

Local Centres Review

May 2015



Halton Borough Council

Local Centres Review

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I Local Centres

- 1.1 Shopping and leisure provision within Halton is largely concentrated within the town centres of Runcorn and Widnes and the district centre of Runcorn Old Town, these retail centres are characterised by a range of local and national retailers that predominately serve the local area.
- 1.2 Outside of these town centres, additional retail facilities are offered within the smaller local centres. Halton has a network of Local Centres, which act as a focus for local life and successful communities. They provide shops, services and facilities to meet local day to day needs as well as providing opportunities for growth, investment and local employment close to where people live.
- 1.3 The Council is committed to maintaining the vitality and viability of appropriate Local Centres for the benefit of those who live, work and visit Halton. Local Centres should be the main focus for retail development and community uses to meet the requirements of the local community. By ensuring an appropriate balance of uses is supported, the role of Local Centres will be maintained and strengthened.
- 1.4 The facilities contained within Local Centres provide an important resource to the community they serve. In many cases, they provide a heart to a community and are situated close to residential accommodation thereby ensuring all residents, regardless of access to a car, are able to access facilities locally. They reduce the need to travel for everyday items and are important providers for those members of the community that are less mobile.
- 1.5 However, it should be noted that shopping patterns have changed significantly over the years with people forgoing daily food shopping in favour of the weekly 'big' shop at major supermarkets. The supermarkets themselves reacted by growing bigger and by extending the range of goods they sell to compete not just with local butchers, bakers, newsagents etc, but also against service traders such as Post Offices, banks, pharmacies and opticians. Recent trends appear to show that the move towards more and larger superstores may be over with a marked shift towards more local convenience shopping.
- 1.6 This is not turning back time to retailing patterns of old, with old local centres automatically enjoying a renaissance, rather there are demands for the convenience of big store shopping in more local locations. This is leading to pressure for new 'large local' convenience stores with dedicated or ample local parking such as more modern Co-Operative stores or Tesco Express, Sainsbury's Local and M Local. With people often now driving to local stores, sometimes as part of linked trips instead of walking, centres not located on main roads or offering adequate parking are often put at a significant disadvantage.
- 1.7 There is also marked growth in the discounters' segment of the food market with companies such as Aldi, Lidl and Netto expanding rapidly. Whilst these companies operate stores larger than can

Local Centre Definition:

An area that provides a focus for local convenience, service retail and complementary community facilities.

A local centre may include a range of small shops of a local nature serving a small catchment. Typically, local centres might include, amongst other shops a small supermarket, a newsagent a pharmacy and a hot food takeaway as well as niche shops, cafés or financial services.

comfortably be accommodated in local centres they often choose to locate in suburban locations presenting challenges to established centres.

2 Introduction to this Review

- 2.1 This document is all about the local centres that lie at the heart of local communities in the Borough. The Council have sought the views of local residents, businesses and developers on what they want from these centres and how they want them to develop in the future. This document will form part of the evidence for the Halton Local Plan and will feed its conclusions into a more formal consultation on the Halton Local Plan.
- 2.2 Our centres and how we use them are changing. The Council wants to develop policies in our Local Plan that are appropriate for each of our local centres. This document aims to provide the background information for formulating these policies.
- 2.3 The Local Centres examined include:
 - o Ascot Avenue, Beechwood, Brookvale, Castlefields, Castle Rise, Grangeway, Greenway Road, Halton Brook, Halton Lodge, Halton Road, Halton Village, Langdale Road, Murdishaw Centre, Palacefields, Picton Avenue, Preston Brook, Russell Road, Weston Point and Windmill Hill all in Runcorn;
 - o Alexander Drive, Bechers, Cronton Lane, Ditchfield Road, Farnworth, Halebank, Hale Road, Halton View Road, Hough Green, Liverpool Road, Moorfield Road, Queens Avenue, Upton Rocks, Warrington Road and West Bank all in Widnes; and
 - o Ivy Farm Court in Hale.
- 2.4 It should be noted that this list of local centres is different from the local centres identified in both the UDP and the Core Strategy. This is to allow for the inclusion of all the known centres within the Borough whether they are new or old.
- 2.5 There are also Local Centres proposed in the Core Strategy, these are at West Bank (as a replacement to the existing) in Widnes, and Sandymoor, Daresbury and Runcorn Waterfront all in Runcorn that are currently not built. These centres will be included in future reviews, and are noted here for information, rather than for assessment at this time.
- 2.6 This Review intends to:
 - Review the composition of the current local centres;
 - Review the existing centre boundaries to ensure that they are appropriate and reflect the changing uses within the local centres;
 - Investigate whether any of the previously identified local centres should be removed from the retail hierarchy; and
 - Consider if it is appropriate to add any new local centres.
- 2.7 As a result of this review the proposals will be taken forward as part of the preparation of the Local Plan document. The final boundaries will then be defined in the Halton Local Plan and identified on the Policies Map.
- 2.8 Comprehensive surveys of all of the Borough's local centres were carried out in Winter 2013/14 to provide up to date information for this review. An update to these surveys was undertaken in November – December 2014.

