancement of the natural and historic environment.
- I.2 The DALP sets out the planning policies and land allocations to guide decisions on the location, scale and type of development and changes in the way land and buildings are used.
- I.3 This Report will refer to the following Policy requirements set out within Policy CS(R)3 of the DALP regarding housing supply and locational priorities:
- A minimum of 8,050 net additional homes to be provided between 2014 and 2037 at an average rate of 350 dwellings per annum.
  - To achieve at least 30% of new housing on previously developed land (PDL) over the plan period (including conversions).
  - To ensure efficient use of land, a minimum density of 30 dwellings per hectare will be sought. In more accessible locations, densities of 40 dph or greater should be achieved.
  - To maintain a 5 year supply of deliverable housing land across the borough
  - On sites of 10 or more dwellings, with the exception of brownfield sites, the mix of new property types delivered should contribute to addressing identified needs with an affordable housing requirement of 20% on Strategic Housing Sites and 25% on Greenfield Development (Policy CS(R)13).
- I.4 This report also provides data on longer term take-up rates for housing within Halton Borough since 2004.
- I.5 It seeks to inform and monitor the performance for residential completions in Halton and to report on key areas of performance of the previous financial year, namely:
- gross and net dwellings completed.
  - proportion of dwellings completed on previously developed (brownfield) land.
  - completions by house type and bed spaces.
  - delivery of affordable units.
  - density of housing completions.

## 2. Housing Delivery

2.1. 174,600 dwellings were completed in the UK during the financial year 2022/23, a slight increase of 2% compared with the same time last year. This is 24% below the peak of 2007. The majority of Met and Shire Counties have seen a decrease of completions with Merseyside and Greater Manchester showing a decrease of around 62% compared to last year. Lancashire have seen a 15% increase of completions compared with last year.<sup>1</sup>

### Housing Completions

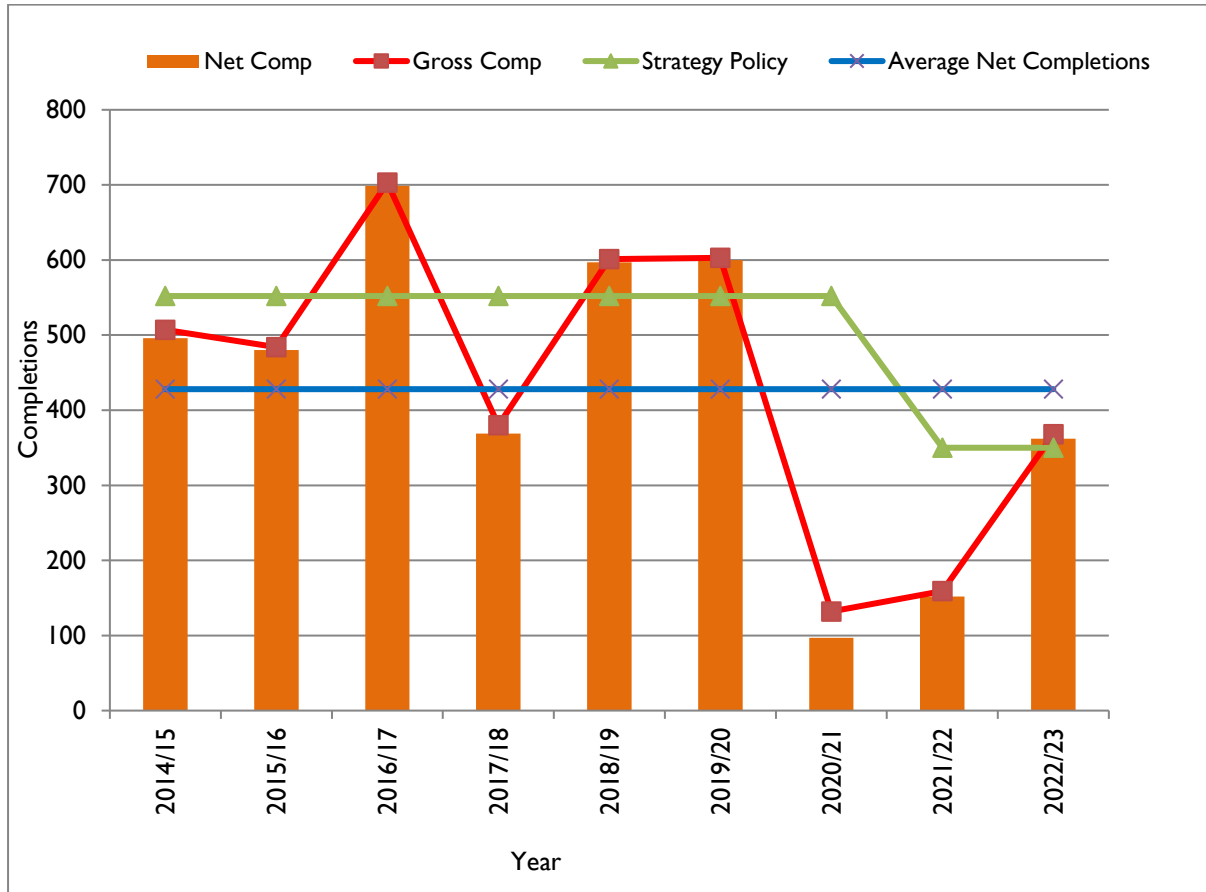
2.2. The number of completions in Halton has increased significantly with 368 dwellings (gross) completed in the 12 month monitoring period in 2022/23 - 273 dwellings in Runcorn and only 95 in Widnes (see Appendix A). Dwellings lost through demolition and conversion amount to 6 homes, resulting in a net figure of 362 dwellings.

Halton	Gross Dwelling Gain	Losses from demolitions / conversions	Net Dwelling Gain
2003/04	616	439	177
2004/05	504	108	396
2005/06	744	7	737
2006/07	561	143	418
2007/08	547	234	313
2008/09	398	5	393
2009/10	225	111	114
2010/11	261	90	171
2011/12	325	8	317
2012/13	343	27	316
2013/14	262	35	227
2014/15	507	11	496
2015/16	484	4	480
2016/17	703	5	698
2017/18	380	11	369
2018/19	601	4	597
2019/20 *	603	3	600
2020/21 *	132	35	97
2021/22	159	7	152
2022/23	368	6	362
<b>Total</b>	<b>8,723</b>	<b>1,293</b>	<b>7,430</b>
<b>Average</b>	<b>436</b>	<b>65</b>	<b>372</b>
<b>2014/15 to 2022/23 (Total)</b>	<b>3,937</b>	<b>86</b>	<b>3,851</b>
<b>2014/15 to 2022/23 (Average)</b>	<b>437</b>	<b>10</b>	<b>428</b>

<sup>1</sup> <https://www.gov.uk/government/statistical-data-sets/live-tables-on-house-building>

\* The 2019/20 figure covers a 16 month period (suggesting a 12 month figure of  $(603/16)*12= 452$ )  
 \* The 2020/21 figure only covers a 8 month period (suggesting a 12 month figure of  $(132/8)*12= 198$ )

**Figure 1 – Dwelling Completions in Halton 2014 – 2023**



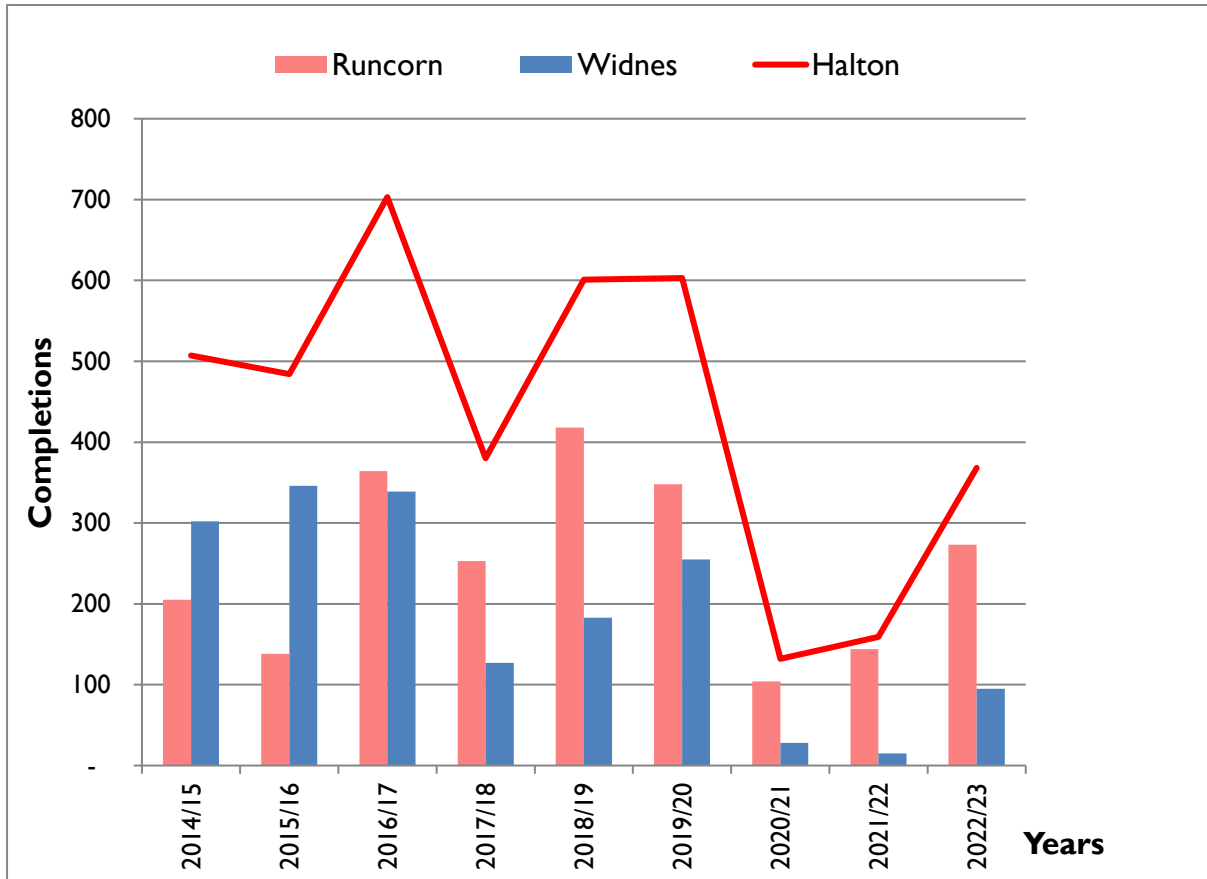
**Location**

- 2.3. DALP (Policy CS(R)3) sets out how Halton will change over the coming years and where and when development will happen, the policy states that new development within the Borough should deliver 8,050 new homes within the plan period at an average of 350 net new homes each year until 2028. There have been 3,851 net dwellings completed within Halton since 2014, an average of 428 dwellings each year.
- 2.4. Since 2014, 2,196 net dwellings have been completed in Runcorn and 1,655 in Widnes, leaving 4,113 more homes to be built in Halton to 2037 (an average of 294 homes each year).
- 2.5. Figure 2 shows the split between Runcorn and Widnes, again showing a larger split in dwellings completed in Runcorn with similar proportions in total completions in Halton compared over the last few years.

