

Authority monitoring report
Employment 2025
(Base date 31st March 2025)

September 2025



Halton Borough Council

Authority Monitoring Report Employment 2025

(Base date 31st March 2025)

Version History

Version	Revisions	Lead(s)	Author(s)	Checked	
v1	Adding in correct dates, data and updating figures and appendices for 24/25 from 23/24	KB	KA		17/6/25
v2	Restructuring the report to flow better	KB	KA	FH	25/06/2025
v3					

Key Information 2024/25

2025 Headline findings and observations

Employment Delivery, Loss, and Availability 01/04/2024 to 31/03/2025

- Completion of 24.84 ha net of employment permissions and 1.59 ha of Sui Generis (0ha net),
- 22.12ha net of this use was taken up in Key/ Urban Regeneration Areas
- 0.05ha in loss of employment land
- 9 sites (17.96ha net) under construction (including 2 SUI GENERIS sites for 1.1ha net)
- 10 permissions granted in the year for employment usages
- 73.22ha of DALP allocated land remains with no planning permission
- 115.67ha out of 182.64ha of DALP allocated land is yet to be completed.

Halton Council's Policy and Goals:

The Council requirement for provision employment land for the plan period to 2037 is 180 hectares (Policy CS(R)1), which has been allocated in the DALP. This report provides a summary of loss, gain and supply of employment land and provides an overview of how much land has been used against the allocation provided of 182 hectares.

Total Requirement (hectares)	A	180 ha	
Completed employment land* between 01/04/2014 and 31/03/2025	B	76.4	Table I
Completed Sui Generis Use 01/04/2014 to 31/03/2025	C	11.73 ha	App A
Extant planning permission as of 31/3/25	D	0.07 ha	App B
Under construction employment land*	E	17.69 ha	App C
No Start and Under Construction Sui Generis Use	F	2.63 ha	App D
Allocations without planning permission	G	73.22	App E
Loss of Employment and Sui Generis Land* 2014 to 2025	H	33.89 ha	App G
Average land update per year	I	9.87ha	
Enough EMP land remaining?		yes	

Explanation of Use Classes Order (Sept 2020)

E(g) Commercial, Business and Service in a residential area

- E(g)(i) Offices to carry out any operational or administrative functions.
- E(g)(ii) Research and development, studios, laboratories, high tech.
- E(g)(iii) Industrial processes
- B2 General Industry - Use for industrial process other than one falling within class E(g) (previously class B1)
- B8 Wholesale warehouse, distribution centres, repositories, includes open air storage (B8 Large – over 9,290sq.m)

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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 to provide robust planning for the Borough. The Halton Delivery and Allocations Local Plan (DALP) was adopted in March 2022. The Plan sets out the long-term spatial vision, strategic priorities and policies for future development in the Borough to 2037, including the quantity and location of new homes, employment provision, shops, facilities and other services, transport and other infrastructure provision, climate change mitigation and adaption and the conservation and enhancement of the natural and historic environment.
- I.2 The DALP's Monitoring Framework contains several indicators with targets which sets out how we will measure how successful the policies within the Plan are being implemented. This information is published in the Authorities [Annual Monitoring Report](#).
- I.3 This report serves as an annual statement regarding the take up and supply of land for employment development within Halton Borough as at the 31 March 2025, covering a 12-month period from the 01 April 2024 to 31 March 2025. It provides baseline information about actual rates of employment development achieved over the plan period so far 2014-2025. The purpose of this annual review of Employment Land is to inform and monitor the effectiveness of the employment land policies (See Appendix H for a full list of Monitoring Indicators) as contained in the Halton Local Plan and to provide the baseline data required for the publication of the [Authorities Monitoring Report](#).
- I.4 Employment land will be provided over the lifetime of the Local Plan to support Halton's economy. The Local Plan (Policy CS(R)4) looks for approximately 180 hectares of land from a variety of sources to be made available to facilitate the sustainable growth of Halton's economy during the period 2014 to 2037.
- I.5 The Policy identifies Strategic Employment Locations, Employment Allocations (identified in Policy ED1), Primarily Employment Areas and Employment Renewal Areas (identified on Policies Map) all of which will be the initial focus for new development and where the biggest transformation is expected to occur. These Key Urban Regeneration Areas, along with the regeneration and remodelling opportunities within existing employment areas, are seen as fundamental to the longer-term development of the Borough and in a lot of cases represent areas where impetus for change already exists.
- I.6 The base date of the DALP for implementation and monitoring purposes is 2014 therefore completions during this monitoring period will contribute towards meeting the Local Plan targets.

2. Employment Delivery 2024/25

Employment Completions

- The Local Plan Policy CS(R)4 required Halton to allocate minimum 180 hectares of land for Employment development within the DALP, which was achieved. At 31/03/2025, 38% of this land has seen completions, while a total of 73.22 hectares of this land remains available on 19 sites, as per Appendix E and Figure 2.
- Over the Local Plan Period, 68.52ha of Employment allocated land has seen completion. Completions for the 2024/25 period recorded the take up of 24.84 ha of employment land, an increase compared to 2023/24 (5.75ha) as per Figure 1 and Table 1. The majority of this was on DALP allocated land (23.67ha)
- 23.67 hectares of employment land was recorded as complete on two allocated sites during 2024/25.