- 2.9 Each of the following sections of the reports is dedicated to a local centre, for each centre there is a description of the centre and its location; an aerial image showing the existing boundary of the local centre in yellow; information in relation to its proximity to other centres, its accessibility, the ranges of uses and the quality of the centre; where there is potential for development this is identified; and any proposed amendments to the centre's boundary.
- 2.10 Where potential improvements or development sites have been identified, it is not proposed that the Council will make these changes. Instead these potential improvements and development opportunities are highlighted where landowners, occupiers and developers may want to focus enhancements in future if funding or investment opportunities arise. For the majority of centres the Council have considered options in relation to where the local centre boundary should be drawn and what developments should be included. The alternatives considered and discounted at this time have been detailed in the text.
- 2.11 Following this, there is a large map of the centre showing the boundary and any proposed changes. These proposed changes will then be taken forward through the Local Plan and as amendments to the Policies Map that would accompany it.
- 2.12 The maps all have the same key and for ease this is shown below, rather than taking up space on each of the maps.



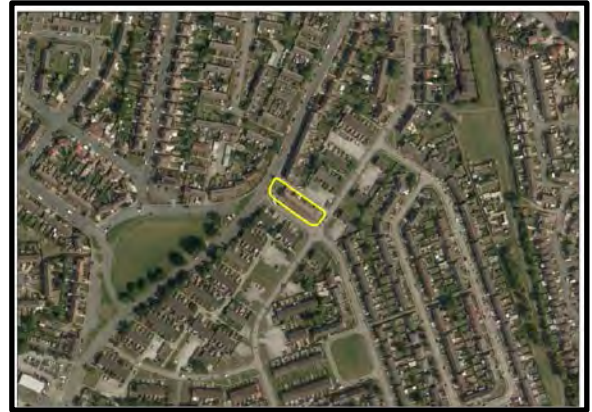
3 Alexander Drive (Widnes) Local Centre

Location and Description

3.1 Alexander Drive local centre is situated in Widnes located off Hale Road and Montgomery Road. Hale Road is a busy distributor route in the Borough. The surrounding area is characterised by 1960s/1970s terraced and semi-detached housing.

3.2 The centre is self-contained and includes a block of 5 retail units. This would have originally been six but two units (currently Best One general store) have been amalgamated.

3.3 This centre is off a busy route (Hale Road) which means that usage of the centre is good. This is particularly noticeable during the 'school run'.



Proximity to other Local Centres

3.4 There are three other centres within 1km of Alexander Drive with Hale Road Local Centre being the closest at a little over 0.5km along Hale Road.

Accessibility

3.5 This centre is served by a dedicated car park to the front of the retail units with 8 parking spaces. There is, however, poor disabled access due to a kerb from the parking area and there are no dedicated disabled spaces.

3.6 The centre is on a good public transport route with a bus stop within sight on Hale Road. Pedestrian access is equally good with a formal crossing at the entrance of the local centre.