**Table 2 - Completed Housing Development in Runcorn & Widnes 2022/23**

2022/23	Gross Dwelling Gain	Losses from demolitions / Conversions	Net Dwelling Gain
Runcorn	273	3	270 75%
Widnes	95	3	92 25%
<b>Halton</b>	<b>368</b>	<b>6</b>	<b>362 100%</b>

**Figure 2 – Dwelling Completions in Halton 2014 – 2023 by Town**



**Monitoring Framework**

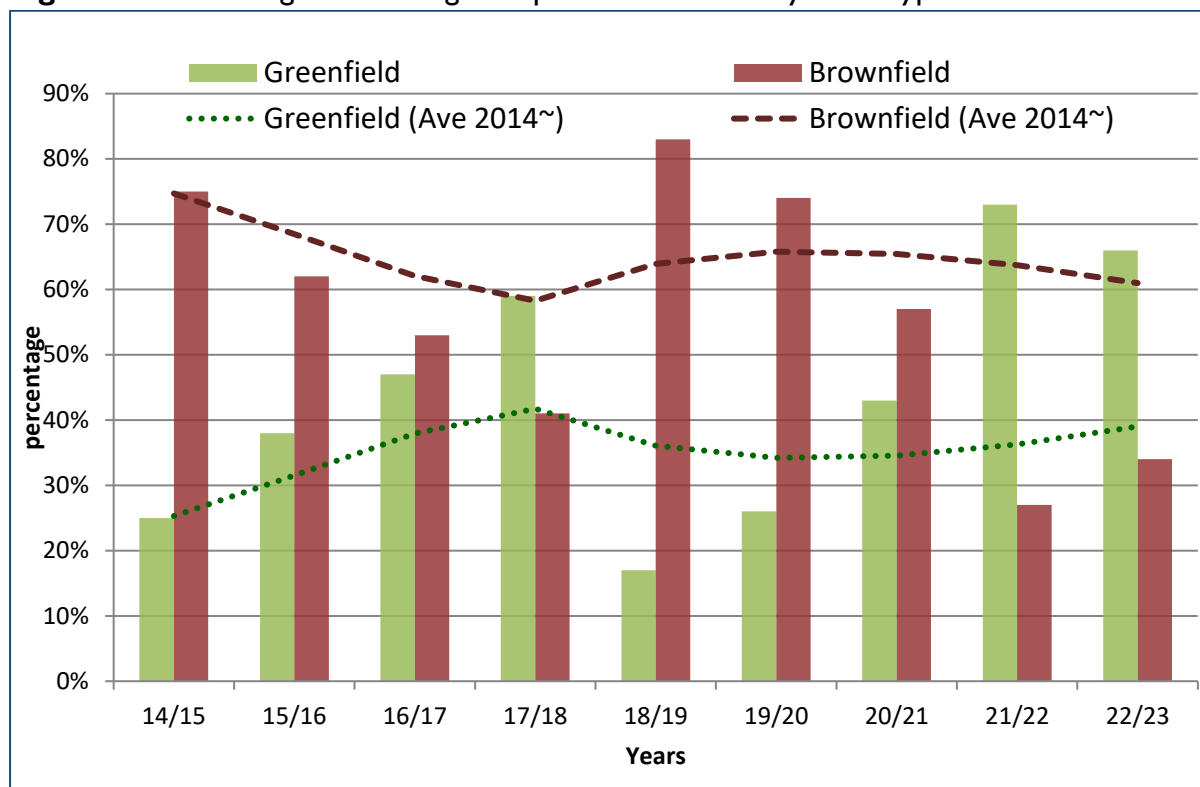
2.6. The DALP’s Monitoring Framework contains a number of indicators with targets which sets out how we will measure how successful the policies within the Plan are being implemented. The delivery of housing development from 2014 on previously developed land is recorded in table 3 below.

**Brownfield / Greenfield Split**

2.7. National Planning Policy Framework (NPPF) encourages the re-use of previously developed land. DALP (Policy CS3) states that an average of 40% of new residential development is to be built on previously developed land over the plan period. In 2022/23, 34% of completions were on Brownfield sites, an increase compared to 27% of completions the previous year.



**Figure 3 – Percentage of Housing Completions in Halton by Land Type 2014 - 2023**



**Table 3 – Housing Completions in Halton by Land Type 2014 - 2023**

Halton	Greenfield	GF%	Brownfield	PDL%	Gross Dwellings	Net Dwellings	Losses
2014/15	128	25%	378	75%	506	495	11
2015/16	184	38%	300	62%	484	480	4
2016/17	330	47%	373	53%	703	698	5
2017/18	223	59%	157	41%	380	369	11
2018/19	100	17%	501	83%	601	597	4
2019/20	156	26%	447	74%	603	600	3
2020/21	57	43%	75	57%	132	97	35
2021/22	116	73%	42	27%	158	152	6
2022/23	242	66%	126	34%	368	362	6
<b>Total</b>	<b>1536</b>		<b>2399</b>		<b>3935</b>	<b>3850</b>	<b>85</b>
Average	171	39%	267	61%	437	428	9

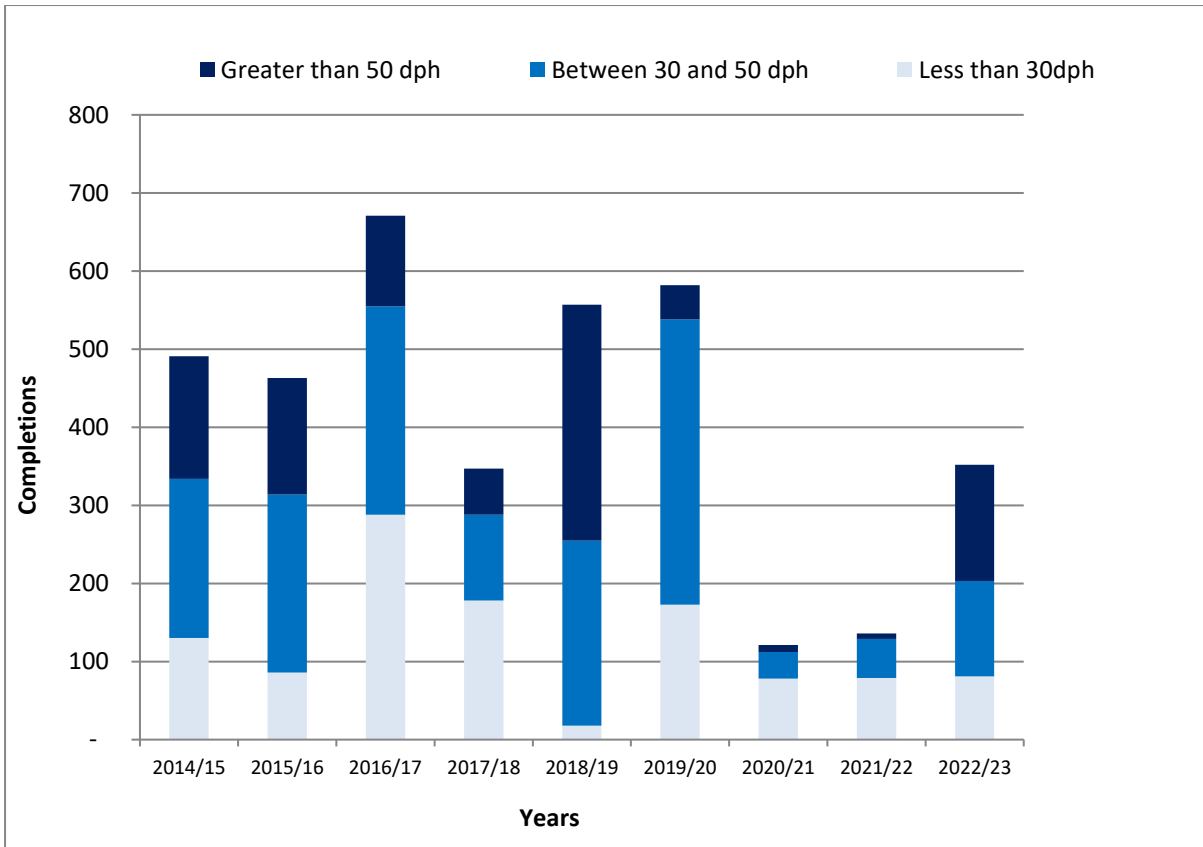
**Density**

2.8. Policy CS(R)3 of the DALP sets a target minimum density of 30dph, rising to a minimum density of 40dph in proximity to Town and Local Centres or Transport Interchanges. The percentage of new housing developments at a density of less than 30 dwellings per hectare has fallen noticeably to 23%, compared to 58% in 2021/22.

