

Authority Monitoring Report Housing 2025

(Base date 31st March 2025)

September 2025



Halton Borough Council

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Version History

Version	Revisions	Lead(s)	Author(s)	Checked	
v1		KA	KB/KA		19/05/2025
v2	Amendment to numbers after extra information found - minor	KA	KB/KA	FH,	30/06/2025

Summary of Key Findings

2025 Headline findings and observations

- **406 gross completions** – of these 87 (21%) were affordable homes (Compared to 336 gross completions (126, 34% affordable) in 2023/24)
- 7 demolitions
- 1 loss from conversion
- 11 losses from change of use
- **387 net completions** (Compared to 358 net completions in 2023/24)
- **164 units are currently under construction** (Compared to 111 under construction in 2023/24)
- In December 2024 Halton was subjected to a Housing Delivery Test where it was required to deliver 420 dwellings. Halton has delivered 92% of this required number.

2024/25 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	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	167	137	5	0	341	50	12	0	3	65	406

* Registered Social Landlords (Housing Associations etc.)

2024/25 Affordable home completions by affordability 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
Affordable rent	0	4	4	0	0	0	8	40	10	0	0	50	58
Affordable shared ownership	0	0	5	0	0	0	5	0	0	0	0	0	5
Affordable first homes	0	4	20	0	0	0	24	0	0	0	0	0	24
All	0	8	29	0	0	0	37	40	10	0	0	50	87

Of these affordable homes, 30 were secured via a S106, equating to 34% of all affordable homes this year

2024/25 All Dwelling Completions

	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

In the Registered Provider (RSL) sector and the Private sector most of the new build housing has been 3-bedroom houses.

2024/25	Halton	
Net completions April 2024 to March 2025	387	a
Dwellings under construction @ 31st March 2025	164	b
Local Plan annualised target	350	c
Surplus/deficit against the Local Plan annualised average 2024/25	+37	c-a
Surplus/deficit against the Housing Delivery Test target	-33	a-420

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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 adaption and the conservation and enhancement of the natural and historic environment.
- I.2 As of December 2024, Halton Council underwent a Housing Delivery Test, as instructed by MHCLG, which increased the annual housing target for the year to 420 houses.
- I.3 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.4 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 dph 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).
- *See here for the housing section in the DALP: [Delivery and Allocations Local Plan \(2022\) | Local-plan-document | Planning Data](#)
- I.5 This report also provides data on longer term take-up rates for housing within Halton Borough since 2014.
- I.6 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. 153,800 dwellings were completed in the UK during the financial year 2024/25, a decrease of 12% compared with the same time last year. This is 40% below the peak of 2007. The majority of Met and Shire Counties which includes Merseyside and Lancashire have seen a decrease of completions except for Greater Manchester which shows an increase of around 9% compared to last year. West Midlands have also seen an increase of 11% completions compared with last year.¹

Housing Completions

- 2.2. The number of completions in Halton this year has remained similar to last year with 406 dwellings (gross) completed in the 12-month monitoring period in 2024/25 - 216 dwellings in Runcorn and 190 in Widnes (Appendix A). Dwellings lost through demolition, COU and conversion amount to 19 homes, resulting in a net figure of 387 dwellings.

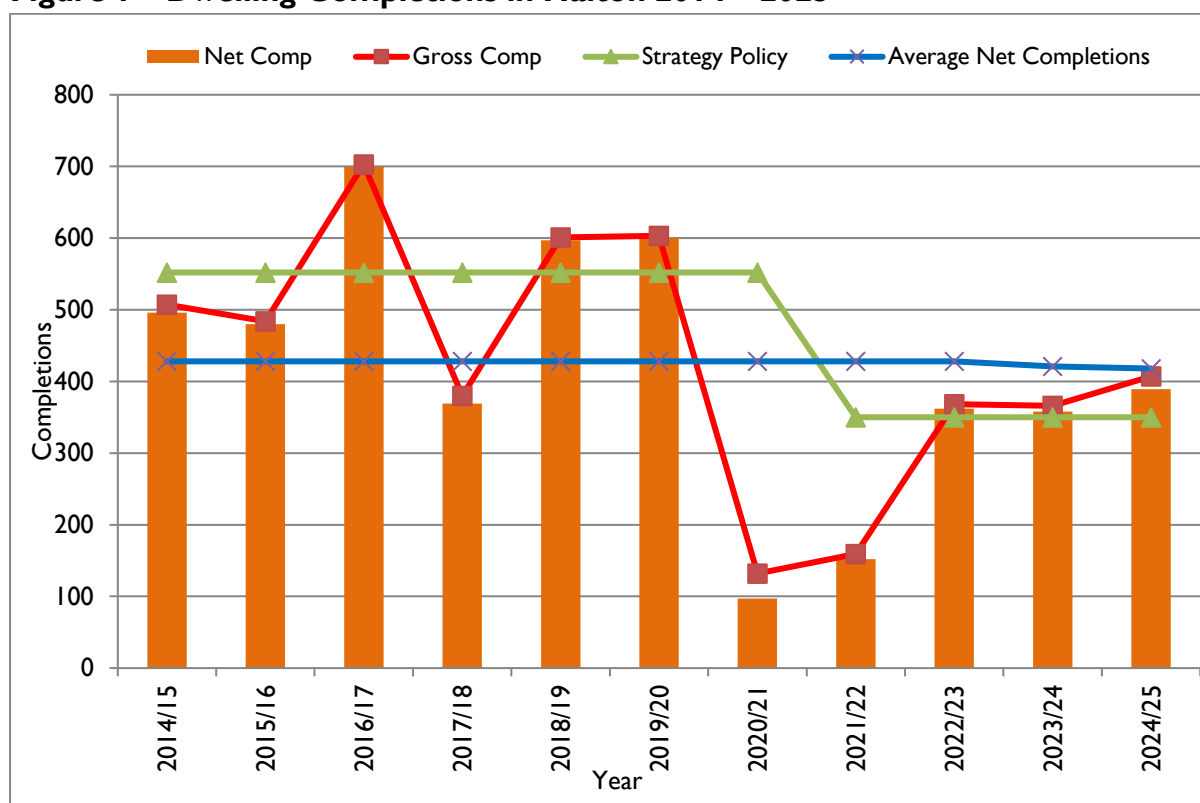
Table 1 - Dwelling Completions and Losses in Halton (April 2010 – March 2025)			
Halton	Gross Dwelling Gain	Losses from demolitions / conversions	Net Dwelling Gain
2009/10	225	111	114
2010/11	261	90	171
2011/12	325	8	317
2012/13	343	27	316
2013/14	262	35	227
2014/15	507	11	496
2015/16	484	4	480
2016/17	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
2023/24	366	8	358
2024/25	406	19	387
Total	6,125	384	5,741
Average	383	24	359
2014/15 to 2024/25 (Total)	4,709	113	4,596
2014/15 to 2024/25 (Average)	428	10	418

¹ <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 an 8-month period (suggesting a 12-month figure of $(132/8) * 12 = 198$)

Figure 1 – Dwelling Completions in Halton 2014 – 2025



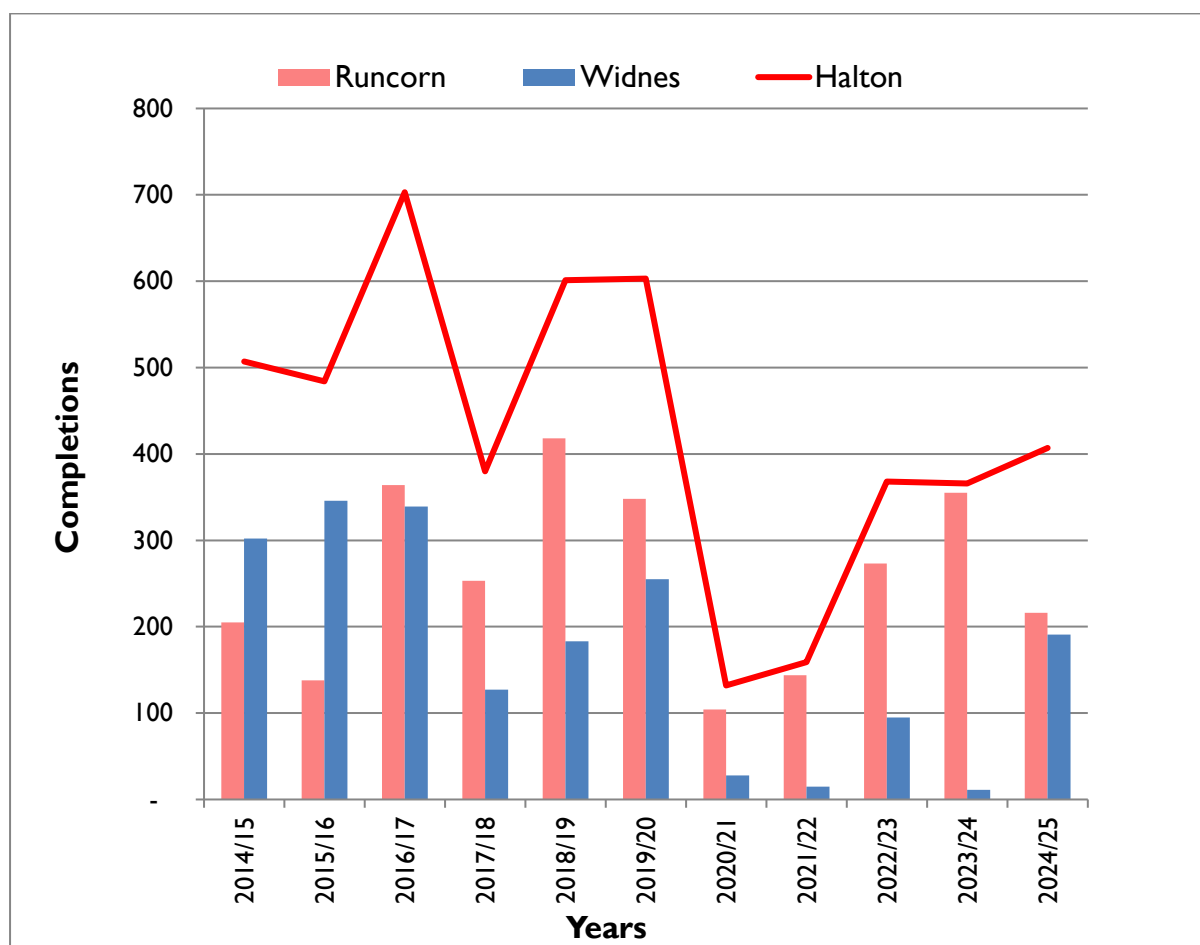
Location

- 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 2037. There have been 4,596 net dwellings completed within Halton since 2014, an average of 418 dwellings each year.
- 2.4. Since 2014, 2,754 net dwellings have been completed in Runcorn and 1,842 in Widnes, leaving 3,454 net homes to be built in Halton up to the end of the plan period 2037 (an average of 288 homes each year).
- 2.5. Figure 2 shows the split between Runcorn and Widnes, showing a similar split in dwellings completed between Runcorn and Widnes, contrasting with the split of completions in previous years.