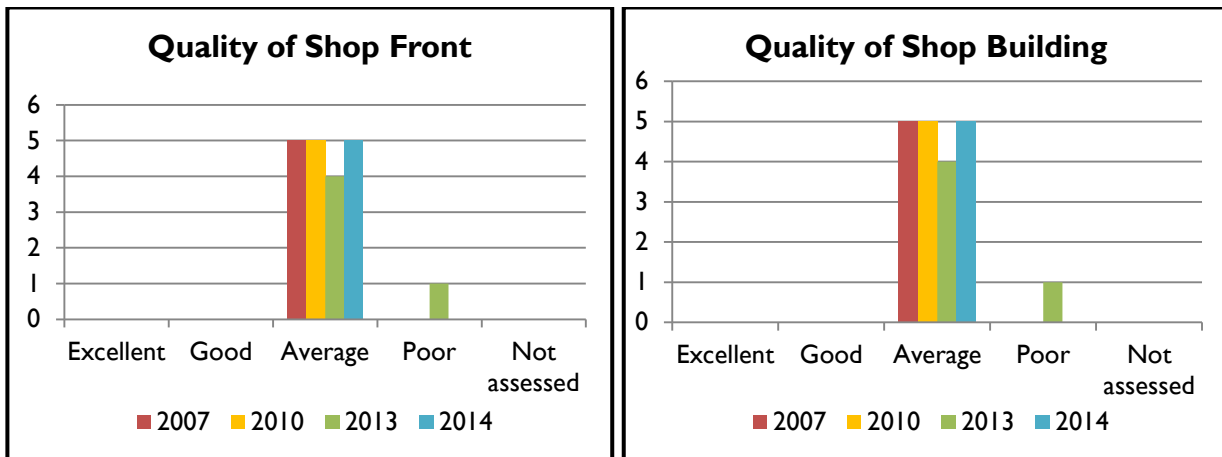


Range of Uses

3.7 The centre currently includes 5 units; a general store, barbers, fish and chip shop and sandwich shop. The remaining unit is currently vacant. The largest unit is 98sqm and is currently occupied by the Best One store, which has been created through the merger of two smaller units. There is, however, one long-term vacant unit.

Quality of the Centre

3.8 This centre is considered to be deteriorating slightly with the majority of the units considered to be consistently average in terms of both the shop frontages and the quality of the buildings. In the 2013/2014 survey one of the units (Best One) was considered to be poor, however, in the 2014 survey the shop frontage had been improved considerably.