**Table 4: Density of Completions on Housing Sites (of 5 or more dwellings) 2014 - 2023**

Year	Less than 30dph	Between 30 and 50 dph	Greater than 50 dph	Halton Sites	% less 30	% 30_50	% grt 50
2014/15	130	204	157	491	26%	42%	32%
2015/16	86	228	149	463	19%	49%	32%
2016/17	288	267	116	671	43%	40%	17%
2017/18	178	110	59	347	51%	32%	17%
2018/19	18	237	302	557	3%	43%	54%
2019/20	173	365	44	582	30%	63%	8%
2020/21	78	34	9	121	64%	28%	7%
2021/22	79	50	7	136	58%	37%	5%
2022/23	81	122	149	352	23%	35%	42%

**Figure 4 - Density of Completions on Housing Sites (of 5 or more dwellings) 2014 - 2023**



**Housing Mix**

2.9. DALP CS(R)12 looks for sites with 10 or more dwellings to provide a mix of property types to contribute to the needs identified in the Strategic Housing Market Assessment (SHMA). This is in line with the NPPF which looks for planning authorities to plan for a mix of housing based on current and future demographic trends, market

trends and the needs of different groups in the community. A significant proportion of the dwellings completed in 2022/23 were flats, accounting for 44% of all completions.

2.10. 56% of all dwellings completed were houses. 48% of all houses completed by the private sector were 3 Bed houses compared with only around 4% of 3 beds completed by registered social landlords.

2.11. 2 Bed flats, maisonettes or apartments account for 33% of all units completed compared with around 3% in 2021/22.

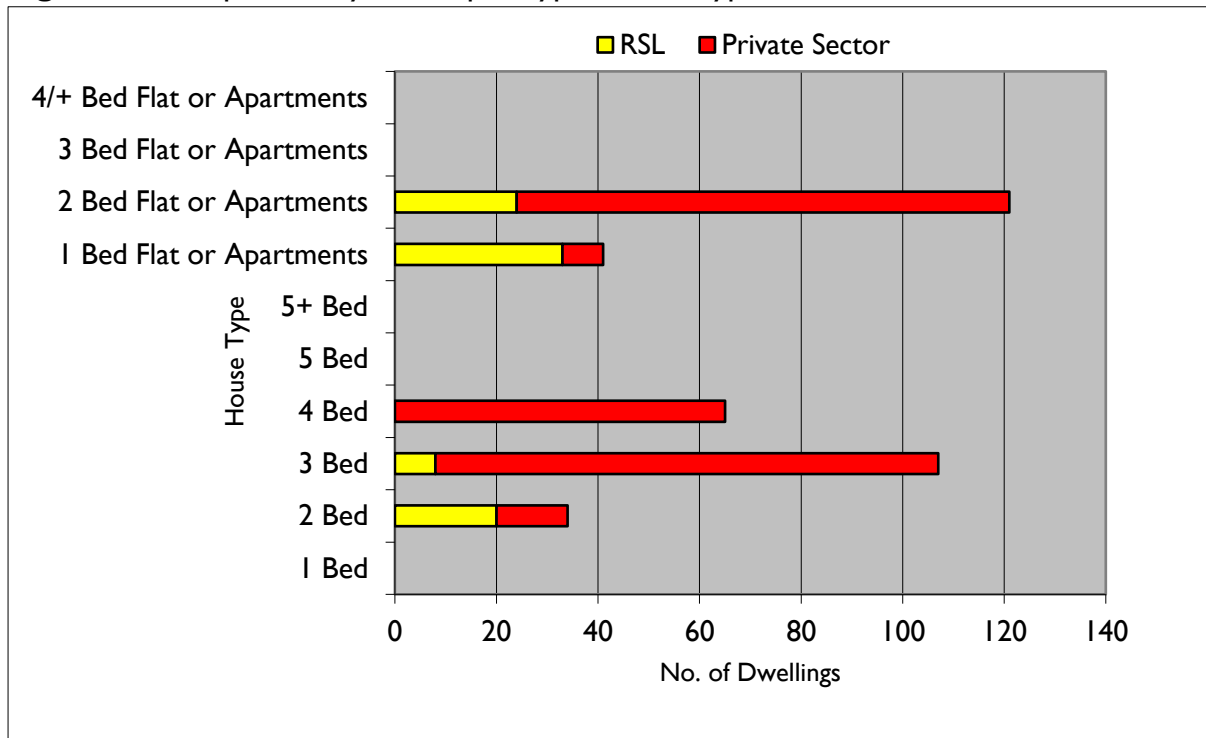
**Table 5: Completions by Developer Type, Dwelling Type and Bedroom Capacity 2022/23**

	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	20	8	0	0	0	28	33	24	0	0	57	85
Private Sector	0	14	99	65	0	0	178	8	97	0	0	205	283
Affordable Units via S106	0	0	0	0	0	0	0	0	0	0	0	0	0
All	0	34	107	65	0	0	206	41	121	0	0	262	368

**Table 6: Completions by Beds 2022/23**

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	5+ Bed	ALL
All tenures / All Dwelling Types	41	155	107	65	0	0	368
	11%	42%	29%	18%	0%	0%	100%

**Figure 5 - Completions by Developer Type, House Type and Size in 2022/23**



**Table 7 - Proportion of Affordable Dwellings**

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Totals
Total Gross Dwellings	506	484	703	380	601	603	132	159	368	<b>3936</b>
Private Sector	249	338	565	288	538	528	107	137	283	<b>3033</b>
Affordable Units by Housing Associations / RPs	257	146	138	92	63	75	25	22	85	<b>903</b>
Affordable Units Secured via S106	0	0	0	0	0	0	0	0	0	<b>0</b>
Proportion of Affordable Dwellings	51%	30%	20%	24%	10%	12%	19%	14%	23%	<b>23%</b>

2.12. There were 85 affordable dwellings completed in 2022/23, this equates to around 23% of the gross numbers of homes completed in the year. All of these affordable dwellings were provided by a Registered Provider, and none were secured through S106 agreements on market housing sites.

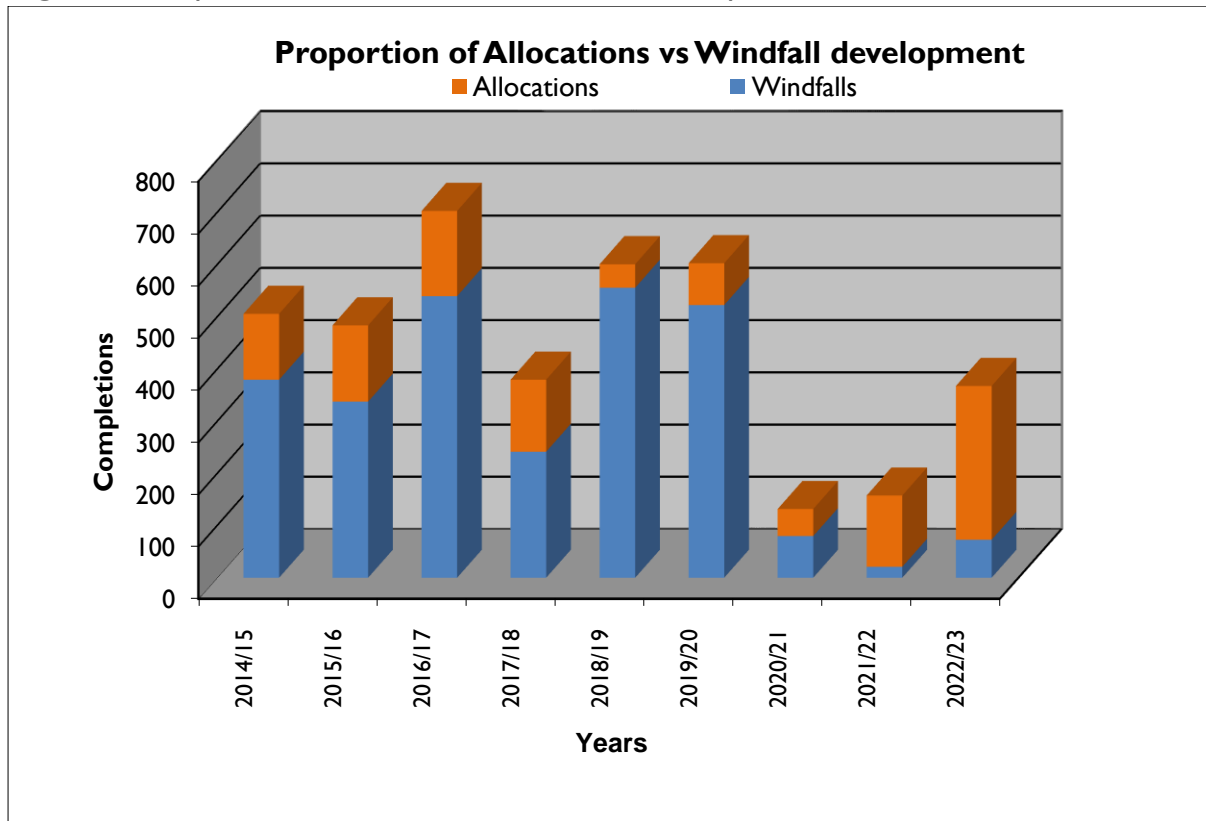
2.13. The significant increase in greenfield development over the past few years has not continued to rise this year with a noticeable small increase in development on brownfield sites. There has been a significant increase in the levels of 1 and 2 bed flats completed together with a continuing level in the proportion of 3 bed dwellings built which all hint at the types of residential developments that are currently been completed in Halton.