Figure 1: Employment Completions (Gross) in Halton 2014 to 2025

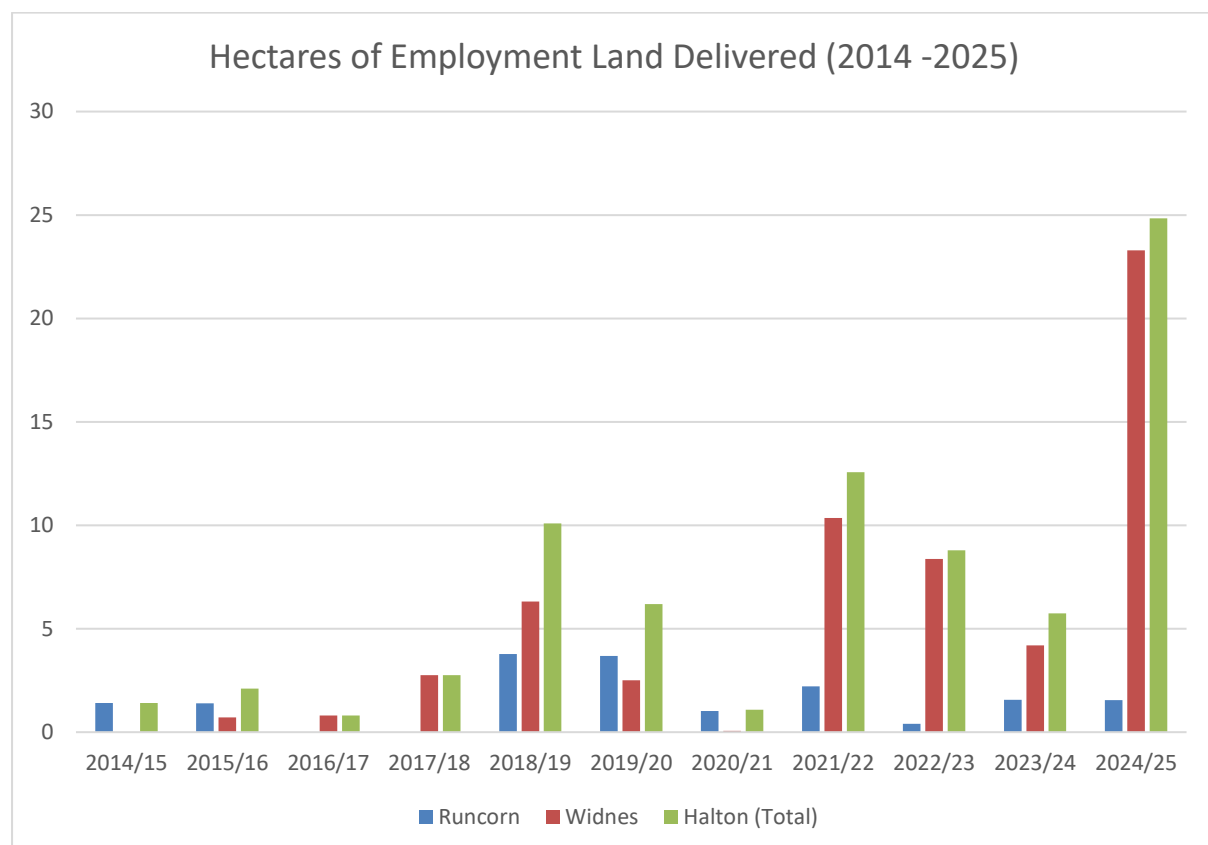
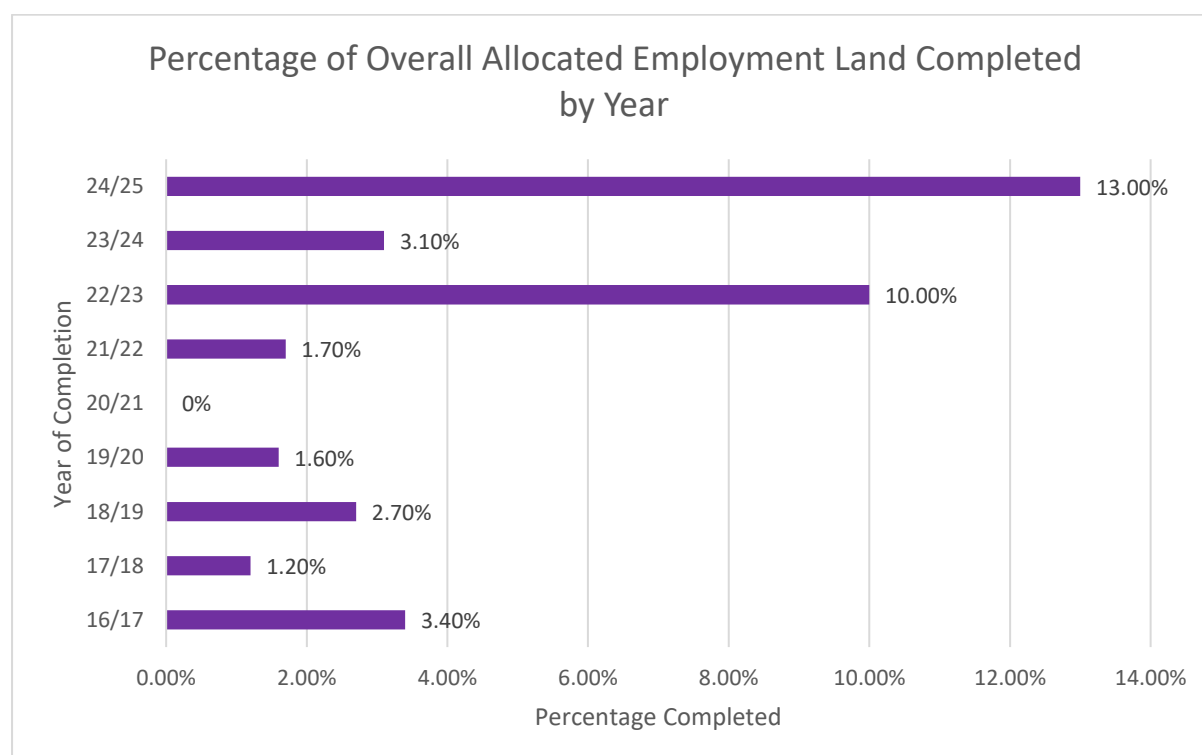