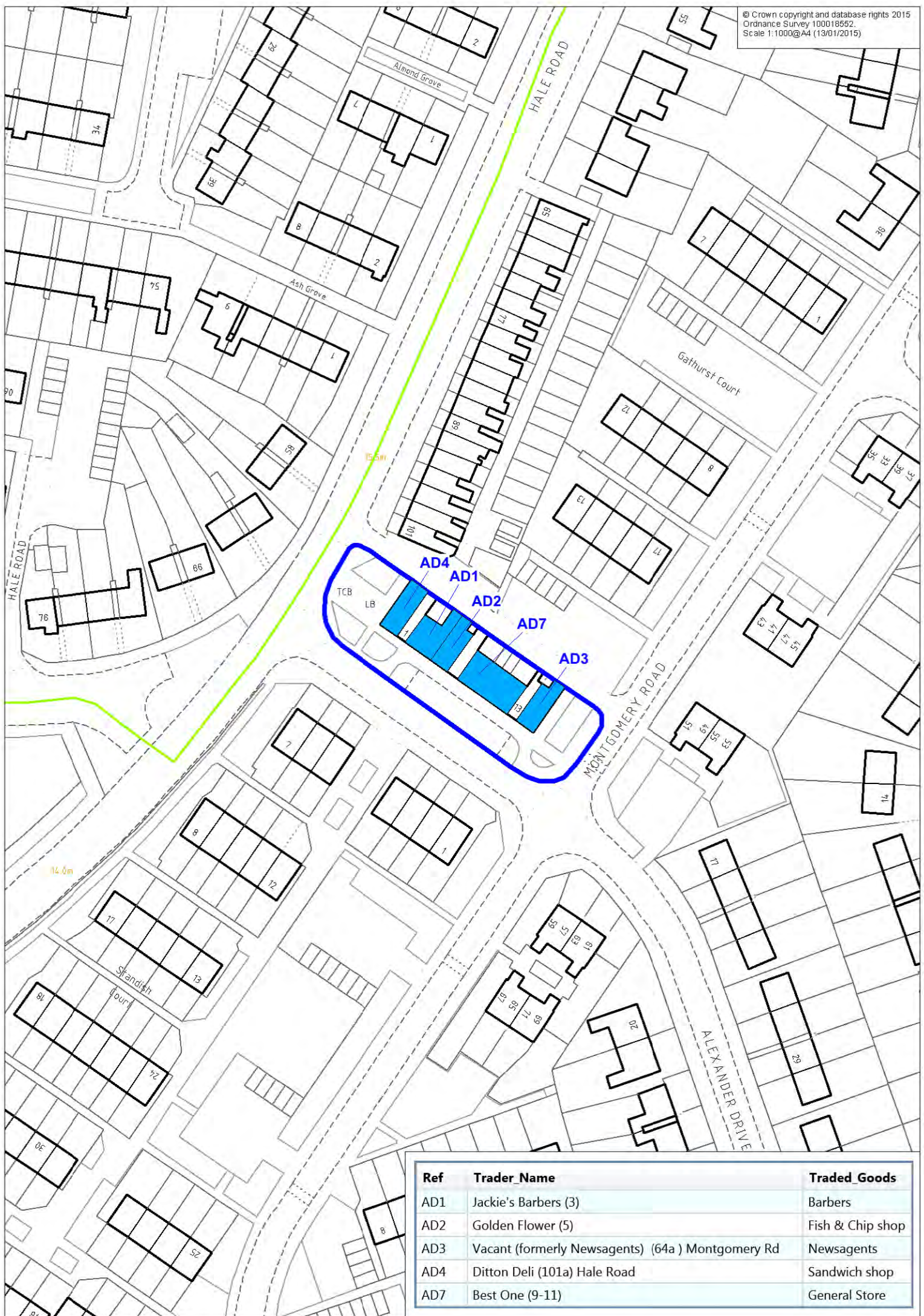


Improvement Potential and Potential Development Sites

- 3.9 The area to the rear of the local centre could provide some development opportunity, however, the current use or ownership of this land is unknown. The centre requires some general improvements to the shop fronts and to aid access from the parking area (dropped kerb).

Potential Amendments

- 3.10 The boundaries for this centre are considered appropriate and no amendments are proposed to the boundary for this centre.
- 3.11 Alternatives considered, and discounted at this time, include incorporating the land to the rear of the local centre to incorporate the parking area within the local centre and to allow for potential to expand or extend units as required.



Ref	Trader Name	Traded Goods
AD1	Jackie's Barbers (3)	Barbers
AD2	Golden Flower (5)	Fish & Chip shop
AD3	Vacant (formerly Newsagents) (64a) Montgomery Rd	Newsagents
AD4	Ditton Deli (101a) Hale Road	Sandwich shop
AD7	Best One (9-11)	General Store

4 Ascot Avenue (Runcorn) Local Centre

Location and Description

4.1 Ascot Avenue is a local centre situated in Higher Runcorn located at the entrance of Ascot Avenue. The surrounding area is primarily characterised by 1970's large detached and semi-detached private housing, although the adjacent housing is more recent, as it replaced the former petrol station.

4.2 The centre currently includes three units, in a 1970s red brick building.

4.3 This centre is generally well used due to its proximity to The Heath School and the surrounding residential catchment area.



Proximity to other Local Centres

4.4 Ascot Avenue is generally remote from other centres. Although Grangeway Local Centre is within 1km and Halton Lodge is just over 1km as the crow flies, these centres are not easily accessible from Ascot Avenue by foot, and they are even further by car. Beechwood Local Centre is the closest centre by foot or by road and this is a little over a kilometre away as the crow flies and a little over 1.5km by car or foot.

Accessibility

4.5 This centre is served by a dedicated car park, which is located directly in front of the centre and provides a clear line of sight from the shops to the car park. There is a bus route on Clifton Road that would serve this centre.

4.6 There is generally level access from both the car park and public transport services with no obstructions allowing satisfactory access for all users. There are not, however, any identified disabled spaces and there is a small kerb that would need to be breached along with a step into the two ground floor units, whilst the third unit is located upstairs.