Table 2 - Completed Housing Development in Runcorn & Widnes 2024/25

2024/25	Gross Dwelling Gain	Losses from demolitions / Conversions	Net Dwelling Gain	
Runcorn	215	10	205	53%
Widnes	190	9	181	47%
Halton	406	19	387	100%

Figure 2 – Dwelling Completions in Halton 2014 – 2025 by Town



Monitoring Framework

2.6. 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. 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 30% of new residential development is to be built on previously developed land over the plan period. In 2024/25, 16% of completions were on Brownfield sites, a decrease compared to 44% of completions the previous year. This is an outlier compared to Halton's previous development history, where in total 56% (on average 52% per year) of completions have been on brownfield sites, as per Table 3.

Figure 3 – Percentage of Housing Completions in Halton by Land Type 2014 - 2025

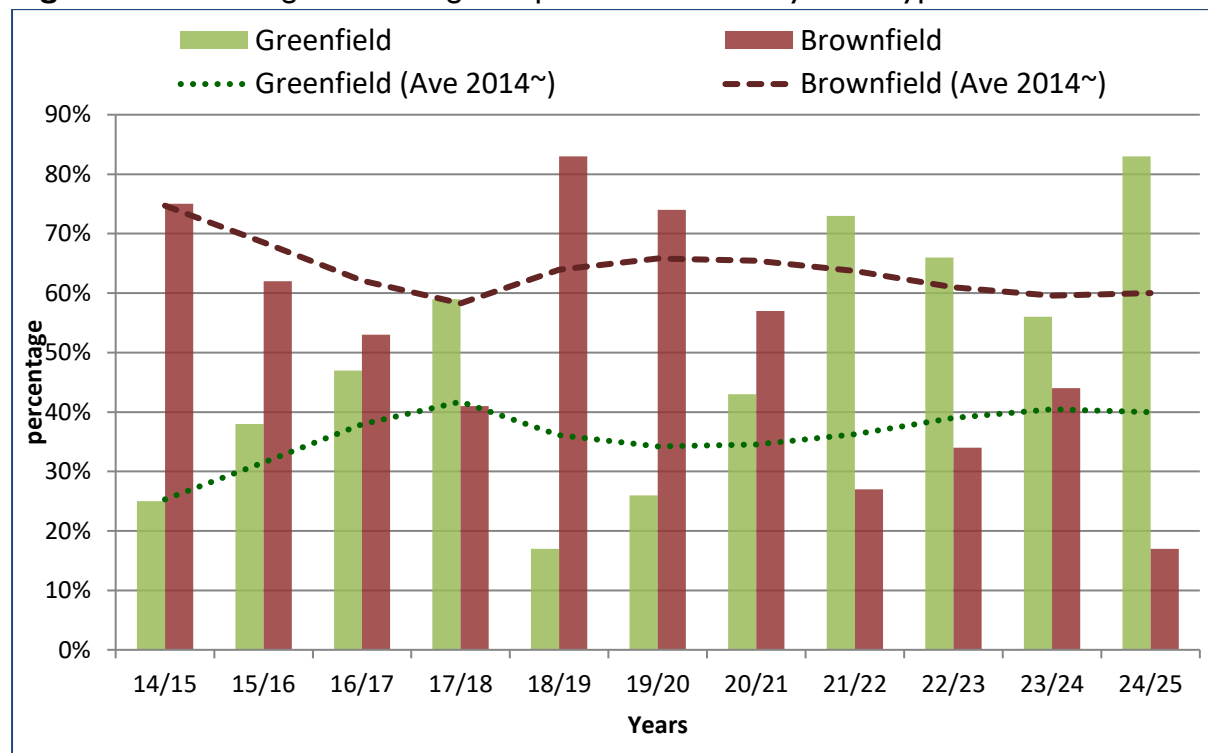


Table 3 – Housing Completions in Halton by Land Type 2014 - 2025

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%	43	27%	159	152	7
2022/23	242	66%	126	34%	368	362	6
2023/24	204	56%	162	44%	366	358	8
2024/25	340	83%	66	16%	406	387	19
Total	2080	44%	2628	56%	4708	4596	94
Average	189	48%	239	52%	428	418	9

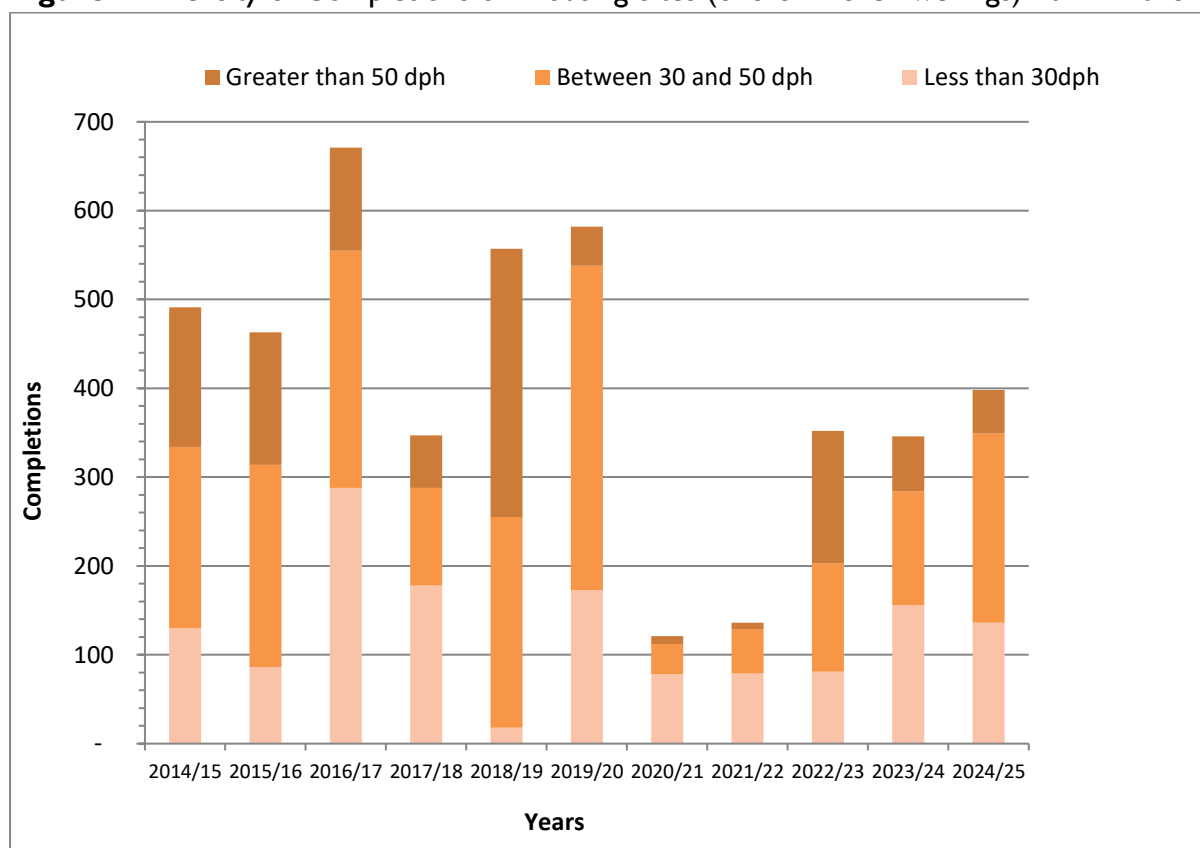
Density

2.8. Policy CS(R)3 of the DALP sets a target minimum density of 30dph, rising to a minimum density of 40dph when near to a Town/ Local Centres or a Transport Interchange. The percentage of new housing developments at a density of less than 30 dwellings per hectare has decreased to 34% this year, compared to 45% in 2023/24.

Table 4: Density of Completions on Housing Sites (of 5 or more dwellings) 2014 – 2025

Year	Less than 30dph	Between 30 and 50 dph	Greater than 50 dph	Halton	Sites	% less 30	% 30_50	% >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%
2023/24	156	128	62	346		45%	37%	18%
2024/25	136	213	49	398	14	34%	54%	12%

Figure 4 - Density of Completions on Housing Sites (of 5 or more dwellings) 2014 - 2025



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 2024/25 were flats, accounting for 16% of all completions.

2.10. 84% of all dwellings completed were houses. 49% of all houses completed by the private sector were 3 Bed houses, with no houses completed by registered social landlords.

2.11. 1 Bed flats, maisonettes or apartments account for 12% of all units completed compared with around 19% in 2023/24.

Table 5: completions by sector and bed type 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	167	137	5	0	341	50	12	0	3	65	406

Table 6: all dwelling completions by bed 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
percentage	13%	10%	41%	34%	1%	0%	100%

Figure 5 - Completions by Developer Type, House Type and Size in 2024/25

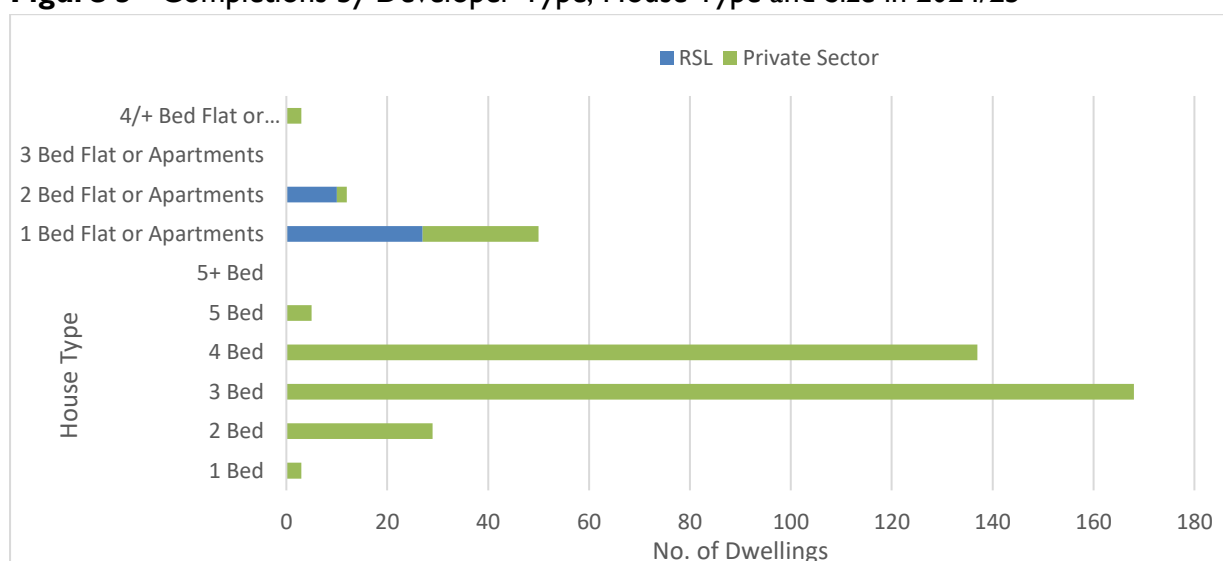


Table 7 - Proportion of Affordable Dwellings

	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	406	4708
Private Sector	249	338	565	288	538	528	107	137	283	240	369	3642
Affordable Units by Housing Associations / RPs	257	146	138	92	63	75	25	22	85	126	57	1086
Affordable Units Secured via S106	0	0	0	0	0	0	0	0	0	2	30	0*
Proportion of Affordable Dwellings	51%	30%	20%	24%	10%	12%	19%	14%	23%	34%	15%	22%

*This value is 0 as to not double count affordable housing – whether secured through a s106 or not, the housing is still provided through a private or RSL tenure.