Table I: Gross Hectares of Completed Employment Development in Halton April 2014 – March 2025 (Runcorn - Widnes)

Year	Runcorn	%	Widnes	%	Halton (Total)
2014/15	1.41	32%	0	68%	1.41
2015/16	1.39	66%	0.71	34%	2.1
2016/17	0	0%	0.81	100%	0.81
2017/18	0	0%	2.76	100%	2.76
2018/19	3.78	37%	6.31	63%	10.09
2019/20	3.68	59%	2.51	41%	6.19
2020/21	1.02	94%	0.07	6%	1.09
2021/22	2.22	18%	10.35	82%	12.57
2022/23	0.41	0%	8.38	100%	8.79
2023/24	1.56	27%	4.19	73%	5.75
2024/25	1.55	6.2%	23.29	93.8%	24.84
Total 2014 - 2025	17.02	22%	59.38	78%	76.4

Figure 2 Percentage of Overall Allocated Employment Land Completed by Year



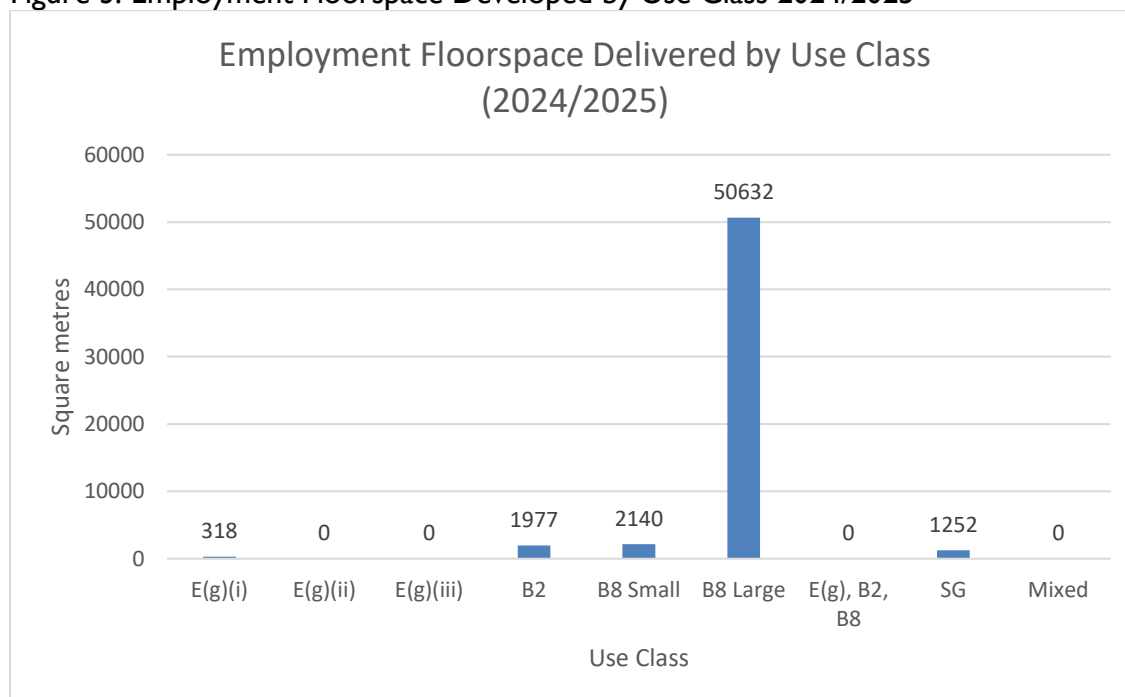
Completions by Use Class

- Table 2 and Figure 3 show in 2024/25, the most common use class is type B8, followed by B2. This reflects the overall trend since monitoring in 2014.
- Figure 2 below illustrates the amount of floorspace developed by type. Gross internal floorspace (GIF) is calculated as the entire area inside the external walls of a building. The difference between gross external area and gross internal floorspace is typically between 2.5 and 5% of the gross external area.
- A difference occurs between site area and floorspace when planning permissions on employment sites do not include a building as part of the development. In this instance area is calculated based on the area of development of a site affected. This difference can be seen in Appendix A.

Table 2: Gross Hectares of Completed Employment Development in Halton April 2014 - March 2025 (By Use Class)

Year	Use Class								
	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8 Small	B8 Large	E(g), B2, B8	Mixed Use	Total
2014/15	0.00	0.00	0.03	0.40	0.98	0.00	0.00	0.00	1.41
2015/16	0.02	1.39	0.00	0.00	0.69	0.00	0.00	0.00	2.10
2016/17	0.00	0.00	0.00	0.00	0.81	0.00	0.00	0.00	0.81
2017/18	0.57	0.00	0.00	1.37	0.82	0.00	0.00	0.00	2.76
2018/19	0.65	0.00	0.04	5.66	0.00	3.74	0.00	0.00	10.09
2019/20	0.01	0.00	0.00	0.05	1.45	2.43	2.25	0.00	6.19
2020/21	0.07	0.00	0.00	0.00	1.02	0.00	0.00	0.00	1.09
2021/22	1.28	0.00	0.00	0.00	0.00	8.75	2.54	0.00	12.57
2022/23	0.00	0.00	0.00	0.41	1.23	0.00	7.15	0.00	8.79
2023/24	0.00	1.56	0.00	0.00	0.00	4.19	0.00	0.00	5.75
2024/25	0.17	0.00	0.00	1.44	0.00	24.18	1.77	0.00	24.84
Totals 2014-2025	2.60	2.95	0.07	7.89	7.00	19.11	11.94	0.00	76.40
Annual Average	0.26	0.30	0.01	0.79	0.70	1.91	1.19	0.00	6.95

Figure 3: Employment Floorspace Developed by Use Class 2024/2025



Completions and KURA

22.12ha Net (24.09 Gross) of employment land completed been located within the Key Urban Regeneration Areas as defined in the Local Plan, as per appendix A.