**Windfalls and Allocations**

2.14. During 2022/23 there were 295 completions on 8 sites which were allocated in the Halton Local Plan.

2.15. Windfall development is defined in the NPPF as ‘sites which have not been specifically identified in the development plan’. For the purposes of this Monitoring Report windfall development is taken as residential completions that have occurred on land that is not allocated in the DALP for residential purposes. Therefore, during 2022/23 there were 73 completions on sites that are considered to be windfall, 49 in Runcorn and 24 in Widnes.

**Figure 6: Proportion of Allocations vs Windfall development 2014 - 2023**



**Gypsy and Traveller Accommodation**

2.16. There are currently no planning applications for Gypsy and Traveller sites. The site (HI767) at Warrington Road, Runcorn was completed in 2015/16 for 24 total Pitches.



### 3. Housing Supply

3.1. The following section provides a breakdown of the supply of housing land in Halton as at 31 March 2023. A site-by-site breakdown can be found in Appendix B, which contains all the remaining Local Plan residential allocations together with all the sites which have gained planning permission, but which are not completed. Additional housing sites have been identified within the Halton Strategic Housing Land Availability Assessment (SHLAA)<sup>2</sup> which are unallocated and without planning permission but are considered suitable for residential development.

#### Under Construction

3.2. Monitoring from 2022/23 shows that there are 23 sites currently under construction. On these, there are a total of 264 properties under construction, with a total of 1068 dwellings (gross) remaining.

3.3. There were 8 sites that started construction during 2022/23; listed in Table 8 below.

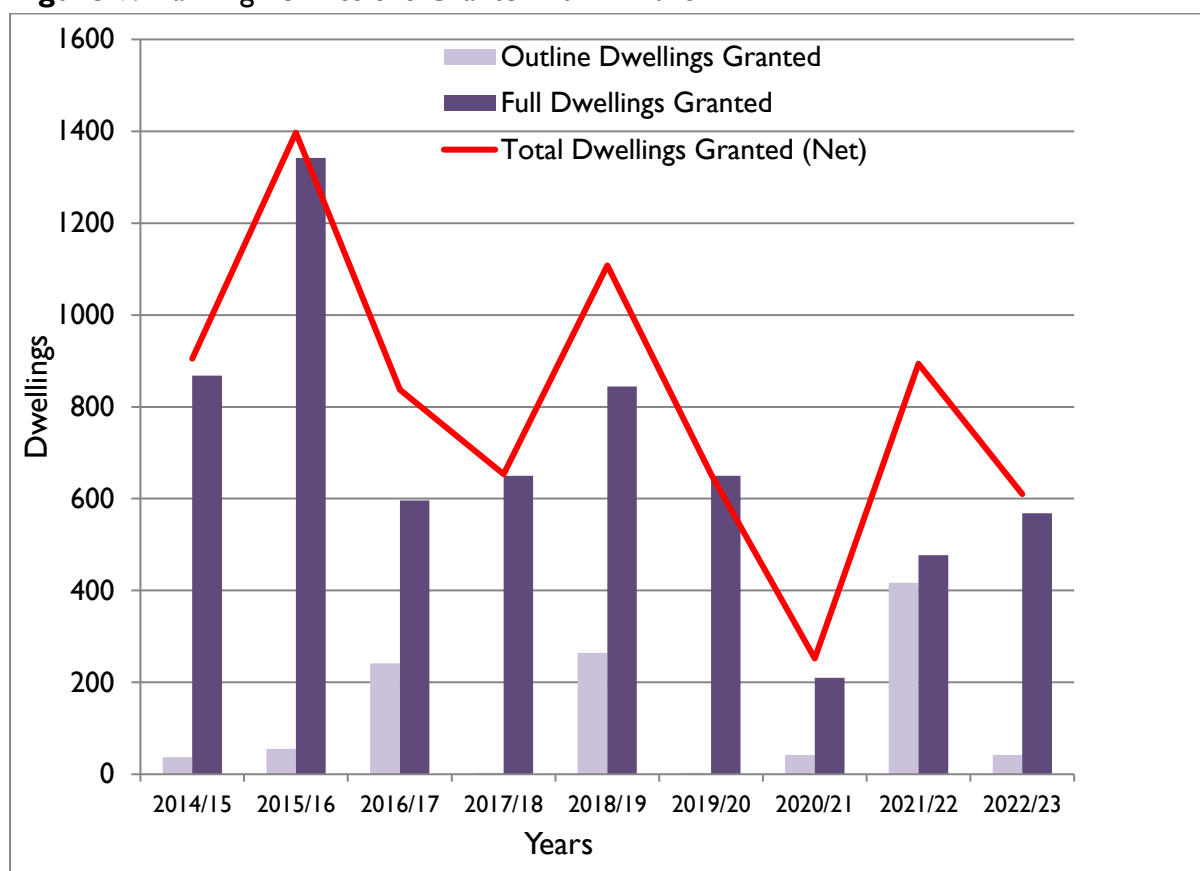
Ref	Address	Town	No of Dwellings Proposed
H1159	Former Express Dairies Site, Sewell St / Perry St	Runcorn	33
H1178	Scout Headquarters, Pool Lane	Runcorn	4
H1300	31 - 33 Ashridge Street	Runcorn	1
H2026	Grosvenor House, Northway	Runcorn	108
H2358	Land Adjacent to Red Brow Lane, Daresbury Park	Runcorn	108
H2288	Land at side of 137 Runcorn Road	Runcorn	1
H2423	Hallwood Raven, Eagles Way	Runcorn	27
H2448	Land Between Grange Road North and Grange Park Ave.	Runcorn	1
<b>Total</b>			<b>283</b>

#### Planning Permissions granted during 2022/23

3.4. 610 dwellings (gross), with 1 lost through demolition, 1 lost through conversion and 5 lost through change of use leaving a total of 603 dwellings (net) were granted planning permission in 2022/23; more full planning permissions were granted, but overall there is a significant decrease on all planning permissions granted last year as can be seen in Figure 7 below.

<sup>2</sup> <https://www4.halton.gov.uk/Pages/planning/policyguidance/PolicyBackgroundDocuments.aspx>

**Figure 7: Planning Permissions Granted 2014 - 2023**



**Table 9: Planning Permissions Granted (net) 2022/23 for Residential Development**

	Outline Permission		Full Permission		Total Permissions	
	Sites	No. Of Dwellings	Sites	No. Of Dwellings	Sites	No. Of Dwellings
Runcorn	0	0	9	430	9	430
Widnes	1	42	18	131	19	173
<b>Total</b>	<b>1</b>	<b>42</b>	<b>27</b>	<b>561</b>	<b>28</b>	<b>603</b>

- 3.5. Around 71% of all granted permissions for residential development were in Runcorn with only 29% or 173 dwellings granted permission in Widnes.
- 3.6. For planning permissions granted in 2022/23, there were 16 sites with extant full permission, with a remaining capacity for 402 dwellings. 4 of these sites were in Runcorn, with a remaining capacity for 240 dwellings and 12 sites were in Widnes, with remaining capacity for only 162 dwellings.
- 3.7. In total, that gives 27 sites with extant full permission, with a remaining capacity for 712 dwellings. 10 of these sites were in Runcorn, with a remaining capacity for 582 dwellings and 17 sites were in Widnes, with remaining capacity for 130 dwellings.

3.8. Around 27% of the sites that have been granted permission in 2022/23 were on Greenfield sites, with roughly 447 application approvals (net) on Brownfield sites.

3.9. Planning permissions in 2022/23 have seen the most common being 2-beds with 157 permissions followed by 1-beds with 111. 3-bed dwellings account for 109 permissions this year.

### Allocations

3.10. There are sites allocated for residential development in the Halton Local Plan. The current position of all the allocated sites is listed below in Table 10.

**Table 10: Runcorn**

Ref	Note		Site	Greenfield / PDL	Capacity	Site Size	Planning Status	Planning Application
M8	GBM	H2338	Land to the east of Runcorn Road, Moore	Greenfield	20	0.73	No PP	
P1	GBM	H2442 H2252 H2253	E-Scape, Preston-on-the-Hill	Greenfield	117	4.89	Full PP - Part Site (0.15 ha)	21/00311/FUL
P2	GBM	H2195	Land between Chester Rd and M56 at Preston-on-the-Hill	Greenfield	146	6.96	Awaiting Decision	22/00203/FUL
R1	SRL5	H1003	Land at Gaunts Way	Greenfield	7	0.23	No PP	
R2	SRL5	H1303	Land to the east of Kestrel's Way	Greenfield	43	1.61	No PP	
R5		H1150	Land north of Beechwood Ave., east of Wood Lane	Greenfield	29	1.09	No PP	
R7		H2340	Former Showroom for The Deck	PDL	15	0.54	Full PP	Site Stalled (05/00590/REM)
R8		H2341	Remainder of The Deck	PDL	12	0.44	Full PP	Site Stalled (05/00590/REM)
R9		H1155	Former Polar Ford Use car lot	PDL	11	0.37	No PP	21/00407/FUL
R10		H1032 H1647	Land off Bridge Street and busway	PDL	28	1.03	No PP	
R11		H1029	Land to the rear of Pure Gym, Okell St.	PDL	9	0.15	Site Completed	20/00077/FUL
R12		H1962	Former Riverside College, Campus Drive	Mixed	144	4.00	Site Completed	18/00176/REM
R14		H1098	Land to south of Percival Lane	PDL	16	0.16	Lapsed	14/00543/FUL
R15		H1104	Former Polar Ford and surrounds	PDL	31	1.14	No PP	
R17		H1080	Picow Farm Road Playing Fields	Mixed	67	1.62	Site Completed	17/00455/FUL
R20		H1085	Paramount Foods and surrounds	PDL	89	3.7	Under Construction	18/00083/FUL
R22		H1718	Land off Birch Road	Greenfield	21	0.78	No PP	
R24		H1989	Land to the west of Grangeway	Greenfield	14	0.5	No PP	
R25		H1990	Thorn Road Garages	PDL	6	0.19	No PP	
R26		H1078	St Chads High School Playing Fields	Greenfield	82	3.42	Lapsed	19/00641/FUL
R28		H1092	Land off Coronation Road	Greenfield	44	1.65	No PP	