2.12. There were 87 affordable dwellings completed in 2024/25; this equates to around 21% of the gross numbers of homes completed in the year. These were provided through a mix of private and RSL developers, and 30 were secured via section 106 agreements. While this is below DALP targets for the year (20% on strategic housing sites and 25% on greenfield sites), this can be explained by the fact that many housing developments currently ongoing are large, phased and as such require multiple years to complete. These developments should bring 334 more affordable houses once complete, making each development compliant with DALP targets.

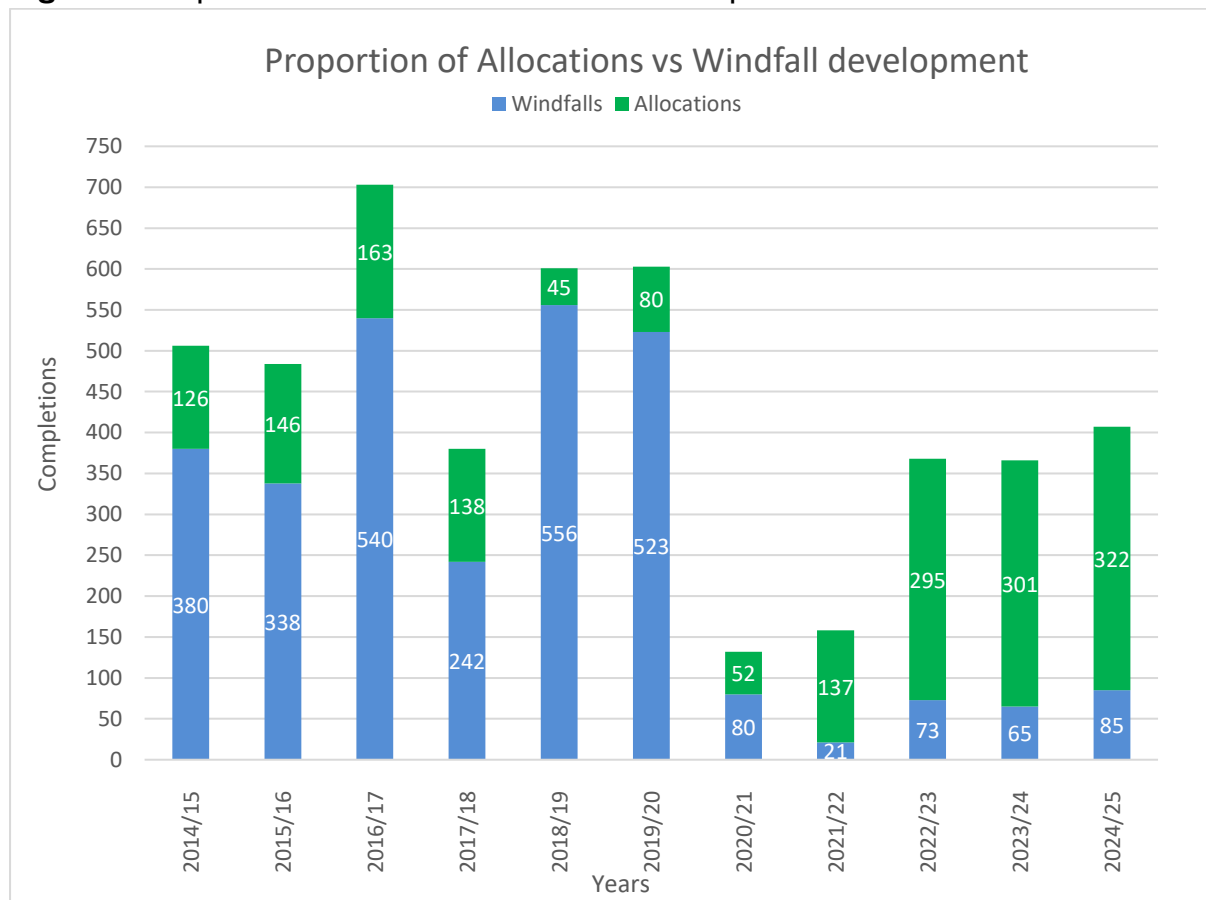
2.13. There has been a significant number of completions on greenfield land this year. There has been a slight decrease in the levels of 1 and 2 bed flats completed together with a continuing increase in the proportion of 3 bed dwellings built which all hint at the types of residential developments that are currently being completed in Halton.

Windfalls and Allocations

2.14. During 2024/25 there were 406 completions on 20 sites across Runcorn and Widnes, most of 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 2024/25 there were 85 completions on sites that are windfall, 32 in Runcorn and 53 in Widnes.

Figure 6: Proportion of Allocations vs Windfall development 2014 - 2025



Gypsy and Traveller Accommodation

2.16. There are currently no planning applications for Gypsy and Traveller sites. The latest site (I767/0) 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 of 31 March 2024. 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)² which are unallocated and without planning permission but are considered suitable for residential development.

Under Construction

- 3.2. Monitoring from 2024/25 shows that there are 16 sites currently under construction. On these, there are a total of 164 properties under construction, with a total of 1328 dwellings (gross) remaining.
- 3.3. There were 7 sites that started construction during 2024/25; listed in Table 8 below.

Table 8: Total Capacity - Sites Commenced in 2024/25			
Ref	Address	Town	No of Dwellings Proposed
1019_0	Land Between 51 & 57 Tynwald Cresent	Widnes	3
1272_0	Land adj. to 1 Norton Tower Cottage, Norton Lane	Runcorn	1
1334_1	Land Adjacent to Ditton Brook, Foundry Lane (Stobart's Training Centre)	Widnes	63
1722_0	Land at Mill Green Farm, North of Derby Road	Widnes	428
1759_2	Crows Nest Farm, Daresbury	Runcorn	151
2445_0	Boundary Farm and Abbey Farm, South Lane	Widnes	185
3039_0	1 South Parade Runcorn Cheshire	Runcorn	1
Total			832

Planning Permissions granted during 2024/25

- 3.4. 1595 dwellings (gross), with 346 lost leaving a total of 1249 dwellings (net) were granted planning permission in 2024/25. Overall, there is an increase on all planning permissions granted last year as can be seen in Figure 7 below.

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

Figure 7: Planning Permissions Granted 2014 - 2025

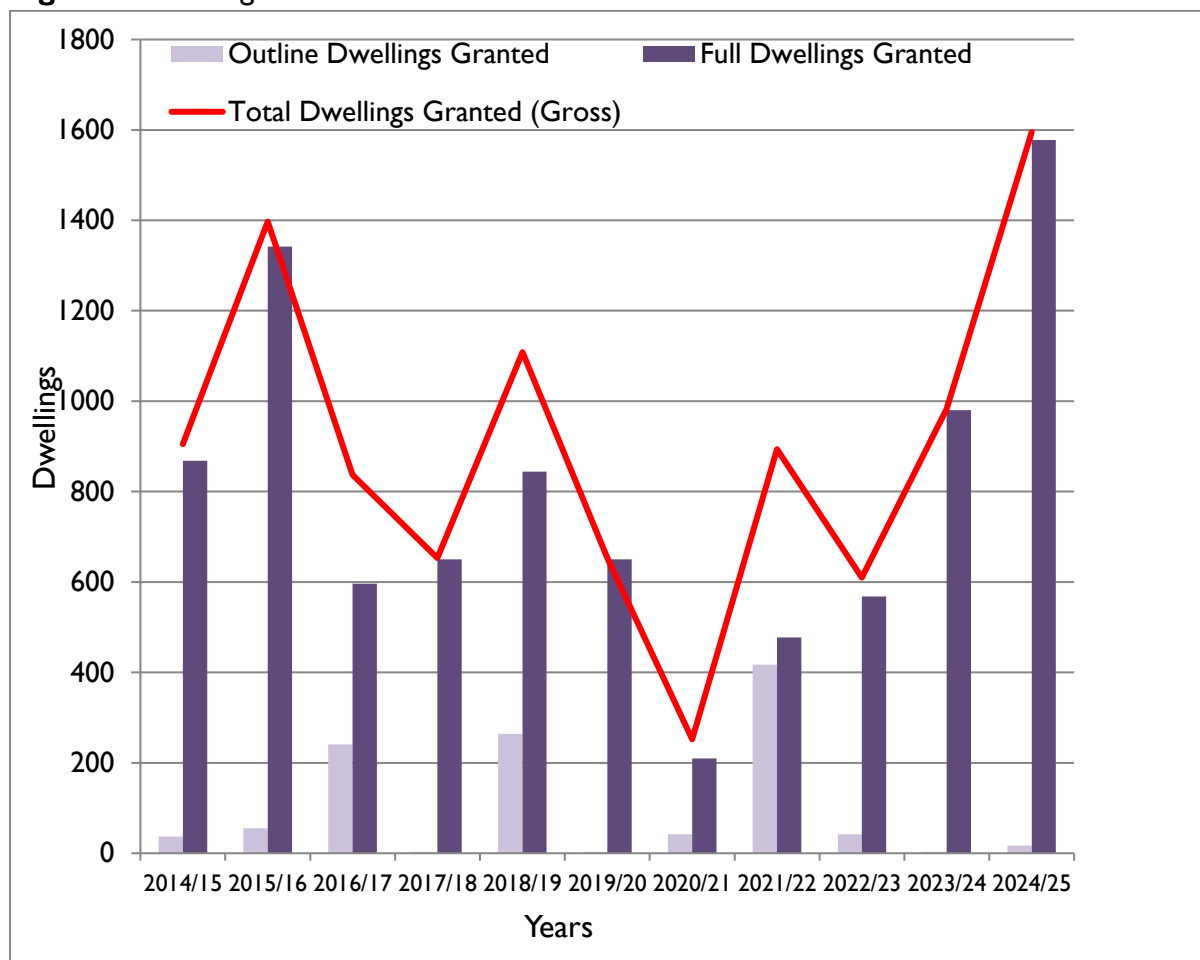


Table 9: Planning Permissions Granted (Gross) 2024/25 for Residential Development

	Outline Permission		Full Permission		Total Permissions	
	Sites	No. Of Dwellings	Sites	No. Of Dwellings	Sites	No. Of Dwellings
Runcorn	1	17	13	420	16	437
Widnes	0	0	12	1175	12	1175
Total	1	17	25	1239	28	1595

3.5. Around 42% of all granted permissions for residential development were in Widnes with 58% or 32 dwellings granted permission in Runcorn, showing multiple small house builds in Runcorn, in contrast to fewer yet larger housing sites granted in Widnes (though there are large housing sites under construction in both currently).