Completions by Brownfield / Greenfield Split

- National Planning Policy Framework (NPPF) encourages the re-use of previously developed land. This year 22.12 hectares (89%) of completions were greenfield and 2.72 hectares (11%) were brownfield, as shown in Table 3.

Table 3: Brownfield/Greenfield Split (Gross)

Year	Halton	Greenfield	%	Brownfield	%
2014/15	1.41	0	0%	1.41	100%
2015/16	2.10	0.03	1%	2.07	99%
2016/17	0.81	0.81	100%	0	0%
2017/18	2.76	1.37	50%	1.39	50%
2018/19	10.09	10.05	100%	0.04	0%
2019/20	6.19	0	0%	6.19	100%
2020/21	1.09	1.02	94%	0.07	6%
2021/22	12.57	2.84	23%	9.73	77%
2022/23	8.79	0	0%	8.79	100%
2023/24	5.75	1.56	27%	4.19	73%
2024/25	24.84	22.12	89%	2.72	11%
Total 2014-2025	76.40	39.8	52%	36.6	48%
Annual Average (Hectares)	6.95	3.62	52%	3.33	48%

Permissions Granted 2024/25

- Table 4 shows the number of employment permissions approved over the local plan monitoring period so far (2014-2025).
- Appendix F provides details on all planning permissions granted this year.
- Appendix E gives details on the progress of development on each DALP-allocated employment site.

Table 4: Planning Permissions

Halton	Gross Applications Approvals
2014/15	43
2015/16	42
2016/17	26
2017/18	21
2018/19	23
2019/20	15
2020/21	9
2021/22	15
2022/23	15
2023/24	11
2024/25	10
Total	220
Average	22

3. Allocations and Employment Land Usage

The following section provides a breakdown of progress on DALP-allocated employment land in the Borough as at the 31 March 2025. Appendix E provides a breakdown on each site allocated as per the DALP.

Allocation Completions

This Monitoring Period, 10 planning permissions (totalling 24.84ha net) were completed on DALP allocated employment land, contributing to the continuous employment growth in Halton as seen in Table 5. Appendix E also expands on the progress of allocated land, as well as the types of development undertaken on the land.

Table 5: Employment Land Allocations (as at 31/03/2025)

Total Number of Sites Allocated for Employment Use	Total Hectares of Land Allocated for Employment Use	Number of Allocated Sites with Extant Planning Permission	Number of Allocated Sites Under Construction/ part completed.	Number of Allocated Sites Completed	Number of Allocated Sites without Planning Permission
32	182.64	3	8	4	17

Allocations Under construction

As Per Table 5, there are 8 Under Construction planning permissions as of 01/04/2025, working on 17.69ha net. This is a good sign of continuous employment-based development in the borough. Appendix C provides more information on individual applications.

Allocations With Extant Planning Permissions

An extant permission is a permission which has been granted but has not yet started. As Per Table 5, there are 3 Extant planning permissions as of 01/04/2025. Appendix B provides more information on individual applications. Some of these applications may be from previous years due to the nature of permission expiration.

Loss of Employment Land

In this monitoring period, 0.05ha of allocated employment land has been lost due to planning permissions for other uses, as shown in Appendix G and Table 6. Some of the permissions have resulted in a gain of complimentary uses including a gym, café, and takeaway.

Table 6: Losses (Gross) Hectares of Completed Employment Development in Halton April 2014 – March 2025.

Year	Runcorn	%	Widnes	%	Halton (Total)
2014/15	0.09	8%	1.06	92%	1.15
2015/16	0.68	10%	6.32	90%	7.00
2016/17	0.92	24%	2.85	76%	3.77
2017/18	2.80	45%	3.40	55%	6.20
2018/19	3.87	91%	0.37	9%	4.24
2019/20	0.26	14%	1.62	86%	1.88
2020/21	0.76	93%	0.06	7%	0.82
2021/22	0.18	100%	0.00	0%	0.18
2022/23	0.01	0%	8.36	100%	8.37
2023/24	0.23	100%	0.00	0%	0.23
2024/25	0	0%	0.05	100%	0.05
Total 2014 - 2025	10	29%	24.1	71%	33.89

Employment Land with 'Other' Employment Uses

In this case, 'other' employment uses include planning permissions with the use class Sui Generis. As per Appendix D, 3 Sui Generis sites are under construction, and 2 were completed this monitoring year.

Table 7: Hectares of Sui Generis land produced over the plan period.

Year	Hectares
2014/15	3.09
2015/16	0.05
2016/17	1.56
2017/18	0
2018/19	0
2019/20	0
2020/21	0
2021/22	0
2022/23	5.44
2023/24	0
2024/25	1.59
Total	11.73

4. Employment Summary

During the monitoring period most of the development taking place is because of amendments to existing employment sites. This means that while many sites have been completed this monitoring year, the net employment land gain has been contributed to by less than half of all completions this year.

During this period, the development of employment land has been more prominent within Widnes, and of use classes B8 and B2.

The loss of employment land this year has been minimal, as well as the use of employment land for Sui Generis use, in comparison to previous years.