Ref	Note		Site	Greenfield / PDL	Capacity	Site Size	Planning Status	Planning Application
R29	SRL4	H2016 H2017	Land to the south of Walsingham Drive	Greenfield	250	16.63	Awaiting Decision	22/00543/OUTEIA
R30	SRL4	H1756 H2377	Land between Keckwick Brook and WCML	Greenfield	337	13.93	Under Construction	15/00453/FUL
R31	SRL4	H1758	Sandymoor 17A	Greenfield	13	0.68	Site Completed	19/00325/FUL
R32	SRL2	H1630 H2238	Central Housing Area (between canal and railway)	Greenfield	500	20.77	Lapsed	16/00495/OUTEIA
R33 R35 R36	SRL1	H2042	Delph Lane West	Greenfield	300	19.08	Full PP	21/00337/REM
R37	SRL4	H1751	Land to the east of Village Street	Greenfield	104	4.35	Under Construction	19/00325/FUL
R38 R67	SRL3	H1233	Wharford Farm (North and Central)	Greenfield	600	25.51	No PP	
R39	SRL3	H2262	Land surrounding Preston Brook Marina, Marina Lane	Greenfield	57	2.38	No PP	
R40 R41	SRL2	H1630, H2238	Central Housing Area (between A56 and canal)	Greenfield	259	16.19	Under Construction	20/00487/S73
R44		H1077	Highways Agency Depot	PDL	24	0.88	No PP	
R45		H1140	Land adjacent to Castle Road (Panorama Hotel)	PDL	7	0.22	Full PP	22/00015/FUL
R46		H1258	Land to the north of Brookvale Avenue North	Greenfield	20	0.75	No PP	
R47		H1009	Adj. to Woodfalls Farm	Mixed	11	0.36	OPP	19/00379/OUT
R48		H1951	Land Adj. to Woodfalls Farm	Greenfield	7	0.23	OPP	19/00379/OUT
R49		H1148	Land surrounding Hanover Court	Greenfield	29	1.09	No PP	
R50		H1149	The Lord Taverners & land adjacent	Mixed	35	1.3	No PP	
R52		H1011	Land off Southland Mews	Mixed	11	0.42	No PP	
R54		H1103	Land off Astmoor Bridge Lane	Greenfield	6	0.19	No PP	
R55		H1159	Former Express Dairies Site, Sewell St / Perry St	PDL	15	0.54	Under Construction	21/00613/FUL
R60		H1544	Paddock adjacent to 38 Clifton Road	Greenfield	11	0.38	No PP	
R61		H1079	Land to the south of Old Quay Street and Mason St	PDL	39	1.46	No PP	
R62		H1131, H1736	Former Gym and Surrey Street Garage	PDL	11	0.36	Lapsed	12/00252/FUL
R66		H1177	Former Egerton Library and Rathbone Institute	PDL	18	0.66	No PP	
R69		H1288, H2483	Former Job Centre and La Scala	PDL	24	0.89	Full PP - Part Site	22/00130/FUL
R72		H1953	Land to the north of Towers Lane	Greenfield	12	0.39	No PP	

Ref	Note		Site	Greenfield / PDL	Capacity	Site Size	Planning Status	Planning Application
R73		H1763	Land between Daresbury Expressway and Manor Park Ave	Greenfield	23	0.86	No PP	
R74		H1746	Land between the expressway and the Bridgewater Canal	Greenfield	158	7.54	Lapsed	07/00122/OUT
R78		H1641	Land to the south of Stockham Lane	Greenfield	32	1.18	No PP	
R79	SLR4	H1983	Land between Stalbridge Drive and WCML	Greenfield	58	2.42	Under Construction	20/00573/FUL
R80	SRL5	H1808, H2423	Land Off Eagles Way (Incl. the Raven), Hallwood Park	Mixed	51	1.81	Part Site Under Construction	21/00201/REM
R81	SRL5	H1096	Land south of Hospital	Greenfield	45	1.67	No PP	
R82		H2259	Land east of Castlefields Avenue East	Greenfield	45	1.62	Site Completed	17/00304/FUL
R84	SRL2	H1916	Land between The Office Village, Daresbury Park and Bridgewater Canal	Greenfield	417	19.84	Full PP	22/00034/REM

### Widnes and Hale

Ref	Note		Site	Greenfield / PDL	Capacity	Site Size	Planning Status	Planning Application
H1		H1204	Land adjacent to I Church End, Hale Village	Greenfield	12	0.45	Awaiting Decision	22/00638/FUL
W1		H1237, H1343, H2277	BPI Widnes Films	PDL	38	4.26	Site Part Completed	17/00504/FUL
W2		H1195	Former Eternit site, Derby Road	PDL	116	5.21	Site Completed	15/00430/FUL
W4	SRL8 GBM	H1248, H1827, H2159, H2160, H2161, H2162, H2274, H2275, H2276	Chapel Lane to Old Upton Lane	Greenfield	299	14.26	No PP	No PP
W5	SRL8 GBM	H1228, H1241, H2163	Sandy Lane to Queensbury Way	Greenfield	133	6.33	No PP	No PP
W9	SRL7 GBM	H1722	Land at Mill Green Farm	Greenfield	433	22.63	Awaiting Decision	22/00178/FUL
W10	SRL7 GBM	H1672	South Lane	Greenfield	39	1.45	No PP	No PP
W11	SRL7 GBM	H1812, H1825, H2169, H2170	Boundary Farm and Abbey Farm, South Lane	Greenfield	278	13.23	Awaiting Decision	22/00179/FUL



Ref	Note		Site	Greenfield / PDL	Capacity	Site Size	Planning Status	Planning Application
W17		H1052	Land east of The Eight Towers Public House	Greenfield	20	0.72	Lapsed	10/00104/FUL
W24	SRL9 GBM	H1249, H1291, H2100, H2157, H2158, H2337	West of Hale Gate Rd	Greenfield	484	23.06	Part Site Completed	18/00478/FUL
W28		H1118	Broseley House	PDL	10	0.33	No PP	
W30		H1347	Opposite Beaconsfield Surgery Site	PDL	11	0.4	Withdrawn	22/00439/FUL
W31		H1635	Greenoaks Farm Industrial Estate, Warrington Road	PDL	10	0.32	Full PP	21/00001/FUL
W32		H1275	Land At Terrace Road (RMC House), West Bank	PDL	14	0.51	Awaiting Decision	23/00192/S73
W34		H1719	Widnes Timber Centre, Foundry Lane	PDL	26	0.96	Part Site Completed	19/00518/FUL
W38		H1269	Land to the rear of Appleton Village Pharmacy	PDL	24	0.29	Site Completed	17/00389/FUL
W39		H1787	The Albert Hotel, 160 Albert Road	PDL	13	0.05	Site Completed	18/00368/FUL
W40	SRL7	H1345	Watkinson Way Loop	PDL	24	0.89	OPP	20/00026/OUT
W42		H1264	Land off Vine St.	Greenfield	5	0.06	Lapsed	12/00492/S73
W44		H1196	Land adjacent to 20 Rock Lane	Greenfield	11	0.41	No PP	
W45	SRL9	H2010	Parcels on Halebank Road	Mixed	54	2.26	No PP	
W47		H1122, H1123, H1124, H1334	Land to the rear of Harrison Street Pumping Station	PDL	125	5.96	Full PP - Part Site	21/00470/REM
W49	SRL7 GBM	H2004, H1287	Lunts Heath Road (East)	Greenfield	381	18.13	Lapsed	21/00107/OUT
W50		H1334	(former Stobarts site) Foundry Lane	PDL	19	19	Full PP	21/00470/REM

3.11. At this time there are 8 completed housing allocations which have produced 331 dwellings. There are currently 7 allocation sites that are under construction, these have seen 292 dwellings completed so far with 557 remaining.

- 3.12. There are a further 12 allocations that have planning permission, with 788 dwellings currently consented. This leaves 48 sites that have no permissions.

## 4. Market Signals

### House Prices

- 4.1. According to Land Registry data<sup>3</sup> (UK House Price Index) the average house price in Halton in June 2023 was £182,025. This is a slight decrease of £6,907 from the same time last year and a fall of around 4%. This fall over the last year is just above the national trend; UK saw property prices fall by just over 1% compared to the previous year average (to £287,546).
- 4.2. In Halton the average house prices by house type were as follows in June 2023: detached house £312,448; semi-detached £183,387; terraced £132,054; and flat £91,920, a decrease of around £2.5k in the average price of flats and with the average price of each house type decreasing slightly over the last 12 months.

### New House Prices

- 4.3. Castle Green Homes have been selling 3-bed detached houses for sale starting at £339,995 and 4-bed detached houses starting at £394,995 at Daresbury Park (H2358), Runcorn. In Widnes, Russell Homes Ltd. include a 2-bed semi-detached houses at £136,000 and 3-bed detached houses at £153,000 at Bower Brook Gardens, Warrington Road Site (H1237).

### Affordable Housing

- 4.4. Local Plan (Policy CS(R)13) states that affordable homes will be provided in perpetuity, on schemes including 10 or more dwellings or 0.5ha or greater for residential purposes.
- 4.5. There were 85 affordable dwellings completed in 2022/23, this equates to around 23% of the gross numbers of homes completed in the year. All of these affordable dwellings were provided by a Registered Provider, and none were secured through S106 agreements on market housing sites. This is a similar proportion to the 22% average completed during Local Plan period.