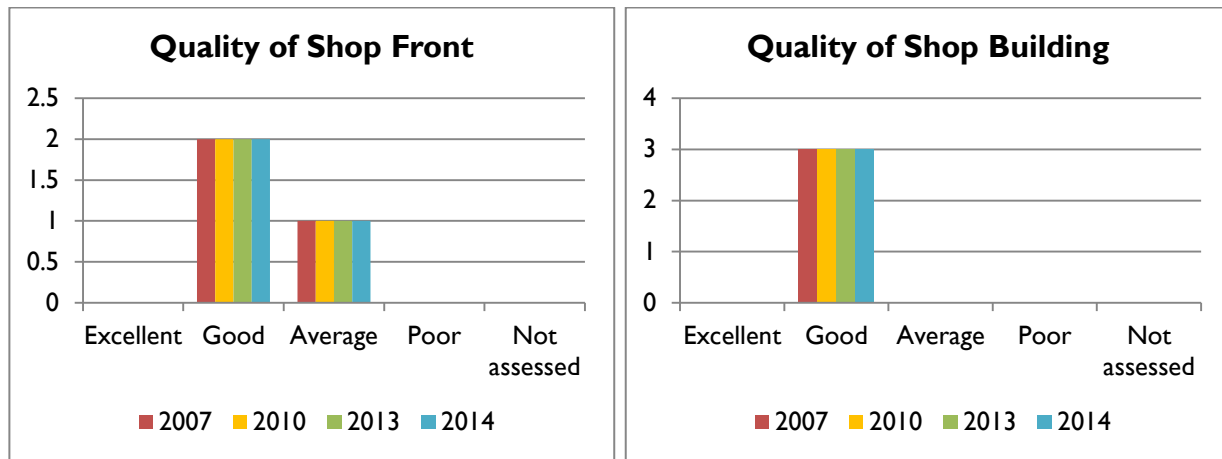
Range of Uses

4.7 The centre currently comprises of three units; a general store, a hot food take-away and a beauty salon above. The largest unit is 121sqm, on each of two floors, and is currently occupied by Ascot Stores and the Beauty Salon above.



Quality of the Centre

4.8 The shop buildings are all considered to be of good quality, with two of the three shop fronts also considered to be of a good quality.



Improvement Potential and Potential Development Sites

4.9 There are no potential development sites within or on edge of this local centre.

Potential Amendments

4.10 The boundaries for this centre are considered appropriate and no amendments are proposed to the boundary for this centre.

4.11 Alternatives considered, and discounted at this time, included incorporating Hope Corner Church, which is adjacent to the centre and could be incorporated into the centre as a valuable community use.



Ref	Trader_Name	Traded_Goods
AA1	Ascot Stores (General Store)	General Store
AA2	Neptune Fish Bar	Take-away
AA3	Cut Above / Beauty Box Studio	Hairdressers

5 Bancroft Road (Widnes) Local Centre

Location and Description

- 5.1 This centre is located on Bancroft Road in Widnes.
- 5.2 The local centre is not on a main distributor road and therefore the opportunity for passing trade is poor. There may also be some leakage to Moorfield Road Local Centre.



Proximity to other Local Centres

- 5.3 Bancroft Road Local Centre is in close proximity to Moorfield Road Local Centre, which is less than a 5 minute walk away. Halton View Road Local Centre and Warrington Road Centre are also less than a kilometre away and are likely to be serving much of the same catchment area.

Accessibility

- 5.4 This centre is served by a dedicated car park, with adequate disabled and cycle parking. There is a bus route on Bancroft Road that would serve this centre. There is level access from both the car park and public transport services with no obstructions, with a lowered kerb that has been added since the 2008 survey.