Appendix A: Completions from 01/04/2024 to 31/03/2025

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

Ref	Location	Town	Plan Status	KURA	Site type	Application No.	Description	Use Class	Floorspace (sq.m)	Gain Employment Area (ha)
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 (12.11 ha is allocation)
5393_I	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_I	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	B8	187	0

Ref	Location	Town	Plan Status	KURA	Site type	Application No.	Description	Use Class	Floorspace (sq.m)	Gain Employment Area (ha)
							Storage Team Ltd Tanhouse Lane Widnes Cheshire WA8 0RR			
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
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	B2, B8	755	1.17

Ref	Location	Town	Plan Status	KURA	Site type	Application No.	Description	Use Class	Floorspace (sq.m)	Gain Employment Area (ha)
							Industrial Estate Oldgate Widnes WA8 8TL			
Total gross hectares of land completed for employment purposes between 01/04/2024 and 31/03/2025 (net)										24.84

Appendix B: Extant Planning Permissions (No Start) at 31/03/2025

Ref	Location	Town	Plan Status	LP Ref	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sq.m)	Gain Employment Area (ha)
5157_I	Croda Europe Ltd Foundry Lane Widnes	Widnes	Designated in Local Plan, Primarily Employment	N/A	N/A	B	22/00548/FUL	Proposed erection of single storey warehouse at	B8	Gain of 1330.1 sq.m of B2	0
5354_I	Univar, Pickerings Road, Halebank	Widnes	Designated in Local Plan, Primarily Employment	N/A	N/A	B	24/00224/FUL	Proposed storage compound adjacent to the existing one with a 2.5-metre-high wall including an up and over ramp which will act as a bund at	B2	No Loss or Gain in Floorspace	0
5807_I	Diageo Packaging Whitehouse Industrial Estate, Murdishaw	Runcorn	N/A	N/A	N/A	B	24/00252/FUL	Proposed extension to current storage facility and addition of new single storey office block at	B8	Gain 0.06 ha of B8	0.06
5829_0	Unit 3, 2 Kings Court	Runcorn	N/A	N/A	East Runcorn	B	24/00103/P3JPA	Prior notification for proposed change of use from commercial, business and service (Use Class E) to provide 6 dwelling units (Use Class C3) at	B	Loss of 408sq.m of E(c)(ii)	0

Ref	Location	Town	Plan Status	LP Ref	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sq.m)	Gain Employment Area (ha)
5831_0	61-63 Albert Road	Widnes	Designated in Local Plan, Primarily Employment	N/A	South Widnes	B	24/00226/COU	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	B	Loss of 173sq.m of E(c)(ii)	0
5835_0	343 The Uplands	Runcorn	Designated in Local Plan, Town Centre	N/A	N/A	B	24/00134/COU	Proposed change of use of the existing dwelling (Use Class C3) to an office (Use Class E(g)(i)).	B	Gain of 77sq.m of E(g)(i)	0.01
Total hectares of land with extant planning permission for employment use were there has been no start at 31/03/2025 (net)											0.07

Appendix C: Planning Permissions Under Construction at 31/03/2025

Ref	Location	Town	Plan Status	LP Ref	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sq.m)	Loss Employment Area (ha)	Gain Employment Area (ha)
5324_0	BYK Additives and Instruments (formerly Rockwood Additives), Moorfield Road	Widnes	Designated in Local Plan, primarily employment	N/A	N/A	B	24/00208/FUL	Proposed removal of two existing flue stacks and erection of a new stack that would penetrate the roof of an existing building and have a total height of 27m at	B8	No change	0	0
5508_0	Grosvenor House, Northway	Runcorn	Allocated in Local Plan, Retail and TC	TC8	N/A	B	20/00354/COU	Proposed change of use of part of the ground floor and third floor from offices into 5 residential apartments, resident's gym, and external alterations	E(g)(i)	-359 sq. m	0.53	0
5514_0	Land To the West of Shell Green	Widnes	Allocated in Local Plan, Employment	E1	South Widnes	B	23/00272/FUL	Erection of a 5,615 sqm (60,439 sq. ft) GEA [5,550 sqm (59,739 sqft) GIA] Class B8 unit with ancillary offices and associated parking, servicing space and hard and soft landscaping (including means of enclosure and security lighting)	B8	Gain of 5550sq. m of B8, loss of 5550sq. m of B2 floorspace	0	1.3

Ref	Location	Town	Plan Status	LP Ref	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sq.m)	Loss Employment Area (ha)	Gain Employment Area (ha)
5521_0	Land East of Desoto Road East / West of Foundry Lane (Stobart Park/3MG)	Widnes	Allocated in Local Plan, Employment	E26	Halebank and Ditton Corridor	G	12/00155/REM	Phase I Earthworks and Infrastructure Reserved Matters submission relating to the area east of Steward's Brook	B8	Gain of 124,000 sq.m of B8	0	16.39
5821_0	Halton Fabrications Ltd., Picow Farm Road	Runcorn	Designated in Local Plan, primarily employment	N/A	West Runcorn	B	23/00381/FUL	Proposed erection of a new portal frame warehouse / workshop and concrete access road and turning point will tie in to existing access road at Halton Fabrications Ltd Picow Farm Road Runcorn Cheshire WA7 4JB	B2	Gain of 202sq.m of B2	0	0
5845_0	Landscape World Ltd Sankey Street Widnes	Widnes	Designated in Local Plan, primarily employment	N/A	N/A	B	24/00383/FUL	Landscape World Ltd Sankey Street Widnes	Mixed	Gain 144 m/s of B8 and gain 156 m/s of E(C)(iii)	0	0
Total hectares of land under construction at 01/04/2025												17.69

Appendix D: Planning Permissions for Sui Generis Use at 31/03/2025.