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<sup>3</sup> <http://landregistry.data.gov.uk/app/ukhpi>

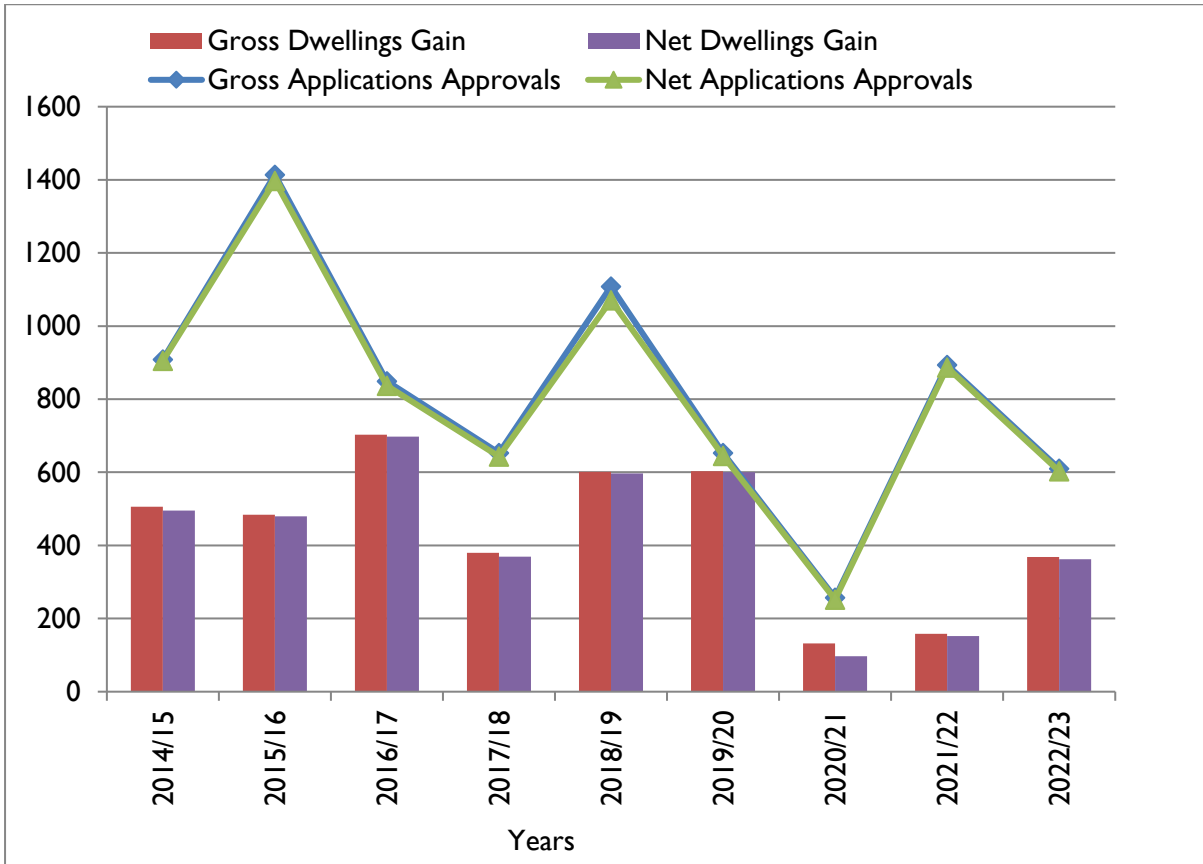
**Table 11: Proportion of Affordable Dwellings**

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Totals
Total Gross Dwellings	506	484	703	380	601	603	132	159	368	<b>3936</b>
Private Sector	249	338	565	288	538	528	107	137	283	<b>3033</b>
Affordable Units by Housing Associations / RPs	257	146	138	92	63	75	25	22	85	<b>903</b>
Affordable Units Secured via S106	0	0	0	0	0	0	0	0	0	<b>0</b>
Proportion of Affordable Dwellings	51%	30%	20%	24%	10%	12%	19%	14%	23%	<b>23%</b>

**Housing Take Up**

4.6. Figure 8 shows the numbers of dwellings given planning permission from 2014 to 2023. It also shows the level of dwellings given planning permission before the pending housing applications are approved on the latest residential allocations contained in the approved Local Plan.

**Figure 8: Permissions Granted vs Completions**



## Appendix A: Completions 2022/23

Ref	Site Address	Town	Brownfield / Greenfield	Area	Local Plan Allocation	Application No.	Site Construction Status	Total Capacity	Completed 2019/20	Remaining Capacity
H1085	Former Warehouse Site, Land off Halton Court	Runcorn	Brownfield	2.86	Allocated in Local Plan	18/00083/FUL	Site Under Construction	119	28	15
H1189	Land Adj to 7 St Johns Villas, Broadheath Terrace	Widnes	Greenfield	0.07		21/00027/FUL	Site Completed	2	2	0
H1336	Land Adjacent to St. Helens Canal (Routledge Site), Tanhouse Lane	Widnes	Brownfield	7.56		19/00235/FUL	Site Stalled	243	71	172
H1748	Land adjacent to Sandymoor Community Centre	Runcorn	Greenfield	1.35	Allocated in Local Plan	21/00628/FUL	Site Under Construction	49	44	5
H1751	Land to the East of Village Street, Sandymoor	Runcorn	Greenfield	4.36	Allocated in Local Plan	19/00325/FUL	Site Under Construction	190	108	47
H1756	Wharford Lane, Sandymoor	Runcorn	Greenfield	8.23	Allocated in Local Plan	15/00453/FUL	Site Completed	187	7	0
H1758	Sandymoor 17A	Runcorn	Greenfield	0.69	Allocated in Local Plan	19/00325/FUL	Site Completed	13	13	0
H1759	Land to the West of Delph Lane, Daresbury	Runcorn	Greenfield	18.58	Allocated in Local Plan	20/00487/S73	Site Under Construction	300	14	286
H1983	Land between Stalbridge Drive and West Cost Mainline, Sandymoor	Runcorn	Greenfield	2.418	Allocated in Local Plan	20/00573/FUL	Site Under Construction	48	31	17
H2225	Rear of (Ivy Cottage) 106 Runcorn Road	Runcorn	Brownfield	0.13		18/00289/FUL	Site Completed	1	1	0
H2358	Land Adjacent To Red Brow Lane, Daresbury Park	Runcorn	Greenfield	5.52		22/00034/REM	Site Under Construction	108	23	85
H2417	22A Church Street	Runcorn	Brownfield	0.01		20/00339/P3JPA	Site Completed	1	1	0

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Ref	Site Address	Town	Brownfield / Greenfield	Area	Local Plan Allocation	Application No.	Site Construction Status	Total Capacity	Completed 2019/20	Remaining Capacity
H2420	Burma Star Inn, Hillcrest	Runcorn	Brownfield	0.05		20/00401/COU	Site Completed	2	2	0
H2429	97 Widnes Road	Widnes	Brownfield	0.01		20/00567/PLD	Site Completed	1	1	0
H2430	2 Town Lane, Hale	Widnes	Brownfield	0.17		20/00645/FUL	Site Completed	1	1	0
H2454	Church End Farm, 5 Church End, Hale	Widnes	Brownfield	0.03		21/00295/FUL	Site Completed	1	1	0
H2455	262 Runcorn Road, Moore	Runcorn	Brownfield	0.06		21/00571/FUL	Site Completed	1	1	0
H2457	7 And 9 St Johns Villas, Broadheath Terrace	Widnes	Brownfield	0.07		21/00641/FUL	Site Completed	1	1	0
H2461	9 Peel House Lane	Widnes	Brownfield	0.01		21/00661/P3MPA	Site Completed	1	1	0
H2467	59 Coroners Lane	Widnes	Brownfield	0.22		22/00072/COU	Site Completed	3	3	0
H2468	Hillcrest, Regent Road	Widnes	Brownfield	0.01		22/00080/P3JPA	Site Completed	1	1	0
H2470	The Castle PH, 194 Warrington Road	Widnes	Brownfield	0.08		22/00020/FUL	Site Completed	13	13	0
<b>Totals</b>								<b>1286</b>	<b>368</b>	<b>627</b>



## Appendix B: Residential Land Availability

Ref	Site Address	Town	Brownfield / Greenfield	Area	Local Plan Allocation	Planning App No.	Development Status	Total / Potential Capacity	Remaining Capacity
HI003	Land at Gaunts Way	Runcorn	Greenfield	0.23	Allocated in Local Plan	N/A	N/A	7	7
HI008	Poplar Farm, Delph Lane	Runcorn	Greenfield	0.03		06/00212/COU	Site Not Started	1	1
HI009	Land Adj. Woodfalls Farm, Stockham Lane	Runcorn	Greenfield	0.36	Allocated in Local Plan	19/00379/OUT	Site Not Started	7	7
HI011	Land off Southland Mews, Moughland Lane	Runcorn	Greenfield	0.42	Allocated in Local Plan	N/A	N/A	11	11
HI015	Land Adjoining Holy Trinity Church, Trinity Street	Runcorn	Brownfield	0.06		17/00437/FUL	Site Stalled	3	3
HI019	Land Between 51 & 57 Tynwald Cresent	Widnes	Greenfield	0.07		21/00718/FUL	Site Not Started	3	3
HI032	Former bridge street p.f.s. / busway, Bridge Street	Runcorn	Brownfield	0.9	Allocated in Local Plan	N/A	Site Not Started	28	28
HI037	1-5 Ollier Street	Widnes	Brownfield	0.04		12/00262/FUL	Site Stalled	12	12
HI041	Land at 386 Hale Road	Widnes	Brownfield	0.07		20/00033/FUL	Site Not Started	1	1
HI052	Land off Weates Close ( Openspace)	Widnes	Greenfield	0.75	Allocated in Local Plan	10/00104/FUL	Site Not Started	20	20
HI077	Highways Agency Depot, Chester Road, Preston Brook	Runcorn	Brownfield	0.88	Allocated in Local Plan	N/A	Site Not Started	24	24
HI078	St.Chads School Field (Openspace)	Runcorn	Greenfield	3.43	Allocated in Local Plan	19/00641/FUL	Site Not Started	82	82
HI079	Land to the south of Old Quay Street and Mason Street	Runcorn	Mixed	1.46	Allocated in Local Plan	N/A	Site Not Started	39	39
HI085	Former Warehouse Site, Land off Halton Court	Runcorn	Brownfield	2.86	Allocated in Local Plan	18/00083/FUL	Site Under Construction	119	15
HI092	Land off Coronation Road, Coronation Road, Preston Brook	Runcorn	Greenfield	1.62	Allocated in Local Plan	N/A	N/A	44	44
HI098	Land to south of Percival Lane (Old Town)	Runcorn	Brownfield	0.16	Allocated in Local Plan	14/00543/FUL	Site Not Started	16	16