3.6. For planning permissions granted in 2024/25, there were 23 sites with extant full permission, with a remaining capacity for 449 dwellings. 12 of these sites were in Runcorn, with a remaining capacity for -65 dwellings, reflecting the need for demolition in some areas before more housing can be built. 11 sites were in Widnes, with remaining capacity for 514 dwellings, reflecting large housing developments aimed at allocated land in Widnes.

- 3.7. In total, that gives 51 sites with extant full permission, with a remaining capacity for 1144 dwellings. 28 of these sites were in Runcorn, with a remaining capacity for 33 net dwellings and 23 sites were in Widnes, with remaining capacity for 1177 dwellings.
- 3.8. Around 58% of the homes (665 dwellings) that have been granted permission in 2024/25 were on Greenfield sites, with roughly 20 application approvals (80%) on Brownfield sites.
- 3.9. Planning permissions in 2024/25 have seen the most common house type as being 4-beds, with 427 permissions followed by 3-beds with 243. 2-bed dwellings account for 124 permissions this year.

Allocations

- 3.10. There are 82 total allocated sites for housing in the borough with a total of 7528 potential houses. This is split as 58 sites in Runcorn (with the potential for 4715 houses) and 24 sites in Widnes (with the potential for 2813 houses).
- 3.11. During 2024/25 there have been 316 completions on allocated residential sites. The current position of all the allocated sites is listed below in Table 10.
- 3.12. Currently there are 15 completed housing allocations which have produced 966 dwellings. There are currently 14 allocation sites that are under construction, these have seen 626 dwellings completed so far with 2293 remaining.
- 3.13. There are a further 10 allocations that have planning permission, with 362 dwellings currently consented. This leaves 36 sites that have no permissions.

Table 10: Housing Allocations in Runcorn

Ref	Ref_2	Site	Greenfield / PDL	Notional Capacity	Site Size	Planning Status	Planning Application	Site Construction Status	Site Completion Date	Total Gross Dwlg	Total Completed Dwlg	Total Remaining Dwlg
M8	2338/0	Land to the east of Runcorn Road, Moore	Greenfield	20	0.73	Awaiting Decision	22/00309/OUT	Not Started	N/A	20	0	20
P1	2442/0, 2252/0, 2253/0	E-Scape, Preston-on-the-Hill	Greenfield	117	4.89	Full PP - Part Site (0.15 ha)	21/00311/FUL (2442_0) 25/00107/OUT (2252_0)	Completed (part) Not started	31/3/25	117	3	114
P2	2195/0	Land between Chester Rd and M56 at Preston-on-the-Hill	Greenfield	146	6.96	Awaiting Decision	22/00203/FUL	Not Started	N/A	146	0	146
R1	1003/0	Land at Gaunts Way	Greenfield	7	0.23	No PP	No PP	Not Started	N/A	7	0	7
R2	1303/0	Land to the east of Kestrel's Way	Greenfield	43	1.61	No PP	No PP	Not Started	N/A	43	0	43
R5	1150/0	Land north of Beechwood Ave., east of Wood Lane	Greenfield	29	1.09	No PP	No PP	Not Started	N/A	29	0	29
R7	2340/0	Former Showroom for The Deck	PDL	15	0.54	Full PP	05/00590/REM	Site Stalled	N/A	15	0	15
R8	2341/0	Remainder of The Deck	PDL	12	0.44	Full PP	05/00590/REM	Site Stalled	N/A	12	0	12
R9	1155/0	Former Polar Ford Use car lot	PDL	11	0.37	Full PP (Retail)	21/00407/FUL	Not Started	31/03/2023	11	0	11
R10	1032/0, 1647/0	Land off Bridge Street and busway	PDL	28	1.03	No PP	No PP	Not Started	N/A	28	0	28
R11	1029/0	Land to the rear of Pure Gym, Okell Street	PDL	9	0.15	Full PP	20/00077/FUL	Site Completed	31/03/2021	9	9	0
R12	1962/0	Former Riverside College, Campus Drive	Mixed	144	4	Full PP	18/00176/REM	Site Completed	31/03/2021	144	144	0
R14	1098/0	Land to south of Percival Lane	PDL	16	0.16	Full PP	14/00543/FUL	Lapsed	N/A	16	0	16

Ref	Ref_2	Site	Greenfield / PDL	Notional Capacity	Site Size	Planning Status	Planning Application	Site Construction Status	Site Completion Date	Total Gross Dwlg	Total Completed Dwlg	Total Remaining Dwlg
R15	1104/0	Former Polar Ford and surrounds	PDL	31	1.14	No PP	No PP	Not Started	N/A	31	0	31
R17	1080/0	Picow Farm Road Playing Fields	Mixed	67	1.62	Full PP	17/00455/FUL	Site Completed	03/08/2020	67	67	0
R20	1085/0	Paramount Foods and surrounds	PDL	89	3.7	Full PP	18/00083/FUL	Site Completed	31/03/2024	119	119	0
R22	1718/0	Land off Birch Road	Greenfield	21	0.78	No PP	No PP	Not Started	N/A	21	0	21
R24	1989/0	Land to the west of Grangeway	Greenfield	14	0.5	No PP	No PP	Not Started	N/A	14	0	14
R25	1990/0	Thorn Road Garages	PDL	6	0.19	No PP	No PP	Not Started	N/A	6	0	6
R26	1078/0	St Chads High School Playing Fields	Greenfield	82	3.42	Full PP	19/00641/FUL	Lapsed	N/A	82	0	82
R28	1092/0	Land off Coronation Road	Greenfield	44	1.65	No PP	No PP	Not Started	N/A	44	0	44
R29	2016/0, 2017/0	Land to the south of Walsingham Drive	Greenfield	250	16.63	Outline granted	22/00543/OUTEI A	Not Started	N/A	250	0	250
R30	1756/0, 1751/3	Land between Keckwick Brook and WCML	Greenfield	337	13.93	Full PP	15/00453/FUL (1756_0) 19/00325/FUL (1751_3)	Completed Under Construction	31/3/23	319	291	28
R31	1751/2	Sandymoor 17A	Greenfield	13	0.68	Full PP	19/00325/FUL	Site Completed	31/03/2023	13	13	0
R32	2042/3, 2238/0	Central Housing Area (between canal and railway)	Greenfield	500	20.77	Awaiting Decision	21/00545/REM	Not Started	N/A	500	0	500
R33, R35, R36	2042/1	Delph Lane West	Greenfield	300	19.08	Full PP	21/00337/REM	Under Construction	N/A	335	24	311
R37	1751/0	Land to the east of Village Street	Greenfield	104	4.35	Full PP	19/00325/FUL	Site Completed	31/03/2024	190	190	0
R38	1233/0	Wharford Farm (North and Central)	Greenfield	190	25.51	No PP	No PP	Not Started	N/A	190	0	190

Ref	Ref_2	Site	Greenfield / PDL	Notional Capacity	Site Size	Planning Status	Planning Application	Site Construction Status	Site Completion Date	Total Gross Dwlg	Total Completed Dwlg	Total Remaining Dwlg
R39	2262/0	Land surrounding Preston Brook Marina, Marina Lane	Greenfield	57	2.38	No PP	No PP	Not Started	N/A	57	0	57
R40	1759/1	Land to the West of Delph Lane, Daresbury	Greenfield	119	7.22	Full PP	20/00487/S73	Under Construction	N/A	108	97	11
R41	1759/2	Crows Nest Farm, Daresbury	Greenfield	181	11.35	Full PP	21/00319/FULEIA	Under Construction	N/A	151	0	151
R44	1077/0	Highways Agency Depot	PDL	24	0.88	No PP	No PP	Not Started	N/A	24	0	24
R45	1140/0	Land adjacent to Castle Road (Panorama Hotel)	PDL	7	0.22	Full PP	22/00015/FUL	Not Started	N/A	20	0	20
R46	1258/0	Land to the north of Brookvale Avenue North	Greenfield	20	0.75	No PP	No PP	Not Started	N/A	20	0	20
R47	1009/0	Adj. to Woodfalls Farm	Mixed	11	0.36	Awaiting Decision	23/00497/FUL	Not Started	N/A	11	0	11
R49	1148/0	Land surrounding Hanover Court	Greenfield	29	1.09	No PP	No PP	Not Started	N/A	29	0	29
R50	1149/0	The Lord Taverners & land adjacent	Mixed	35	1.3	No PP	No PP	Not Started	N/A	35	0	35
R52	1011/0	Land off Southland Mews	Mixed	11	0.42	No PP	No PP	Not Started	N/A	11	0	11
R54	1103/0	Land off Astmoor Bridge Lane	Greenfield	6	0.19	No PP	No PP	Not Started	N/A	6	0	6
R55	1159/0	Former Express Dairies Site, Sewell St / Perry St	PDL	15	0.54	Full PP	21/00613/FUL	Site Completed	31/03/2024	33	33	0
R60	1544/0	Paddock adjacent to 38 Clifton Road	Greenfield	11	0.38	No PP	No PP	Not Started	N/A	11	0	11
R61	1079/0	Land to the south of Old Quay Street and Mason St	PDL	39	1.46	No PP	No PP	Not Started	N/A	39	0	39
R62	1131/0, 1736/0	Former Gym and Surrey Street Garage	PDL	11	0.36	Full PP	12/00252/FUL	Lapsed	N/A	11	0	11
R66	1177/0	Former Egerton Library and Rathbone Institute	PDL	18	0.66	No PP	No PP	Not Started	N/A	18	0	18