Ref	Location	Town	Plan Status	LP Ref	KURA	Site Type	Site Status	Application No.	Description	Use Class	Floorspace (sq.m)	Net Area (ha)
5769_0	Site B, Johnson Lane	Widnes	Designated in Local Plan, primarily employment	N/A	South Widnes	G	Under Construction	20/00164/WST	Proposed change of use of land to waste transfer station including office building, weighbridge, materials bay and fencing at Site B Johnson Lane Widnes WA8 0SJ	Sui Generis	No Loss or Gain in Floorspace	0
5396_0	Former site of J. Bryan (Victoria) Ltd., Pickerings Road	Widnes	Designated in Local Plan, primarily employment	N/A	N/A	B	Under Construction	23/00187/WST	Proposed erection of a building for ancillary storage (partially retrospective) at	Sui Generis	Gain of 1175sq.m of Sui Generis	1.1
5475_0	Land between Windmill Hill Avenue and Bridgewater Canal	Runcorn	N/A	N/A	N/A	M	Under Construction	24/00147/FULEI A	Proposed erection of an electricity substation with associated plant, along with access, landscaping, means of enclosure, boundary treatments and associated ancillary infrastructure and works at	Sui Generis	No loss or gain	0
5754_0	Daresbury Science Park, Keckwick Lane, Daresbury	Runcorn	Designated in Local Plan, primarily employment	N/A	East Runcorn	G	Completed	21/00475/FUL	Proposed installation of a ground-mounted solar array and associated substation on unused greenspace for the generation of renewable electricity for use within the laboratory buildings onsite at Daresbury Science Park	Sui Generis	No Loss or Gain in Floorspace	0

Ref	Location	Town	Plan Status	LP Ref	KURA	Site Type	Site Status	Application No.	Description	Use Class	Floorspace (sq.m)	Net Area (ha)
5761_0	ASH Waste Ltd, Mac Dermott Road	Widnes	Designated in Local Plan, primarily employment	N/A	Halebank and Ditton Corridor	B	Completed	19/00391/WST	Proposed construction of waste transfer building, change of use to commercial and industrial waste transfer station and ancillary development at ASH Waste Ltd MacDermott Road Widnes	Sui Generis	Gain of 1252sq.m of Sui Generis	0
Total net hectares of land with planning permission extant and under construction for 'other' employment type uses												1.1

Appendix E: Employment Land DALP Allocations Status at 31/03/2025

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

DALP Reference	Halton Reference	Site Name	Planning Status	Site Status	Hectares of DALP Land Allocated	Extant Planning Permission (ha)	Land Under Construction (ha)	Land Completed (ha)	Employment Land With no Planning Permission (ha)
Runcorn									
E3	5400_0	Between rail line and Expressway off Runcorn Dock Road	No Planning Permission	Not Started	2.01	0	0	0	2.01
E4	5373_0, ----- 5517_0	Daresbury Sci Tech ----- Land between rail line, Bridgewater Canal, and Keckwick Lane	23/00117/REM ----- 17/00556/FUL -	Not Started ----- Completed	3.98	2.52 ----- 0	0 ----- 0	 1.46	0
E5	5420_0	Land between rail line, Bridgewater Canal, and Keckwick Lane	No Planning Permission	Not Started	1.99	0	0	0	1.99
E6	5518_2	Land between rail line, Bridgewater Canal, and Delph Lane	Lapsed planning permission (16/00495/OUTEIA) on part of the site	lapsed	8.6	0	0	0	8.6

DALP Reference	Halton Reference	Site Name	Planning Status	Site Status	Hectares of DALP Land Allocated	Extant Planning Permission (ha)	Land Under Construction (ha)	Land Completed (ha)	Employment Land With no Planning Permission (ha)
E8	5473_0	Land adjacent to the Office Village	Lapsed planning permission (14/00052/FUL) on part of the site	Lapsed	2.13	0	0	0	2.13
E9	5472_5	Between Daresbury Park and Bridgewater Canal	24/00020/REM (of 20/00337/OUTEIA)	Not Started	4.76	4.76	0	0	0
E10	5518_4	Land between rail line, Bridgewater Canal, and Keckwick Lane	Extant planning permission (16/00495/OUTEIA) 21/00702/REM Awaiting Decision - covers 1.21ha	Not Started	1.21	1.21	0	0	0
E11	5474_0	Land between Delph Lane and Sci Tech Daresbury	Planning permission 21/00466/FUL covers 1.56ha. Remainder No PP.	Part Complete	2.28	0	0	1.56	0.72
E12	5477_0	Land to north of Manor Farm Road	No Planning Permission	Not Started	1.11	0	0	0	1.11
E13	5744_0	Land between Astmoor Road and the busway (West)	Planning permission 22/00278/S73 completed 2022/23	Site Completed	1.2	0	0	1.2	0

DALP Reference	Halton Reference	Site Name	Planning Status	Site Status	Hectares of DALP Land Allocated	Extant Planning Permission (ha)	Land Under Construction (ha)	Land Completed (ha)	Employment Land With no Planning Permission (ha)
E14	5684_0	Land west of Edison Road between Astmoor Road	Planning permission 19/00080/FUL completed 2019/20	Site Completed	0.47	0	0	0.47	0
E15	5685_0	Land east of Edison Road between Astmoor Road	No Planning Permission	Not Started	0.38	0	0	0	0.38
E16	5488_0	Land to the south of Rivington Road	No Planning Permission	Not Started	1.62	0	0	0	1.62
E17	5471_0, 5358_0	Land between Chester Road and the Rail Line	No Planning Permission	Not Started	2.56	0	0	0	2.56
E18	5393_1	Land to the north of Teva Pharmaceuticals	20/00579/FUL - Granted	Site Completed	1.55	0	0	1.55	0
E19	5635_0	Land between Warrington Road and Oxmoor Wood	No Planning Permission	Not Started	2.57	0	0	0	2.57
E20	5476_0	Land off Blackheath Lane	13/00044/FUL - Stalled	Stalled	4.47	0	4.47	0	0