Ref	Site Address	Town	Brownfield / Greenfield	Area	Local Plan Allocation	Planning App No.	Development Status	Total / Potential Capacity	Remaining Capacity
HI100	Canal Walk, Halton Road Royal Navy Club	Runcorn	Brownfield	0.62		20/00028/FUL	Site Under Construction	28	28
HI103	Land off Astmoor Bridge Lane, Castlefields	Runcorn	Greenfield	0.19	Allocated in Local Plan	N/A	N/A	6	6
HI104	Former Polar Ford and surrounds, Victoria Road	Runcorn	Brownfield	1.14	Allocated in Local Plan	N/A	Site Not Started	31	31
HI109	East Lane House, East Lane (aka The White House)	Runcorn	Brownfield	1.14	Allocated in Local Plan	21/00161/FUL	Site Not Started	153	153
HI122	Land Rear of 353 to 363 Hale Road	Widnes	Brownfield	0.41	Allocated in Local Plan	10/00349/S73	Site Not Started	13	13
HI123	Land off Harrison Street (Camerons), Halebank	Widnes	Brownfield	1.4	Allocated in Local Plan	16/00176/FUL	Site Not Started	37	37
HI124	Gold Triangle Complex	Widnes	Brownfield	2.96	Allocated in Local Plan	N/A	N/A	70	70
HI131	Surrey Street Garage, Surrey Street	Runcorn	Brownfield	0.23	Allocated in Local Plan	12/00252/FUL	Site Not Started	11	11
HI140	Panorama Hotel, Castle Road	Runcorn	Brownfield	0.22	Allocated in Local Plan	22/00015/FUL	Site Not Started	20	20
HI148	Land surrounding Hanover Court and the Telephone Exchange	Runcorn	Greenfield	1.06	Allocated in Local Plan	N/A	N/A	29	29
HI150	Land north of Beechwood Ave., east of Wood Lane and south of A533	Runcorn	Greenfield	0.98	Allocated in Local Plan	N/A	N/A	29	29
HI159	Former Express Dairies Site, Sewell St / Perry St	Runcorn	Brownfield	0.66	Allocated in Local Plan	21/00613/FUL	Site Under Construction	33	33
HI178	Scout Headquarters, Pool Lane	Runcorn	Brownfield	0.06		19/00277/FUL	Site Under Construction	4	4
HI196	Land Adjacent to 20 Rock Lane	Widnes	Greenfield	0.4	Allocated in Local Plan	N/A	N/A	14	14
HI204	Land Bounded By Church End & Town Lane, Hale Village	Widnes	Greenfield	0.43	Allocated in Local Plan	22/00638/FUL	Site Not Started	13	13

Ref	Site Address	Town	Brownfield / Greenfield	Area	Local Plan Allocation	Planning App No.	Development Status	Total / Potential Capacity	Remaining Capacity
HI228	Land off Cronton Road / North side of Upton Lane, (Site A)	Widnes	Greenfield	2.21	Allocated in Local Plan	N/A	N/A	53	53
HI233	Land to north of Preston Brook Marina	Runcorn	Greenfield	8.07	Allocated in Local Plan	N/A	Site Not Started	170	170
HI241	Land to the East of Sandy Lane	Widnes	Greenfield	3.3	Allocated in Local Plan	N/A	N/A	79	79
HI248	Land at Sandy Lane / Upton Lane	Widnes	Greenfield	0.63	Allocated in Local Plan	N/A	N/A	17	17
HI249	Halegate Road	Widnes	Greenfield	0.88	Allocated in Local Plan	N/A	N/A	24	24
HI258	Land to the north of Brookvale Avenue North	Runcorn	Greenfield	0.75	Allocated in Local Plan	N/A	Site Not Started	20	20
HI259	Land South of Bechers Local Centre, Bechers	Widnes	Brownfield	0.26		21/00059/FUL	Site Stalled	37	37
HI262	Land Adjacent to 22 Kemberton Drive	Widnes	Greenfield	0.04		22/00144/FUL	Site Not Started	1	1
HI264	Vine Street Community Centre	Widnes	Brownfield	0.06	Allocated in Local Plan	12/00492/S73	Site Not Started	5	5
HI275	Land At Terrace Road (RMC House), West Bank	Widnes	Brownfield	0.51	Allocated in Local Plan	23/00192/S73	Site Not Started	92	92
HI287	Lunts Bridge Farm, Lunts Heath Road	Widnes	Greenfield	0.07	Allocated in Local Plan	21/00107/OUT	Site Not Started	1	1
HI288	Land at 79 - 83 High Street, Runcorn Old Town	Runcorn	Brownfield	0.63	Allocated in Local Plan	10/00316/S73	Site Not Started	24	24
HI291	Rear of Halebank Road	Widnes	Greenfield	0.19	Allocated in Local Plan	N/A	N/A	5	5
HI300	31 - 33 Ashridge Street	Runcorn	Brownfield	0.03		22/00640/COU	Site Under Construction	1	1
HI303	Land to the east of Kestrel's Way	Runcorn	Brownfield	1.61	Allocated in Local Plan	N/A	Site Not Started	43	43
HI334	Land Adjacent to Ditton Brook, Foundry Lane (Stobart's Training Centre)	Widnes	Brownfield	1.87	Allocated in Local Plan	21/00470/REM	Site Not Started	80	80

Ref	Site Address	Town	Brownfield / Greenfield	Area	Local Plan Allocation	Planning App No.	Development Status	Total / Potential Capacity	Remaining Capacity
HI336	Land Adjacent to St. Helens Canal (Routledge Site), Tanhouse Lane	Widnes	Brownfield	7.56		19/00235/FUL	Site Stalled	243	172
HI345	Land at Derby Road and Mill Lane Junction Roundabout	Widnes	Brownfield	0.97	Allocated in Local Plan	20/00026/OUT	Site Not Started	42	42
HI347	Land at Beaconsfield Primary Care Centre, Bevan Way	Widnes	Brownfield	0.4	Allocated in Local Plan	22/00439/FUL	Site Not Started	14	14
HI368	1 Wilmere Lane	Widnes	Greenfield	0.07		22/00418/FUL	Site Not Started	1	1
HI462	32 CLAREMONT AVENUE	Widnes	Greenfield	0.05		20/00546/FUL	Site Not Started	2	2
HI544	Paddock adjacent to 38 Clifton Road	Runcorn	Greenfield	0.38	Allocated in Local Plan	N/A	N/A	11	11
HI630	Land between Rail Line, Bridgewater Canal and Delph Lane South	Runcorn	Greenfield	15.29	Allocated in Local Plan	16/00495/OUTEIA	Site Not Started	334	334
HI635	Greenoaks Farm Industrial Estate, Warrington Road	Widnes	Brownfield	0.3	Allocated in Local Plan	21/00001/FUL	Site Not Started	2	2
HI641	Land to the south of Stockham Lane (1)	Runcorn	Greenfield	1.18	Allocated in Local Plan	N/A	N/A	32	32
HI672	(Green Belt) Land bounded by South Lane and Mill Green Lane	Widnes	Greenfield	1.43	Allocated in Local Plan	10/00101/FUL	Site Not Started	39	39
HI718	Land off Birch Road	Runcorn	Greenfield	0.78	Allocated in Local Plan	N/A	N/A	21	21
HI719	Widnes Timber Centre, Foundry Lane	Widnes	Brownfield	0.68	Allocated in Local Plan	10/00320/FUL	Site Not Started	18	18
HI722	Land at Mill Green Farm, North of Derby Road	Widnes	Greenfield	21.92	Allocated in Local Plan	22/00178/FUL	Site Not Started	441	441
HI736	Garages off Surrey Street	Runcorn	Brownfield	0.13	Allocated in Local Plan	N/A	N/A	11	11
HI746	Land between the expressway and the Bridgewater Canal and west of Norton Priory	Runcorn	Greenfield	7.56	Allocated in Local Plan	07/00122/OUT	Site Not Started	158	158
HI748	Land adjacent to Sandymoor Community Centre	Runcorn	Greenfield	1.35		21/00628/FUL	Site Under Construction	49	5