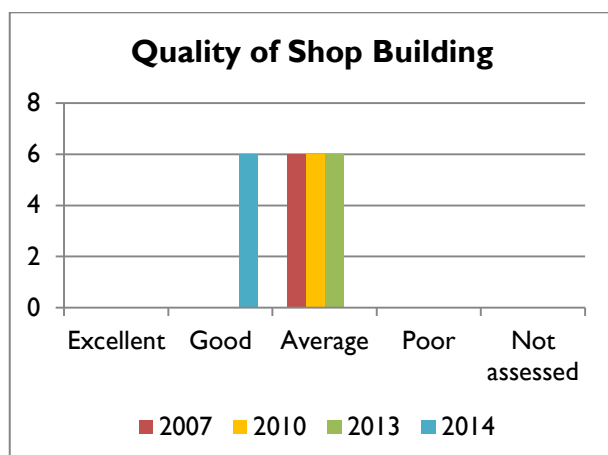
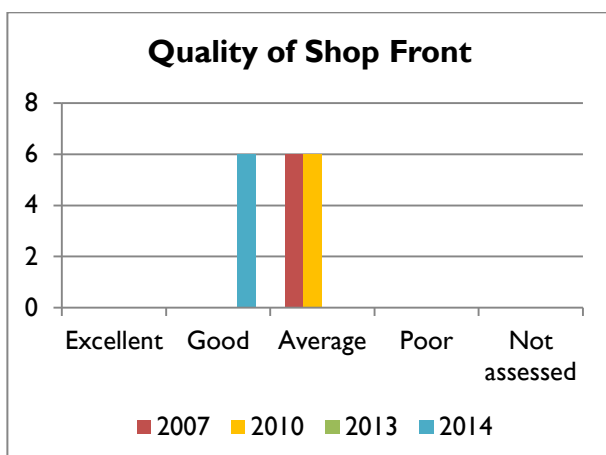


Range of Uses

- 5.5 There are currently six units within this centre, two of which are vacant. There is no convenience store within this centre, there is however a Takeaway, a print shop, a children's' breakfast, after-school and holiday club, and a beauty salon (which was opened in 2014). All of the units on Bancroft road are of a similar size between 83 and 63sqm.

Quality of the Centre

- 5.6 Both the shop buildings and the frontages are considered average. The centre is clearly maintained to achieve the consistent style to sit appropriately within the wider residential buildings.

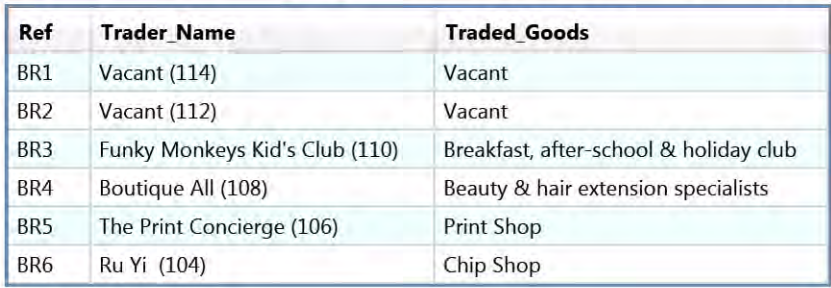


Improvement Potential and Potential Development Sites

- 5.7 Shop frontages and level access have recently been improved; there is limited potential for further improvement. The main issue with this local centre is the lack of passing trade and the associated leakage of custom to other local centres, most notably Moorfield Road.

Potential Amendments

- 5.8 It is proposed to remove Bancroft Road Local Centre from those that are protected by planning policy. The centre does not provide any convenience store provision and as such no longer provides one of the key local centre amenities. It also has a low level of A1 uses generally within the centre and a third of units are currently vacant, with one of the units being consistently vacant during each of the 2007, 2010, 2013 and 2014 surveys.
- 5.9 Removing the local centre from planning policy protection will mean that new retail development will no longer be directed to this area and that the existing retail uses may be easier to convert to alternate uses. In addition, the current Local Centres exception to the presumption against new hot food takeaways will no longer apply.
- 5.10 Alternatives considered, and discounted at this time, include:
- a) Maintaining the centre and retaining the boundary.



6 Bechers (Widnes) Local Centre

Location and Description

- 6.1 Bechers is a local centre situated in Widnes located at the end of Bechers and just off Hough Green Road. The surrounding area has a good range of housing of a mix of types and sizes.
- 6.2 The quality and appearance of the centre is poor. However, there is a good retail mix.
- 6.3 There are a number of community uses in the area including the Upton Community Centre and Sports Facility which supports the local centres usage.



Proximity to other Local Centres

- 6.4 Bechers is generally quite remote from other centres with Hough Green Local Centre being the closest at around 0.8km away as the crow flies and a little further by foot or road.