Ref	Ref_2	Site	Greenfield / PDL	Notional Capacity	Site Size	Planning Status	Planning Application	Site Construction Status	Site Completion Date	Total Gross Dwlg	Total Completed Dwlg	Total Remaining Dwlg
R67	1913/0	Wharford Farm, Red Brow Lane	Greenfield	410	17.42	No PP	No PP	Not Started	N/A	410	0	410
R69	1288/0, 2483/0	Former Job Centre and La Scala	PDL	24	0.89	Full PP - Part Site	22/00130/FUL	Under Construction	N/A	66	0	66
R72	1953/0	Land to the north of Towers Lane	Greenfield	12	0.39	No PP	No PP	Not Started	N/A	12	0	12
R73	1763/0	Land between Daresbury Expressway and Manor Park Ave	Greenfield	23	0.86	No PP	No PP	Not Started	N/A	23	0	23
R74	1746/0	Land between the expressway and the Bridgewater Canal	Greenfield	158	7.54	OPP	07/00122/OUT	Lapsed	N/A	158	0	158
R78, R48	2544/0	Land to the south of Stockham Lane	Greenfield	32	1.18	Full PP	22/00462/FUL	Not Started	N/A	59	0	59
R79	1983/0	Land between Stalbridge Drive and WCML	Greenfield	58	2.42	Full PP	20/00573/FUL	Site Completed	31/03/2024	48	48	0
R80	1808/0, 2423/0	Land Off Eagles Way (Incl. the Raven), Hallwood Park	Mixed	51	1.81	Full PP - Part Site	21/00201/REM	Part Completed	31/03/2024	63	27	36
R81	1096/0	Land south of Hospital	Greenfield	45	1.67	No PP	No PP	Not Started	N/A	45	0	45
R82	2259/0	Land east of Castlefields Avenue East	Greenfield	45	1.62	Site Completed	17/00304/FUL	Site Completed	03/08/2020	45	45	0
R84	1916/1, 1916/2, 1916/3 1916/6	Land between The Office Village, Daresbury Park and Bridgewater Canal	Greenfield	417	19.84	Full PP / OPP - Part Site	24/00425/NMA (1916_1) 22/00034/REM (1916_2) 22/00034/REM (1916_3) (1916_6)	Under Construction Not Started Not Started Not Started	N/A N/A N/A N/A	97 87 60 180	48 0 0 0	49 87 60 180
									Runcorn Totals	4715	1158	3557

Table 11: Housing Allocations in Widnes and Hale

Ref	Ref_2	Site	Greenfield / PDL	Notional Capacity	Site Size	Planning Status	Planning Application	Site Construction Status	Site Completion Date	Total Gross Dwlg	Total Completed Dwlg	Total Remaining Dwlg
H1	1204/0	Land adjacent to 1 Church End, Hale Village	Greenfield	12	0.45	Full PP	22/00638/FUL	Site Completed	N/A	13	13	0
W1	1237/0, 1343/0, 2277/0	BPI Widnes Films	PDL	38	4.26	Full PP	17/00504/FUL	Site Part Completed	N/A	156	118	38
W2	H1195	Former Eternit site, Derby Road	PDL	116	5.21	Full PP	15/00430/FUL	Site Completed	31/03/2021	116	116	0
W4	2444/0	Chapel Lane to Old Upton Lane	Greenfield	299	14.26	Awaiting Decision	23/00244/OUT	Not Started	N/A	300	0	300
W5	1228/0, 1241/0, 2163/0	Sandy Lane to Queensbury Way	Greenfield	133	6.33	Awaiting Decision	23/00244/OUT	Not Started	N/A	133	0	133
W9	1722/0	Land at Mill Green Farm	Greenfield	433	22.63	Full PP	22/00178/FUL	Under Construction	N/A	428	1	427
W10	1672/0	South Lane	Greenfield	39	1.45	No PP	No PP	Not Started	N/A	39	0	39
W11	2445/0, 1812/0, 1825/0	Boundary Farm and Abbey Farm, South Lane	Greenfield	278	13.23	Full PP	24/00007/FUL	Under Construction	N/A	336	15	321
W17	1052/0	Land east of The Eight Towers Public House	Greenfield	20	0.72	Full PP	10/00104/FUL	Lapsed	N/A	20	0	20
W24	1249/0, 1291/0, 2157/0, 2158/0, 2337/0	West of Hale Gate Rd	Greenfield	484	23.06	Full PP	18/00478/FUL	Site Part Completed	31/03/2022	504	4	500
W28	1118/0	Broseley House	PDL	10	0.33	No PP	No PP	Not Started	N/A	10	0	10
W30	1347/0	Opposite Beaconsfield Surgery Site	PDL	11	0.4	Full PP	23/00265/FUL	Under Construction	N/A	5	4	1
W31	1635/0	Greenoaks Farm Industrial Estate, Warrington Road	PDL	10	0.32	Full PP	21/00001/FUL	Not Started	N/A	2	0	2
W32	1275/0	Land At Terrace Road (RMC House), West Bank	PDL	14	0.51	Withdrawn	23/00192/S73	Not Started	N/A	14	0	14

Ref	Ref_2	Site	Greenfield / PDL	Notional Capacity	Site Size	Planning Status	Planning Application	Site Construction Status	Site Completion Date	Total Gross Dwlg	Total Completed Dwlg	Total Remaining Dwlg
W34	1719/0, 2399/0	Widnes Timber Centre, Foundry Lane	PDL	26	0.96	Full PP	No PP	Not Started	N/A	26	0	26
W38	1269/0	Land to the rear of Appleton Village Pharmacy	PDL	24	0.29	Full PP	17/00389/FUL	Site Completed	30/07/2020	24	24	0
W39	1787/0	The Albert Hotel, 160 Albert Road	PDL	13	0.05	Full PP	18/00368/FUL	Site Completed	30/07/2020	13	13	0
W40	1345/0	Watkinson Way Loop	PDL	24	0.89	OPP	20/00026/OUT	Not Started	N/A	42	0	42
W42	1264/0	Land off Vine Street	Greenfield	5	0.06	Lapsed	12/00492/S73	Not Started	N/A	5	0	5
W44	1196/0	Land adjacent to 20 Rock Lane	Greenfield	11	0.41	No PP	No PP	Not Started	N/A	11	0	11
W45	2010/0	Parcels on Halebank Road	Mixed	54	2.26	No PP	No PP	Not Started	N/A	54	0	54
W47	1122/0, 1123/0, 1124/0, 1334/0	Land to the rear of Harrison Street Pumping Station	PDL	125	5.96	Full PP - Part Site	21/00470/REM	Under Construction - Part	N/A	125	0	125
W49	2004/0, 3043/0, 1287/0	Lunts Heath Road (East)	Greenfield	381	18.13	Full PP - Part Site	22/00318/FUL	Under Construction - Part	N/A	406	99	307
W50	1334/0	(former Stobarts site) Foundry Lane	PDL	19	19	Full PP	21/00470/REM	Under Construction	N/A	29	0	29
									Widnes Totals	2813	406	2406
									Borough Totals	7528	1565	5963

4. Market Signals

House Prices

- 4.1. According to Land Registry data³ (UK House Price Index*) the average house price in Halton in April 2025 was £183,502. This is an increase of £12,492 from the same time last year and a rise of around 7%. This rise over the last year is just above the national trend; UK saw property prices rise by 6.4% compared to the previous year average. In England, the Northwest has had an above-average increase, where the annual percentage change increased by 9.2% in 12 months to April 2025.
- 4.2. In Halton the average house prices by house type were as follows in April 2025: detached house £307,708; semi-detached £193,551; terraced £149,905; and flat £103,341. The average price of all house types in Halton remained similar over the last 12 months, though terraced houses have seen the greatest increase, with a 12.4% increase in the past 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 Red Brow Lane, Daresbury Park (1916/4), Runcorn. In Widnes, Miller Homes are proposing 3-, 4- & 5-bedroom houses from £297,995 - £549,995 at Lunts Heath Rise, Lunts Heath Road Site (2004/0).

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 60 affordable dwellings completed in 2024/25; this equates to around 14.7% of the gross numbers of homes completed in the year. Many of these affordable dwellings were provided by private developers, as part of their delivery on larger housing sites. 30 houses were secured through S106 agreements on private market housing sites, equating to 50% of all affordable homes this year.

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

*This data is correct as at the time of writing this document

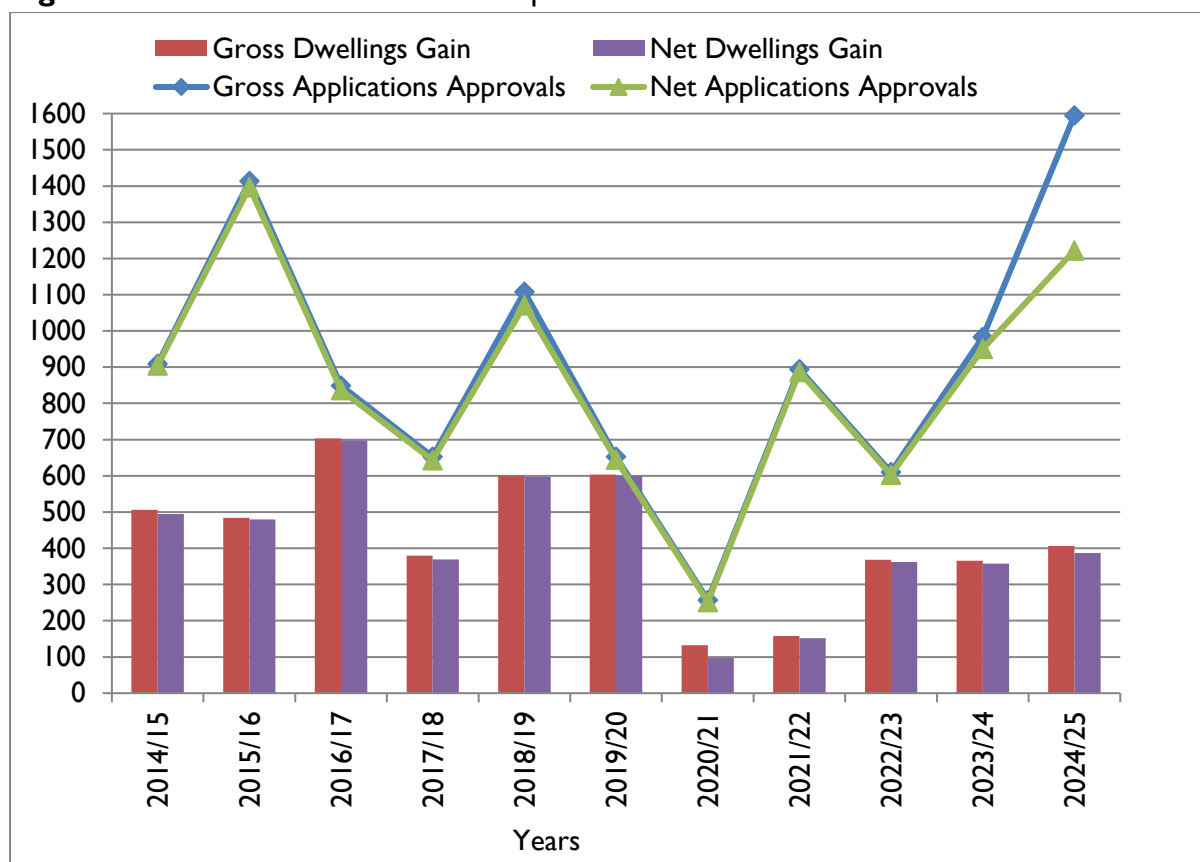
Table 11: Proportion of Affordable Dwellings