Ref	Site Address	Town	Brownfield / Greenfield	Area	Local Plan Allocation	Planning App No.	Development Status	Total / Potential Capacity	Remaining Capacity
H1751	Land to the East of Village Street, Sandymoor	Runcorn	Greenfield	4.36	Allocated in Local Plan	19/00325/FUL	Site Under Construction	190	47
H1759	Land to the West of Delph Lane, Daresbury	Runcorn	Greenfield	18.58	Allocated in Local Plan	20/00487/S73	Site Under Construction	300	286
H1763	Land between Daresbury Expressway and Manor Park Avenue, Manor Park	Runcorn	Greenfield	1.72	Allocated in Local Plan	N/A	N/A	23	23
H1796	Land adj. to 88 Hale Road, Hale	Widnes	Brownfield	0.06		22/00497/FUL	Site Not Started	2	2
H1808	Land to the rear of Gaunts Way	Runcorn	Mixed	1.37	Allocated in Local Plan	12/00524/OUT	Site Not Started	36	36
H1812	Land at Mill Green Farm, North of Derby Road (Green Belt)	Widnes	Greenfield	2.3	Allocated in Local Plan	22/00179/FUL	Site Not Started	52	52
H1825	Abbey Farm, South Lane (Plots 46 & 43) (Green Belt)	Widnes	Greenfield	3.51	Allocated in Local Plan	N/A	N/A	84	84
H1827	Land of 113 Old Upton Road	Widnes	Greenfield	0.71	Allocated in Local Plan	N/A	N/A	19	19
H1913	Wharford Farm, Red Brow Lane	Runcorn	Greenfield	17.41	Allocated in Local Plan	N/A	Site Not Started	395	395
H1916	Parcel A1 Land North Of Red Brow Lane	Runcorn	Greenfield	5.04	Allocated in Local Plan	22/00370/REM	Site Not Started	97	97
H1951	Land Adj. to Woodfalls Farm	Runcorn	Greenfield	0.23	Allocated in Local Plan	19/00379/OUT	Site Not Started	7	7
H1953	Land to the north of Towers Lane, Norton	Runcorn	Greenfield	0.38	Allocated in Local Plan	N/A	N/A	12	12
H1983	Land between Stalbridge Drive and West Cost Mainline, Sandymoor	Runcorn	Greenfield	2.418	Allocated in Local Plan	20/00573/FUL	Site Under Construction	48	17
H1989	Land to the west of Grangeway	Runcorn	Greenfield	0.5	Allocated in Local Plan	N/A	N/A	14	14
H1990	Land north of Thorn Road	Runcorn	Mixed	0.19	Allocated in Local Plan	04/00809/DEM	Site Not Started	6	6
H2004	Land east of Cranshaw Hall Farm, Cranshaw Lane	Widnes	Greenfield	18.18	Allocated in Local Plan	N/A	N/A	381	381

Ref	Site Address	Town	Brownfield / Greenfield	Area	Local Plan Allocation	Planning App No.	Development Status	Total / Potential Capacity	Remaining Capacity
H2010	Parcels on Halebank Road	Widnes	Mixed	2.27	Allocated in Local Plan	N/A	N/A	54	54
H2016	Land to the east Walsingham Drive	Runcorn	Greenfield	1.97	Allocated in Local Plan	N/A	N/A	53	53
H2017	Land to the south Walsingham Drive	Runcorn	Greenfield	15.31	Allocated in Local Plan	22/00543/OUTEIA	Site Not Started	250	250
H2026	Grosvenor House, Northway	Runcorn	Brownfield	0.53		20/00354/COU	Site Under Construction	108	108
H2042	Land Adjacent To Delph Lane, Daresbury	Runcorn	Greenfield	17.32	Allocated in Local Plan	21/00337/REM	Site Not Started	335	335
H2157	Land north of Mill Farm House, Hale Gate Road	Widnes	Greenfield	8.29	Allocated in Local Plan	N/A	N/A	174	174
H2158	Hope Farm, Hale Bank Road	Widnes	Greenfield	13.26	Allocated in Local Plan	N/A	N/A	278	278
H2159	Land north of 30 Chapel Lane	Widnes	Greenfield	0.91	Allocated in Local Plan	N/A	N/A	24	24
H2160	Land west of Sandy Lane	Widnes	Greenfield	4.87	Allocated in Local Plan	N/A	N/A	116	116
H2161	Land at rear of 99-113 Old Upton Lane	Widnes	Greenfield	0.91	Allocated in Local Plan	N/A	N/A	24	24
H2162	Land east of Rose Farm, Chapel Lane	Widnes	Greenfield	4.68	Allocated in Local Plan	N/A	N/A	112	112
H2163	Land at Queensbury Way	Widnes	Greenfield	0.75	Allocated in Local Plan	N/A	N/A	29	29
H2169	Land at Boundary Farm, South Lane	Widnes	Greenfield	2.73	Allocated in Local Plan	N/A	N/A	65	65
H2170	Land at Pendlebury Farm, South Lane	Widnes	Greenfield	4.71	Allocated in Local Plan	N/A	N/A	113	113
H2195	Land at Preston Brook (Off Chester Road)	Runcorn	Greenfield	6.98	Allocated in Local Plan	22/00203/FUL	Site Not Started	151	151
H2198	Land to the south of 60 Wilmere Lane	Widnes	Greenfield	0.05		22/00545/FUL	Site Not Started	1	1
H2215	Ramsbrook Farm, Ramsbrook Lane	Widnes	Brownfield	1.5		16/00272/FUL	Site Under Construction	19	14

Ref	Site Address	Town	Brownfield / Greenfield	Area	Local Plan Allocation	Planning App No.	Development Status	Total / Potential Capacity	Remaining Capacity
H2238	Land between Rail Line, Bridgewater Canal and north of Red Brow Lane	Runcorn	Greenfield	5.46	Allocated in Local Plan	16/00495/OUTEIA	Site Not Started	114	114
H2252	E-Scape, Hill Top Road, Preston Brook	Runcorn	Greenfield	3.17	Allocated in Local Plan	N/A	N/A	75	75
H2253	Land between Windmill Lane and Chester Road	Runcorn	Greenfield	1.49	Allocated in Local Plan	N/A	N/A	40	40
H2262	Land surrounding Preston Brook Marina, Marina Lane	Runcorn	Brownfield	2.07	Allocated in Local Plan	N/A	N/A	57	57
H2274	Land at Rose Farm Chapel Lane	Widnes	Brownfield	0.86	Allocated in Local Plan	N/A	N/A	23	23
H2275	Land at 105-113 Old Upton Lane	Widnes	Brownfield	0.29	Allocated in Local Plan	N/A	N/A	8	8
H2276	139 Old Upton Lane	Widnes	Brownfield	0.26	Allocated in Local Plan	N/A	N/A	7	7
H2277	Land at Tanhouse Lane	Widnes	Brownfield	1.39	Allocated in Local Plan	N/A	N/A	38	38
H2288	Land at side of 137 Runcorn Road	Runcorn	Brownfield	0.08		20/00053/REM	Site Under Construction	1	1
H2314	Land at Rivendell Nurseries, Mill Lane	Widnes	Brownfield	0.21		22/00006/OUT	Site Not Started	7	7
H2327	The New Inn, 294 Hale Road	Widnes	Brownfield	0.1		20/00618/S73	Site Not Started	16	16
H2338	Land to the east of Runcorn Road, Moore	Runcorn	Greenfield	0.73	Allocated in Local Plan	N/A	Site Not Started	0	0
H2340	Former Showroom for The Deck (R7)	Runcorn	Brownfield	0.54	Allocated in Local Plan	05/00590/REM	Site Stalled	15	15
H2341	Remainder of The Deck (R8)	Runcorn	Brownfield	0.44	Allocated in Local Plan	05/00590/REM	Site Stalled	12	12
H2343	St Michaels Golf Course, Dundalk Road	Widnes	Greenfield	0.87		18/00617/FUL	Site Stalled	1	1
H2358	Land Adjacent To Red Brow Lane, Daresbury Park	Runcorn	Greenfield	5.52		22/00034/REM	Site Under Construction	108	85
H2377	Land East of Keckwick Brook, Sandymoor	Runcorn	Greenfield	5.74	Allocated in Local Plan	19/00325/FUL	Site Under Construction	132	132

Ref	Site Address	Town	Brownfield / Greenfield	Area	Local Plan Allocation	Planning App No.	Development Status	Total / Potential Capacity	Remaining Capacity
H2381	52 - 56 Albert Road	Widnes	Brownfield	0.03		19/00372/COU	Site Stalled	7	7
H2423	Hallwood Raven, Eagles Way	Runcorn	Brownfield	0.23	Allocated in Local Plan	21/00201/REM	Site Under Construction	27	27
H2426	86-92 Victoria Road	Widnes	Brownfield	0.05		20/00569/PIP	Site Not Started	7	7
H2432	33 - 37 Irwell Lane	Runcorn	Brownfield	0.28		21/00235/FUL	Site Under Construction	35	35
H2442	Hilltop Farm, Windmill Lane, Preston On The Hill	Runcorn	Brownfield	0.15	Allocated in Local Plan	21/00311/FUL	Site Not Started	3	3
H2444	Land at Chapel Lane, Widnes	Widnes	Greenfield	14.69	Allocated in Local Plan	23/00244/OUT	Site Not Started	350	350
H2445	Boundary Farm and Abbey Farm, South Lane	Widnes	Greenfield	13.27	Allocated in Local Plan	N/A	N/A	278	278
H2448	Land Between Grange Road North and Grange Park Avenue	Runcorn	Brownfield	0.05		21/00367/FUL	Site Under Construction	1	1
H2449	Land To The North Of 60 Wilmere Lane	Widnes	Brownfield	0.03		21/00434/FUL	Site Not Started	1	1
H2456	Smithy House, Chester Road	Runcorn	Brownfield	0.03		21/00557/COU	Site Not Started	1	1
H2460	31 Lacey Street	Widnes	Brownfield	0.01		21/00701/COU	Site Not Started	2	2
H2474	218 Hale Road, Widnes	Widnes	Brownfield	0.01		22/00158/FUL	Site Not Started	2	2
H2482	114 Greenway Road	Runcorn	Brownfield	0.02		22/00444/P3MPA	Site Not Started	1	1
H2483	81 High Street	Runcorn	Brownfield	0.25	Allocated in Local Plan	22/00130/FUL	Site Not Started	66	66
H2488	1 Peel House Lane	Widnes	Brownfield	0.02		22/00323/COU	Site Not Started	1	1
H2524	Parcel A2 Land North Of Red Brow Lane	Runcorn	Greenfield	3.66	Allocated in Local Plan	20/00337/OUTEIA	Site Not Started	87	87
H2525	Parcel A3 Land North Of Red Brow Lane	Runcorn	Greenfield	2.54	Allocated in Local Plan	20/00337/OUTEIA	Site Not Started	60	60
<b>Totals</b>								<b>8,133</b>	<b>7,698</b>