DALP Reference	Halton Reference	Site Name	Planning Status	Site Status	Hectares of DALP Land Allocated	Extant Planning Permission (ha)	Land Under Construction (ha)	Land Completed (ha)	Employment Land With no Planning Permission (ha)
E24	5368_0, ----- 5489_0, 5490_0, 5493_0	Land north of Six Acre Lane -----	17/00441/FUL covering part of site completed 2018/19 (4.25ha) -----	Complete ----- Not Started	10.87	0	0	4.25 -----	6.62 -----
E25	5370_0, 5491_0	Moss Lane Nursery	No Planning Permission	Not Started	9.29	0	0	0	9.29
E28	5633_0	Land off Six Acre Lane	No Planning Permission	Not Started	5.73	0	0	0	5.73
E29	5634_0	Land west of Moore Meadows	No Planning Permission	Not Started	0.97	0	0	0	0.97
E30	5441_0	Land at Junction 12 M56	23/00018/FUL	Under Construction	1.34	0	1.34	0	0
	Widnes								

DALP Reference	Halton Reference	Site Name	Planning Status	Site Status	Hectares of DALP Land Allocated	Extant Planning Permission (ha)	Land Under Construction (ha)	Land Completed (ha)	Employment Land With no Planning Permission (ha)
EI	5470_0,	Shell Green, land to the east of Gorsey Lane	(17/00353/FUL - 0.82ha)	Completed	3.24	0	1.3	1.94	0
	----- 5514_0,		----- 23/00272/FUL – 1.3ha	----- Under Construction					
	----- 5726_0		----- (21/00356/FUL - 1.12ha),	----- Completed					
E2	5462_0	Land to the south of Dans Road	No planning Permission	Not Started	3.8	0	0	0	3.8
E2I	5372_0,	St Michaels	24/00234/HBCFUL - Completed	Completed	20.26	0	0	11.43	8.83
	----- 5401_0,		----- Lapsed	----- Not Started					
	----- 5461_0,		----- lapsed	----- Not Started					
	----- 5766_0		----- 18/00087/FUL (5.44ha) lost as solar array *.	----- Completed					

DALP Reference	Halton Reference	Site Name	Planning Status	Site Status	Hectares of DALP Land Allocated	Extant Planning Permission (ha)	Land Under Construction (ha)	Land Completed (ha)	Employment Land With no Planning Permission (ha)
E22	5486_0,	3MG (West) Land north of Ditton Junction	18/00215/FUL (2.43ha)	Complete	9.41		0	2.43	0
	----- 5743_0		----- 22/00308/REM (6.98ha)	----- Not Started		6.98			
E23	5375_0	3MG (West) HBC	22/00152/FULEIA - The planning permission covers a wider area than the allocation.	Completed	12.11	0	0	12.11	0
E26	5521_0,	Eastern most section of 3MG (East) Foundry Lane	12/00155/REM	Under Construction	35.23	0	16.39	14.09	4.75
	----- 5522_0,		----- 12/00458/FUL	----- Completed					
	----- 5523_0,		----- 13/00229/FUL	----- Completed					
	----- 5524_0,		----- 17/00061/FUL,	----- Completed					
	----- 5558_0,		----- 16/00158/COU	----- Completed					
	----- 5725_0,		----- 20/00110/FUL,	----- Completed					

DALP Reference	Halton Reference	Site Name	Planning Status	Site Status	Hectares of DALP Land Allocated	Extant Planning Permission (ha)	Land Under Construction (ha)	Land Completed (ha)	Employment Land With no Planning Permission (ha)
	5762_0		21/00657/FUL	Completed					
E27	5408_0	3MG (East) Tesco Distribution Centre	Planning permission (08/00449/FUL) -	Stalled	1.94	0	1.94	0	0
E31	5365_0, ----- 5365_1, ----- 5365_2	Former Bayer Site	19/00240/FUL - completed 2021/22, ----- 20/00385/FUL - completed 2022/23. -----	Site Completed	16.03	0	0	16.03	0
E32	5326_0	Former Thermpos Site	15/00208/DEM - demolition in 1015/16	Not Started	5.08	0	0	0	5.08
E33	5467_0	Former Muspratt Site	06/00742/OUT - Refused	Not Started	4.46	0	0	0	4.46
Totals as of 31/03/25					182.65	15.47	25.44	68.52	73.22

Appendix F: Employment Permissions Granted Between 01/04/2024 and 31/03/2025.

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

Ref	Location	Town	Plan Status	LP Ref	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sqm)	Total Area (ha)	Devt Status
5157_I	Croda Europe Ltd Foundry Lane Widnes	Widnes	Designated in Local Plan. Primarily Employment			B	22/00548/FUL	Proposed erection of single storey warehouse at		Gain of 1330.1 sqm of B2	0.2	EMP-Full (or REM) Permission
5324_0	BYK Additives and Instruments (formerly Rockwood Additives), Moorfield Road	Widnes	Designated in Local Plan. Primarily Employment	161		B	24/00208/FUL	Proposed removal of two existing flue stacks and erection of a new stack that would penetrate the roof of an existing building and have a total height of 27m at	B2	No Loss or Gain in Floorspace	10.23	EMP-Under Construction
5354_I	Univar, Pickerings Road, Halebank	Widnes	Designated in Local Plan. Primarily Employment			B	24/00224/FUL	Proposed storage compound adjacent to the existing one with a 2.5-metre-high wall including an up and over ramp which will act as a bund at		No Loss or Gain in Floorspace	2.48	EMP-Full (or REM) Permission
5475_0	Land between Windmill Hill Avenue and Bridgewater Canal	Runcorn		256		M	24/00147/FULEIA	Proposed erection of an electricity substation with associated plant, along with access, landscaping, means of enclosure, boundary treatments and associated ancillary infrastructure and works at		No Loss or Gain in Floorspace	0.99	EMP-Under Construction