	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
Affordable rent	0	4	4	0	0	0	8	23	0	0	0	23	31
Affordable shared ownership	0	0	5	0	0	0	5	0	0	0	0	0	5
Affordable first homes	0	4	20	0	0	0	24	0	0	0	0	0	24
All	0	8	29	0	0	0	37	23	0	0	0	23	60

Housing Take Up

4.6. Figure 8 shows the numbers of dwellings given planning permission from 2014 to 2025. It also shows the increase in levels of dwellings given planning permission on the pending housing applications which are approved on the latest residential allocations contained in the approved Local Plan (adopted March 2022).

Figure 8: Permissions Granted vs Completions



Appendix A: Completions in 2024/25

Ref	Application No	Site Address	Town	Brownfield / Greenfield	Area	Local Plan Allocation	Site Construction Status	Total Capacity	Completed in 2024/25	Remaining Capacity
1204_0	22/00638/FUL	Land Bounded by Church End & Town Lane, Hale Village	Widnes	Greenfield	0.45	Allocated in Local Plan	Under Construction	13	13	0
1259_0	21/00059/FUL	Land South of Bechers Local Centre, Bechers	Widnes	Brownfield	0.26	Designated in Local Plan	Site Completed	37	37	0
1336_0	19/00235/FUL	Land Adjacent to St. Helens Canal (Routledge Site), Tanhouse Lane	Widnes	Brownfield	7.56	Designated in Local Plan	Under Construction	243	7	165
1347_0	23/00265/FUL	Land adjacent to Beaconsfield Primary Care Centre, Bevan Way	Widnes	Brownfield	0.37	Allocated in Local Plan	Under Construction	5	4	0
1722_0	22/00178/FUL	Land at Mill Green Farm, North of Derby Road	Widnes	Greenfield	21.92	Allocated in Local Plan	Under Construction	428	1	427
1751_3	19/00325/FUL	Phase 3 Land to northeast of village street, Sandymoor	Runcorn	Greenfield	5.74	Allocated in Local Plan	Site Under Construction	132	79	28
1759_1	20/00487/S73	Land to the West of Delph Lane, Daresbury	Runcorn	Greenfield	7.22	Allocated in Local Plan	Site Under Construction	108	30	11
1825_0	22/00377/FUL	Abbey Farm, South Lane (Plots 46 & 43) (Green Belt)	Widnes	Greenfield	3.51	Allocated in Local Plan	Site Under Construction	99	15	84
1916_1	24/00425/NMA	Parcel A1 Land North of Red Brow Lane	Runcorn	Greenfield	5.04	Allocated in Local Plan	Site Under Construction	97	48	56
1916_4	24/00291/NMA	Land Adjacent to Red Brow Lane, Daresbury Park	Runcorn	Greenfield	5.52	Designated in Local Plan – Mixed Use	Site Completed	108	29	0
2004_0	22/00318/FUL	Land North of Lunts Heath Road, Lunts Heath Rise	Widnes	Greenfield	13.26	Allocated in Local Plan	Site Under Construction	328	99	229
2042_1	21/00337/REM	Land Adjacent to Delph Lane, Daresbury	Runcorn	Greenfield	17.32	Allocated in Local Plan	Site Under Construction	335	24	311
2191_0	17/00040/FUL	180 Albert Road	Widnes	Brownfield	0.05	Designated in Local Plan - Residential	Site Completed	5	5	0
2198_0	22/00545/FUL	Land to the south of 60 Wilmere Lane	Widnes	Greenfield	0.05	No Allocation	Site Completed	1	1	0
2311_0	23/00082/COU	Tunnel Top Public House, Northwich Road	Runcorn	Brownfield	0.43	Designated in Local Plan – Community Facility	Site Completed	1	1	0

Ref	Application No	Site Address	Town	Brownfield / Greenfield	Area	Local Plan Allocation	Site Construction Status	Total Capacity	Completed in 2024/25	Remaining Capacity
2381_0	19/00372/COU	52 - 56 Albert Road	Widnes	Brownfield	0.03	Designated in Local Plan - Retail	Site Completed	7	7	0
2442_0	21/00311/FUL	Hilltop Farm, Windmill Lane, Preston on The Hill	Runcorn	Brownfield	0.15	Allocated in Local Plan	Site Completed	3	3	0
2511_0	22/00471/COU	55 Church Street	Runcorn	Brownfield	0.01	Designated in Local Plan - Retail	Site Completed	2	2	0
2536_0	23/00402/COU	24 Deacon Road	Widnes	Brownfield	0.02	Designated in Local Plan	Site Completed	1	1	0
Totals								1953	406	1305

Appendix B: Residential Land Availability

Ref	Planning App No.	Planning App Status	Site Address	Town	Brownfield / Greenfield	Area	Local Plan Allocation	Development Status	Total / Potential Capacity	Remaining Capacity
I003/0	N/A	N/A	Land at Gaunts Way	Runcorn	Greenfield	0.23	R1	N/A	7	7
I008/0	06/00212/COU	Lapsed	Poplar Farm, Delph Lane	Runcorn	Greenfield	0.03		Site Not Started	1	1
I009/0	23/00497/FUL	Granted	Land Adj. Woodfalls Farm, Stockham Lane	Runcorn	Greenfield	0.36	R47	Site Not Started	9	9
I011/0	N/A	N/A	Land off Southland Mews, Moughland Lane	Runcorn	Mixed	0.42	R52	N/A	11	11
I015/0	17/00437/FUL	Granted	Land Adjoining Holy Trinity Church, Trinity Street	Runcorn	Brownfield	0.06		Site Stalled	3	3
I019/0	21/00718/FUL	Granted (Full or REM)	Land Between 51 & 57 Tynwald Crescent	Widnes	Greenfield	0.07		Site Under Construction	3	3
I032/0	N/A	N/A	Busway and Former Petrol Station, Bridge Street	Runcorn	Brownfield	0.9	R10	N/A	28	28
I037/0	12/00262/FUL	Granted (Full or REM)	1-5 Ollier Street	Widnes	Brownfield	0.04		Site Stalled	12	12
I052/0	10/00104/FUL	Withdrawn	Land off Weates Close (Open space)	Widnes	Greenfield	0.75	W17	Site Not Started	20	20
I077/0	N/A	N/A	Highways Agency Depot, Chester Road, Preston Brook	Runcorn	Brownfield	0.88	R44	N/A	24	24
I078/0	19/00641/FUL	Lapsed	St. Chads School Field (Open space)	Runcorn	Greenfield	3.43	R26	Site Not Started	82	82
I079/0	N/A	N/A	Land to the south of Old Quay Street and Mason Street	Runcorn	Brownfield	1.46	R61	N/A	39	39
I092/0	N/A	N/A	Land off Coronation Road, Coronation Road, Preston Brook	Runcorn	Greenfield	1.62	R28	N/A	44	44
I098/0	14/00543/FUL	Lapsed	Land to south of Percival Lane (Old Town)	Runcorn	Brownfield	0.16	R14	Site Not Started	16	16
I103/0	N/A	N/A	Land off Astmoor Bridge Lane, Castlefields	Runcorn	Greenfield	0.19	R54	N/A	6	6
I104/0	N/A	N/A	Former Polar Ford and surrounds, Victoria Road	Runcorn	Brownfield	1.14	R15	N/A	31	31
I109/0	21/00161/FUL	Granted (Full or REM)	East Lane House, East Lane (aka The White House)	Runcorn	Brownfield	1.14	TC5	Site Not Started	153	153
I122/0, I123/0, I124/0	N/A	N/A	Gold Triangle Complex	Widnes	Brownfield	5.98	W47	N/A	125	125
I131/0, I736/0	N/A	N/A	Surrey Street Garage, Surrey Street	Runcorn	Brownfield	0.23	R62	N/A	11	11
I140/0	22/00015/FUL	Granted (Full or REM)	Panorama Hotel, Castle Road	Runcorn	Brownfield	0.22	R45	Site Not Started	20	20
I148/0	N/A	N/A	Land surrounding Hanover Court and the Telephone Exchange	Runcorn	Greenfield	1.06	R49	N/A	29	29