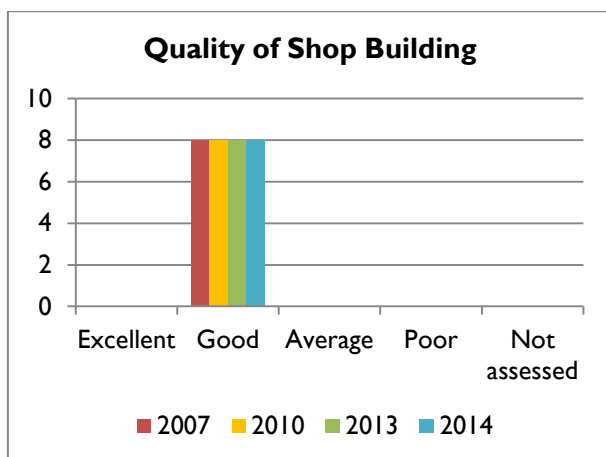
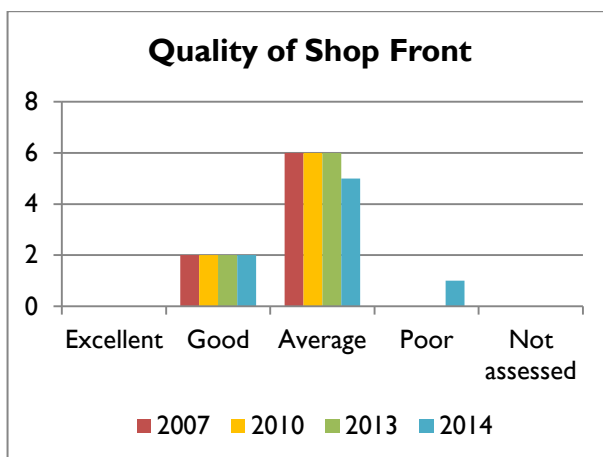
Accessibility

- 6.5 This centre is served by a dedicated car park, however the shop fronts are not visible from the parking area and the centre is pedestrianised, which reduces the opportunity for passing trade. There is level access from the car park with no obstructions.

Range of Uses

- 6.6 The centre currently has eight units, including general stores, hot food take-aways, hairdresser, Post Office and Dentists. There are currently two vacant units. One of which has been long term vacant and the other has become vacant in 2014. The units within the current local centre are all of a similar size at around 90sqm. If the centre was extended to include the proposed area the largest unit is 179sqm.