Ref	Location	Town	Plan Status	LP Ref	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sqm)	Total Area (ha)	Devt Status
5514_0	Land To the West of Shell Green	Widnes	Allocated in Local Plan, Strategic Employment	205	South Widnes	B	23/00272/FUL	Erection of a 5,615 sqm (60,439 sq. ft) GEA [5,550 sqm (59,739 sqft) GIA] Class B8 unit with ancillary offices and associated parking, servicing space and hard and soft landscaping (including means of enclosure and security lighting)		Gain of 5550sq.m of B8, loss of 5550sq.m of B2 floorspace	1.3	EMP-Under Construction
5807_I	Diageo Packaging Whitehouse Industrial Estate, Murdishaw	Runcorn				B	24/00252/FUL	Proposed extension to current storage facility and addition of new single storey office block at			7.56	EMP-Full (or REM) Permission
5829_0	Unit 3, 2 Kings Court	Runcorn	Designated in Local Plan. Primarily Employment		East Runcorn	B	24/00103/P3JPA	Prior notification for proposed change of use from commercial, business and service (Use Class E) to provide 6 dwelling units (Use Class C3) at		Loss of 408sq.m of E(c)(ii)	0.07	EMP-Full (or REM) Permission
5831_0	61-63 Albert Road	Widnes	Designated in Local Plan, Town Centre		South Widnes	B	24/00226/COU	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		Loss of 173sq.m of E(c)(ii)	0	EMP-Full (or REM) Permission

Ref	Location	Town	Plan Status	LP Ref	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sqm)	Total Area (ha)	Devt Status
5835_0	343 The Uplands	Runcorn				B	24/00134/COU	Proposed change of use of the existing dwelling (Use Class C3) to an office (Use Class E(g)(i)).		Gain of 77sq.m of E(g)(i)	0.01	EMP-Full (or REM) Permission
5845_0	Landscape World Ltd Sankey Street Widnes	Widnes	Designated in Local Plan. Primarily Employment			B	24/00383/FUL	Landscape World Ltd Sankey Street Widnes		Gain 144 m/s of B8 and gain 156 m/s of E(C)(iii)	0.03	EMP-Under Construction

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

Appendix G: Loss of Employment Land Between 01/04/2024 and 31/03/2025.

(This table includes the total loss of hectares of employment use over the plan period so far 2014 to 2025)

Ref	Location	Town	Plan Status	KURA	Application No.	Description	Site Status	Area (Ha)	Floorspace	Use Class
5607_0	180 Albert Road	Widnes			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		

Appendix H: DALP Monitoring Framework - Employment Indicators.

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

Ref	Policy		Indicators	Targets	Source
H002	CS(R)1	CS(R)1 [Halton's Spatial Strategy]	Employment Land delivered:	180 ha of land available for employment development (2014-37)	Page 6
H011	CS(R)4	CS(R)4 [Employment Land Supply and Locational Priorities]	Amount of completed employment floorspace by type and land type	180 ha made available for employment uses (2014~37)	Page 9 for employment development by Use class Page 10 for employment development by land type
H012	CS(R)4	CS(R)4 [Employment Land Supply and Locational Priorities]	Minimise loss of land within existing employment areas for non-employment uses	No loss of land for non-employment uses within allocated employment sites, strategic employment locations, employment renewal areas and primarily employment areas.	Page 13 and Appendix G for direct losses to employment land
H013	CS(R)4	CS(R)4 [Employment Land Supply and Locational Priorities]	Employment land available by type	180 ha made available for employment uses (2014~37)	Page 6 for total land allocated as per DALP Appendix E for land remaining to be delivered which was allocated in the DALP
H014	CS(R)4	CS(R)4 [Employment Land Supply and Locational Priorities]	Losses of employment land in (i) employment / regeneration areas and (ii) local authority area	No loss of land for non-employment uses	Pages 13 and Appendix G
H015	CS(R)4	CS(R)4 [Employment Land Supply and Locational Priorities]	Economic Activity Rate		Halton Borough (Nomis Census data 2021)
H016	CS(R)4	CS(R)4 [Employment Land Supply and Locational Priorities]	GVA per head claimant count		Halton Economic Profile

Ref	Policy		Indicators	Targets	Source
H017	CS(R)4	CS(R)4 [Employment Land Supply and Locational Priorities]	VAT registrations		Inter-Departmental Business Register (IDBR) - Office for National Statistics (ons.gov.uk)
H018	CS(R)4	CS(R)4 [Employment Land Supply and Locational Priorities]	Worklessness in Halton		Halton Economic Profile
H019	CS(R)4	CS(R)4 [Employment Land Supply and Locational Priorities]	Unemployment Annual Population Survey and Claimant Count Rates		CC01 Regional labour market: Claimant Count by unitary and local authority (experimental) - Office for National Statistics (ons.gov.uk)
H020	CS(R)4	CS(R)4 [Employment Land Supply and Locational Priorities]	Average Household Income		Regional gross disposable household income, UK - Office for National Statistics (ons.gov.uk)
H104	ED1:	ED1: [Employment Allocations]	Delivery of employment uses on allocated sites;	Increase delivery of employment uses	Page 12 and Appendix E for completions Appendix F for permissions granted this year
H105	ED1:	ED1: [Employment Allocations]	Delivery of employment uses on allocated sites;	Completions by use	Page 9 and Appendix E
H106	ED1:	ED1: [Employment Allocations]	Delivery of employment uses on allocated sites;	Permissions by use	Page 11 and Appendix F
H107	ED1:	ED1: [Employment Allocations]	Delivery of employment uses on allocated sites;	Reduce the % of undelivered allocated land over the plan period 2014-2037	Page 12 and Appendix E
H108	ED2:	ED2: [Employment Development]	Loss of land within existing employment areas for non-employment uses	No loss of land for non-employment uses within existing employment areas over the plan period 2014-2037	Page 13 and Appendix G
H109	ED3:	ED3: [Complementary Services and Facilities within Employment Areas]	Provision of complementary facilities	100% of development / redevelopment for employment use or complementary use (ED3)	Appendix G