Ref	Planning App No.	Planning App Status	Site Address	Town	Brownfield / Greenfield	Area	Local Plan Allocation	Development Status	Total / Potential Capacity	Remaining Capacity
I150/0	N/A	N/A	Land north of Beechwood Ave., east of Wood Lane and south of A533	Runcorn	Greenfield	0.98	R5	N/A	29	29
I196/0	N/A	N/A	Land Adjacent to 20 Rock Lane	Widnes	Greenfield	0.4	W44	N/A	14	14
I204/0	22/00638/FUL	Granted (Full or REM)	Land Bounded by Church End & Town Lane, Hale Village	Widnes	Greenfield	0.45	H1	Site Under Construction	13	13
I228/0	N/A	N/A	Land off Cronton Road / North side of Upton Lane, (Site A)	Widnes	Greenfield	2.21	W5	N/A	53	53
I233/0	N/A	N/A	Land to north of Preston Brook Marina	Runcorn	Greenfield	8.07	R38	N/A	170	170
I241/0	N/A	N/A	Land to the East of Sandy Lane	Widnes	Greenfield	3.3	W5	N/A	79	79
I248/0	N/A	N/A	Land at Sandy Lane / Upton Lane	Widnes	Greenfield	0.63	W4	N/A	17	17
I249/0	N/A	N/A	Halegate Road	Widnes	Greenfield	0.88	W24	N/A	24	24
I258/0	N/A	N/A	Land to the north of Brookvale Avenue North	Runcorn	Greenfield	0.75	R46	N/A	20	20
I259/0	21/00059/FUL	Granted (Full or REM)	Land South of Bechers Local Centre, Bechers	Widnes	Brownfield	0.26		Site Completed	37	0
I264/0	12/00492/S73	Withdrawn	Vine Street Community Centre	Widnes	Brownfield	0.06	W42	Site Not Started	5	5
I272/0	23/00392/FUL	Granted (Full or REM)	Land adj. to 1 Norton Tower Cottage, Norton Lane	Runcorn	Greenfield	0.07		Site Under Construction	1	1
I275/0	23/00179/NMA	Application Permitted	Land At Terrace Road (RMC House), West Bank	Widnes	Brownfield	0.51	W32	Site Not Started	92	92
I287/0	21/00107/OUT	Lapsed	Lunts Bridge Farm, Lunts Heath Road	Widnes	Greenfield	0.07	W49	Site Not Started	1	1
I288/0	N/A	N/A	Land at 59 - 77 High Street, Runcorn Old Town	Runcorn	Brownfield	0.63	R69	N/A	24	24
I291/0, 2157/0, 2158/0	N/A	N/A	Rear of Halebank Road	Widnes	Greenfield	0.19	W24	N/A	484	484
I303/0	N/A	N/A	Land to the east of Kestrel's Way	Runcorn	Greenfield	1.61	R2	N/A	43	43
I334/0	20/00352/HBC OUT	Granted (Outline)	Land Adjacent to Ditton Brook, Foundry Lane (Stobart's Training Centre)	Widnes	Brownfield	1.87	W47, W50	Site Not Started	86	86
I334/1	23/00077/S73	Granted (Full or REM)	Land Adjacent to Ditton Brook, Foundry Lane (Stobart's Training Centre)	Widnes	Brownfield	1.87	W47, W50	Site Under Construction	63	63
I336/0	19/00235/FUL	Granted (Full or REM)	Land Adjacent to St. Helens Canal (Routledge Site), Tanhouse Lane	Widnes	Brownfield	7.56	MUA3	Site Under Construction	243	165
I345/0	20/00026/OUT	Granted (Outline)	Land at Derby Road and Mill Lane Junction Roundabout	Widnes	Brownfield	0.97	W40	Site Not Started	42	42
I347/0	23/00265/FUL	Granted (Full or REM)	Land adjacent to Beaconsfield Primary Care Centre, Bevan Way	Widnes	Brownfield	0.37	W30	Site Under Construction	5	1
I368/0	22/00418/FUL	Granted (Full or REM)	1 Wilmere Lane	Widnes	Greenfield	0.07		Site Not Started	1	1

Ref	Planning App No.	Planning App Status	Site Address	Town	Brownfield / Greenfield	Area	Local Plan Allocation	Development Status	Total / Potential Capacity	Remaining Capacity
1544/0	N/A	N/A	Paddock adjacent to 38 Clifton Road	Runcorn	Greenfield	0.38	R60	N/A	11	11
1635/0	21/00001/FUL	Granted (Full or REM)	Greenoaks Farm Industrial Estate, Warrington Road	Widnes	Brownfield	0.3	W31	Site Not Started	10	10
1672/0	10/00101/FUL	Withdrawn	(Green Belt) Land bounded by South Lane and Mill Green Lane	Widnes	Greenfield	1.43	W10	N/A	39	39
1718/0	N/A	N/A	Land off Birch Road	Runcorn	Greenfield	0.78	R22	N/A	21	21
1719/0	10/00320/FUL	Lapsed	Widnes Timber Centre, Foundry Lane	Widnes	Brownfield	0.68	W34	Site Not Started	14	14
1722/0	22/00178/FUL	Granted (Full or REM)	Land at Mill Green Farm, North of Derby Road	Widnes	Greenfield	21.92	W9	Site Under Construction	428	427
1746/0	07/00122/OUT	Lapsed	Land between the expressway and the Bridgewater Canal and west of Norton Priory	Runcorn	Greenfield	7.56	R74	Site Not Started	158	158
1751/3	19/00325/FUL	Granted (Full or REM)	Phase 3 Land to northeast of village street, Sandymoor	Runcorn	Greenfield	5.74	R30	Site Under Construction	132	104
1759/0	17/00407/OUTE 1A	Granted (Outline)	Land to the West of Delph Lane, Daresbury	Runcorn	Greenfield	18.58	R40, R41	Site Not Started	300	300
1759/1	20/00487/S73	Granted (Hybrid)	Land to the West of Delph Lane, Daresbury	Runcorn	Greenfield	7.22	R40	Site Under Construction	108	97
1759/2	21/00319/FUL E1 A	Granted (Full or REM)	Crows Nest Farm, Daresbury	Runcorn	Greenfield	11.35	R41	Site Under Construction	151	151
1763/0	N/A	N/A	Land between Daresbury Expressway and Manor Park Avenue, Manor Park	Runcorn	Greenfield	1.72	R73	N/A	23	23
1796/0	22/00497/FUL	Granted (Full or REM)	Land adj. to 88 Hale Road, Hale	Widnes	Brownfield	0.06		Site Not Started	2	2
1808/0	12/00524/OUT	Refusal	Land to the rear of Gaunts Way	Runcorn	Mixed	1.37	R80	N/A	36	36
1812/0	22/00179/FUL	Awaiting Decision	Land at Mill Green Farm, North of Derby Road (Green Belt)	Widnes	Greenfield	2.3	W11	Site Under Construction	52	52
1825/0	22/00377/FUL	Granted (Full or REM)	Abbey Farm, South Lane (Plots 46 & 43) (Green Belt)	Widnes	Greenfield	3.51	W11	Site Under Construction	99	84
1827/0	N/A	N/A	Land of 113 Old Upton Road	Widnes	Greenfield	0.71	W4	N/A	19	19
1913/0	N/A	N/A	Wharford Farm, Red Brow Lane	Runcorn	Greenfield	17.41	R67	N/A	410	410
1916/1	22/00370/REM	Granted (Full or REM)	Parcel A1 Land North of Red Brow Lane	Runcorn	Greenfield	5.04	R84	Site Under Construction	97	49
1916/2	22/00034/REM	Granted (Full or REM)	Parcel A2 Land North of Red Brow Lane	Runcorn	Greenfield	3.66	R84	Site Not Started	87	87
1916/3	22/00034/REM	Granted (Full or REM)	Parcel A3 Land North of Red Brow Lane	Runcorn	Greenfield	2.54	R84	Site Not Started	60	60
1916/4	22/00034/REM	Granted (Full or REM)	Land Adjacent to Red Brow Lane, Daresbury Park	Runcorn	Greenfield	5.52	MU A11	Site Completed	108	0

Ref	Planning App No.	Planning App Status	Site Address	Town	Brownfield / Greenfield	Area	Local Plan Allocation	Development Status	Total / Potential Capacity	Remaining Capacity
1916/6	N/A	N/A	Land At Daresbury Park (remainder of R84)	Runcorn	Greenfield	8.55	R84	N/A	180	180
1953/0	N/A	N/A	Land to the north of Towers Lane, Norton	Runcorn	Greenfield	0.38	R72	N/A	12	12
1989/0	N/A	N/A	Land to the west of Grangeway	Runcorn	Greenfield	0.5	R24	N/A	14	14
1990/0	N/A	N/A	Land north of Thorn Road	Runcorn	Mixed	0.19	R25	N/A	6	6
2004/0	22/00318/FUL	Granted (Full or REM)	Land North of Lunts Heath Road, Lunts Heath Rise	Widnes	Greenfield	13.26	W49	Site Under Construction	328	229
2010/0	N/A	N/A	Parcels on Halebank Road	Widnes	Mixed	2.27	W45	N/A	54	54
2016/0	N/A	N/A	Land to the east Walsingham Drive	Runcorn	Greenfield	1.97	R29	N/A	53	53
2017/0	22/00543/OUTE IA	Granted (Outline)	Land to the south Walsingham Drive	Runcorn	Greenfield	15.31	R29	Site Not Started	250	250
2026/0	20/00354/COU	Granted (Full or REM)	Grosvenor House, Northway	Runcorn	Brownfield	0.53	TC8	Site Under Construction	5	5
2026/1	20/00329/P3JPA	Prior Approval Allowed	Grosvenor House, Northway	Runcorn	Brownfield	0.53	TC8	Site Under Construction	108	108
2042/1	21/00337/REM	Granted (Full or REM)	Land Adjacent to Delph Lane, Daresbury	Runcorn	Greenfield	17.32	R33, R35, R36	Site Under Construction	335	311
2042/3	21/00545/REM	Awaiting Decision	Land between Rail Line, Bridgewater Canal and Delph Lane South	Runcorn	Greenfield	15.29	R32	Site Not Started	187	187
2163/0	N/A	N/A	Land at Queensbury Way	Widnes	Greenfield	0.75	W5	N/A	29	29
2195/0	N/A	N/A	Land at Preston Brook (Off Chester Road)	Runcorn	Greenfield	6.98	P2	N/A	146	146
2198/0	22/00545/FUL	Granted (Full or REM)	Land to the south of 60 Wilmere Lane	Widnes	Greenfield	0.05		Site Completed	1	0
2215/0	16/00272/FUL	Granted (Full or REM)	Ramsbrook Farm, Ramsbrook Lane	Widnes	Brownfield	1.5		Site Under Construction	19	14
2238/0	16/00495/OUTE IA	Lapsed	Land between Rail Line, Bridgewater Canal and north of Red Brow Lane	Runcorn	Greenfield	5.46	R32	N/A	114	114
2252/0	N/A	N/A	E-Scape, Hill Top Road, Preston Brook	Runcorn	Greenfield	3.17	P1	N/A	75	75
2253/0	N/A	N/A	Land between Windmill Lane and Chester Road	Runcorn	Greenfield	1.49	P1	N/A	40	40
2262/0	N/A	N/A	Land surrounding Preston Brook Marina, Marina Lane	Runcorn	Brownfield	2.07	R39	N/A	57	57
2274/0	N/A	N/A	Land at Rose Farm Chapel Lane	Widnes	Brownfield	0.86	W4	N/A	23	23
2275/0	N/A	N/A	Land at 105-113 Old Upton Lane	Widnes	Brownfield	0.29	W4	N/A	8	8
2276/0	N/A	N/A	139 Old Upton Lane	Widnes	Brownfield	0.26	W4	N/A	7	7
2277/0	N/A	N/A	Land at Tanhouse Lane	Widnes	Brownfield	1.39	W1	N/A	38	38
2314/0	22/00006/OUT	Granted (Full or REM)	Land at Rivendell Nurseries, Mill Lane	Widnes	Brownfield	0.21		Site Not Started	7	7

Ref	Planning App No.	Planning App Status	Site Address	Town	Brownfield / Greenfield	Area	Local Plan Allocation	Development Status	Total / Potential Capacity	Remaining Capacity
2327/0	20/00618/S73	Granted (Full or REM)	The New Inn, 294 Hale Road	Widnes	Brownfield	0.1		Site Not Started	16	16
2338/0	22/00309/OUT	Awaiting Decision	Land to the east of Runcorn Road, Moore	Runcorn	Greenfield	0.73	M8	N/A	20	20
2340/0	05/00590/REM	Granted (Full or REM)	Former Showroom for The Deck (R7)	Runcorn	Brownfield	0.54	R7	Site Stalled	15	15
2341/0	05/00590/REM	Granted (Full or REM)	Remainder of The Deck (R8)	Runcorn	Brownfield	0.44	R8	Site Stalled	12	12
2381/0	19/00372/COU	Granted (Full or REM)	52 - 56 Albert Road	Widnes	Brownfield	0.03		Site Completed	7	0
2418/0	22/00374/FUL	Granted (Full or REM)	The Croft, 1 Halton Lodge	Runcorn	Brownfield	0.18		Site Not Started	16	16
2426/0	20/00569/PIP	Lapsed	86-92 Victoria Road	Widnes	Brownfield	0.05	MUA2	Site Not Started	7	7
2442/0	21/00311/FUL	Granted (Full or REM)	Hilltop Farm, Windmill Lane, Preston on The Hill	Runcorn	Brownfield	0.15	PI	Site Completed	3	0
2444/0	23/00244/OUT	Awaiting Decision	Land at Chapel Lane, Widnes	Widnes	Greenfield	14.69	W4, W5	Site Not Started	350	350
2445/0	24/00007/FUL	Awaiting Decision	Boundary Farm and Abbey Farm, South Lane	Widnes	Greenfield	13.27	W11	Site Under Construction	185	185
2448/0	21/00367/FUL	Granted (Full or REM)	Land Between Grange Road North and Grange Park Avenue	Runcorn	Brownfield	0.05		Site Stalled	1	1
2449/0	21/00434/FUL	Granted (Full or REM)	Land To the North Of 60 Wilmere Lane	Widnes	Brownfield	0.03		Site Not Started	1	1
2460/0	21/00701/COU	Granted (Full or REM)	31 Lacey Street	Widnes	Brownfield	0.01		Site Not Started	2	2
2483/0	22/00130/FUL	Granted (Full or REM)	Land at 79 - 83 High Street	Runcorn	Brownfield	0.26	R69	Site Under Construction	66	66
2485/0	22/00602/COU	Granted (Full or REM)	Bridge View Sports Bar, 78 High Street	Runcorn	Brownfield	0.05		Site Not Started	1	1
2493/0	23/00016/FUL	Granted (Full or REM)	Land To Side and Rear Of 34 Runcorn Road, Moore	Runcorn	Brownfield	0.06		Site Not Started	1	1
2511/0	22/00471/COU	Granted (Full or REM)	55 Church Street	Runcorn	Brownfield	0.009		Site Completed	2	0
2516/0	21/00723/FUL	Granted (Full or REM)	48 Guernsey Road	Widnes	Brownfield	0.04		Site Not Started	1	1
2517/0	22/00104/FUL	Granted (Full or REM)	Former Doctors Surgery, 2 - 6 Appleton Village	Widnes	Brownfield	0.03		Site Not Started	2	2
2526/0	22/00565/FUL	Granted (Full or REM)	81 Runcorn Road, Moore	Runcorn	Brownfield	0.06		Site Not Started	1	1

Ref	Planning App No.	Planning App Status	Site Address	Town	Brownfield / Greenfield	Area	Local Plan Allocation	Development Status	Total / Potential Capacity	Remaining Capacity
2527/0	23/00128/FUL	Granted (Full or REM)	Land Within and Adjacent to And Surrounding Palacefields Local Centre	Runcorn	Brownfield	3.85		Site Under Construction	134	134
2533/0	23/00184/OUT	Granted (Outline)	93 Heath Road	Widnes	Brownfield	0.14		Site Not Started	2	2
2534/0	23/00293/COU	Granted (Full or REM)	58 Albert Road	Widnes	Brownfield	0.01		Site Not Started	2	2
2536/0	23/00402/COU	Granted (Full or REM)	24 Deacon Road	Widnes	Brownfield	0.02		Site Completed	1	0
2539/0	23/00336/OUT	Granted (Outline)	Land at 2 Moss Lane, Moore	Runcorn	Greenfield	0.03		Site Not Started	1	1
2540/0	23/00413/FUL	Granted (Full or REM)	Land adjacent to 152 Lunts Heath Road	Widnes	Greenfield	0.07		Site Not Started	1	1
2544/0	22/00462/FUL	Granted (Full or REM)	Woodfalls Farm, Stockham Lane	Runcorn	Greenfield	2.66	R78, R48	Site Not Started	59	59
Totals									7303	6633

Appendix C: DALP Monitoring Framework - Housing Indicators.

This table includes the list of Housing 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
H001	CS(R)1	CS(R)1 [Halton's Spatial Strategy]	Net number of homes delivered	8,050 homes (2014-37)	Page 3
H007	CS(R)3	CS(R)3 [Housing Supply and Locational Priorities]	Supply of available housing land	Maintain a 5-year supply of deliverable housing land, (with appropriate buffer as per NPPF)	A revised NPPF means there is a requirement to publish a 5-year housing supply. At the time of publication of the AMR Halton has over 5 years supply.
H008	CS(R)3	CS(R)3 [Housing Supply and Locational Priorities]	Percentage of new and converted dwellings on previously developed land	At least 30% of dwellings to be built on previously developed land (2014-37)	Page 6
H009	CS(R)3	CS(R)3 [Housing Supply and Locational Priorities]	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 40 dph	Page 7
H010	CS(R)3	CS(R)3 [Housing Supply and Locational Priorities]	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	Data is not available for this monitoring period but will be reviewed and made available for future years monitoring.
H030	CS(R)12	CS(R)12 [Housing Mix]	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)	Tables 5 & 6

Ref	Policy		Indicators	Targets	Source
H031	CS(R)12	CS(R)12 [Housing Mix]	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.
H032	CS(R)12	CS(R)12 [Housing Mix]	Provision of specialist housing for the elderly	Delivery of 22 extra care units for adults with learning difficulties (2014-2037)	Development of 100 extra care apartments (part of 19/00325/FUL) u/c in 2025. Development of 37 flats for over-55s (21/00059/FUL) completed in 2025
H033	CS(R)12	CS(R)12 [Housing Mix]	Vacant bedspaces within Residential Care Accommodation	Maintain percentage of vacant bedspaces within Residential Care Accommodation at below 20% (2014-2037)	During the monitoring period Halon is recorded as having 747 bed spaces. Data for vacant bedspaces is not readily available. LG Inform - Data and Reports
H036	CS(R)13	CS(R)13 [Affordable Housing]	Provision of affordable housing completions:	Delivery of affordable housing units on sites of 10 or more dwellings;	Page 20 and 21
H037	CS(R)13	CS(R)13 [Affordable Housing]	· Through planning agreements on private developments	25% Greenfield sites, 20% Strategic Housing Sites, 0% Brownfield sites, over the plan period (2014-37)	Some affordable dwellings were provided by a Registered Provider; 30 houses were secured through S106 agreements on market housing sites.
H038	CS(R)13	CS(R)13 [Affordable Housing]	· By RSLs	25% Greenfield sites, 20% Strategic Housing Sites, 0% Brownfield sites, over the plan period (2014-37)	30 of the 60 affordable dwellings were secured through S106 agreements

Ref	Policy		Indicators	Targets	Source
H041	CS(R)13	CS(R)13 [Affordable Housing]	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 60 affordable units have been delivered and 5 shared ownership units.
H042	CS(R)14	CS(R)14 [Meeting the Needs of Gypsies, Travellers and Travelling Showpeople]	Provision of permanent and transit pitches to meet identified need.	Delivery of 10 pitches (2017-32)	Page 10
H089	CS(R)22	CS(R)22 [Health and Well-Being]	Amount of new residential development within 30 minutes public transport time of a GP and a hospital	Increase	Data is not available for this monitoring period but will be reviewed and made available for future years monitoring.
H110	RD1:	RD1: [Residential Development Allocations]	Delivery of residential development on allocated sites	100% of development for residential use	There have not been any permissions allowed for an alternate use to residential on sites allocated in the DALP for residential use.
H111	RD1:	RD1: [Residential Development Allocations]		Completions	See Page 13 and Table 10 Page 14
H112	RD1:	RD1: [Residential Development Allocations]		Permissions	Table 10 (page 14) provides details of the progress of sites allocated for residential use in the DALP as at 31/03/2025.
H113	RD1:	RD1: [Residential Development Allocations]		Reduction in the % lost to other uses	No non -residential uses have been delivered on sites allocated for residential development in the DALP.

Ref	Policy		Indicators	Targets	Source
H114	RD2:	RD2: [Gypsy & Travellers (Allocations)]	Delivery of Gypsy and traveller allocated sites	Provision for 10 additional pitches in Halton over the GTAA period 2017-2032.	There have been no additional pitches delivered over the plan period (page 10)
H115	RD2:	RD2: [Gypsy & Travellers (Allocations)]	Delivery of Gypsy and traveller allocated sites	Reduction in % lost to other uses over the plan period 2014-2037	Over the plan period so far 2017 – 2025 there have been no allocated Gypsy and Travelling Show People sites lost to other uses.
H116	RD3:	RD3: [Dwelling Alterations, Extensions, Conversions and Replacement Dwellings]	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 were policy RD3 has been quoted.
H117	RD4:	RD4: [Greenspace Provision for Residential Development]	On-site open space provided as % of requirement	Provision of 100% of required open space.	100% required open space has been provided (24/00166/S73, 22/00423/OUTEIA), pending discharge of condition of open space requirement on 23/00452/FUL.
H118	RD4:	RD4: [Greenspace Provision for Residential Development]	Off-site open space provided as % of requirement		No off-site open space was required as all was met on site.
H119	RD5:	RD5: [Primarily Residential Areas]	No. times cited in decisions		During the monitoring period policy RD5 has not been quoted.
H120	RD5:	RD5: [Primarily Residential Areas]	% upheld at appeal	100% of appeals upheld	During the monitoring period policy RD5 has not been quoted.