Quality of the Centre

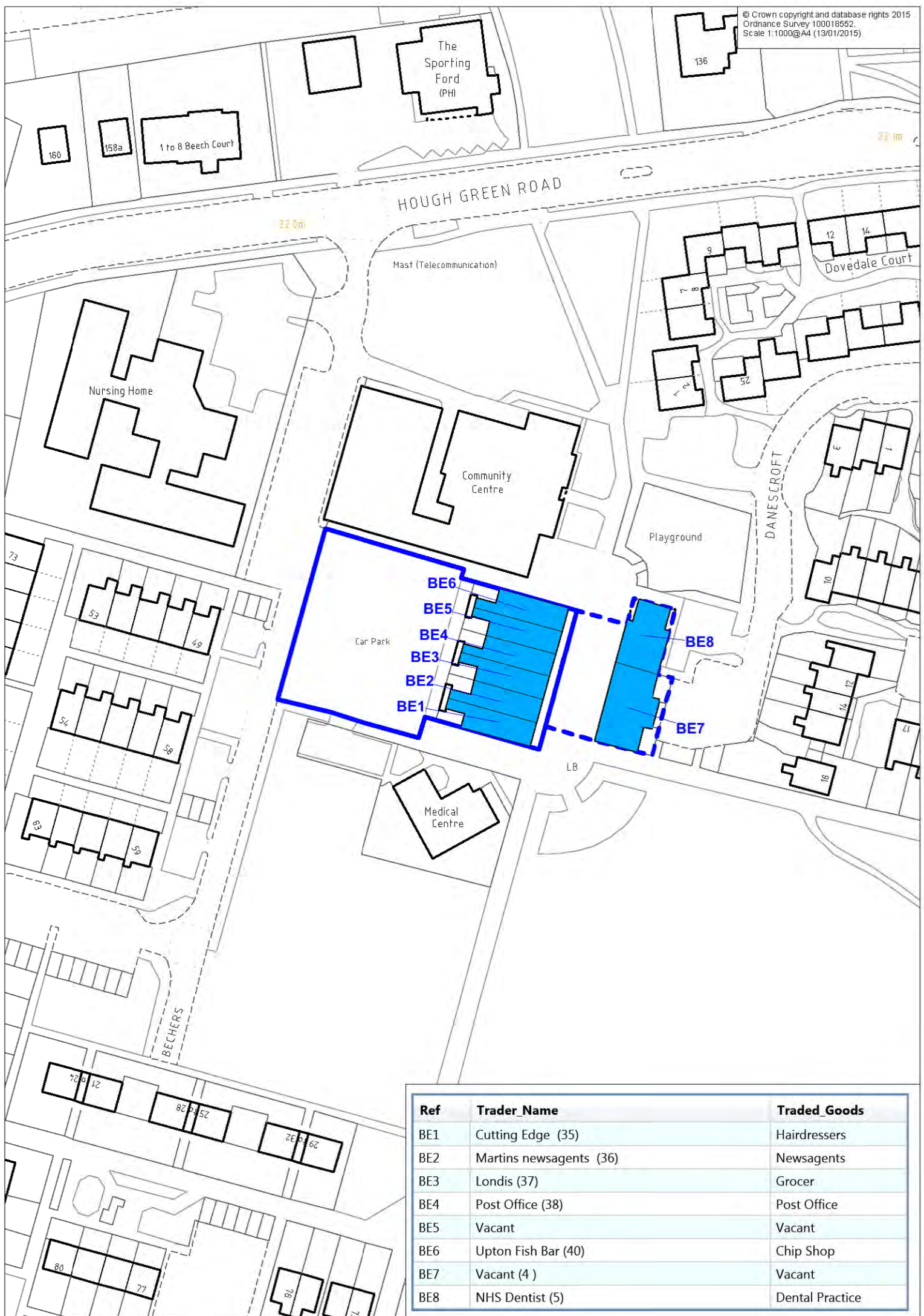


Improvement Potential and Potential Development Sites

- 6.7 There is potential to improve the access to the centre and to provide greater links to the parking and park areas adjacent to the centre. There is also potential for cosmetic enhancements to the units including improved frontages and signage. The parking area could also be improved to ensure that spaces are more clearly defined.

Potential Amendments

- 6.8 Amendments to the boundary of this centre are considered appropriate. The proposed amendments would include the units opposite those currently included in the boundary. This currently consists of a pharmacy and a vacant unit. It is felt that through including these units within the local centre boundary it would support the vitality of the centre and the retail mix that the centre has to offer by restricting their loss to other uses.
- 6.9 Alternatives considered, and discounted at this time, include:
- a) Maintaining the boundary as is; and/or
 - b) Incorporating the Upton Community Centre and Sports Facility which is adjacent to the local centre.



Ref	Trader Name	Traded Goods
BE1	Cutting Edge (35)	Hairdressers
BE2	Martins newsagents (36)	Newsagents
BE3	Londis (37)	Grocer
BE4	Post Office (38)	Post Office
BE5	Vacant	Vacant
BE6	Upton Fish Bar (40)	Chip Shop
BE7	Vacant (4)	Vacant
BE8	NHS Dentist (5)	Dental Practice

7 Beechwood (Runcorn) Local Centre

Location and Description

- 7.1 Beechwood is a local centre situated in Runcorn within the Beechwood residential estate, it is located on Beechwood Avenue and Grasmere Drive. The surrounding area is primarily characterised by 1970's detached and semi-detached private housing.
- 7.2 The centre contains 2 units, in a pair of joined red brick 1970s buildings.
- 7.3 This centre is relatively well used due to its proximity to Beechwood Primary School, the local community and the Beechwood Pub.



Proximity to other Local Centres

- 7.4 Beechwood Local Centre is generally remote from other centres. Ascot Avenue Local Centre is the closest centre by foot or by road and this is a little over a kilometre away as the crow flies and a little over 1.5km by car or foot.



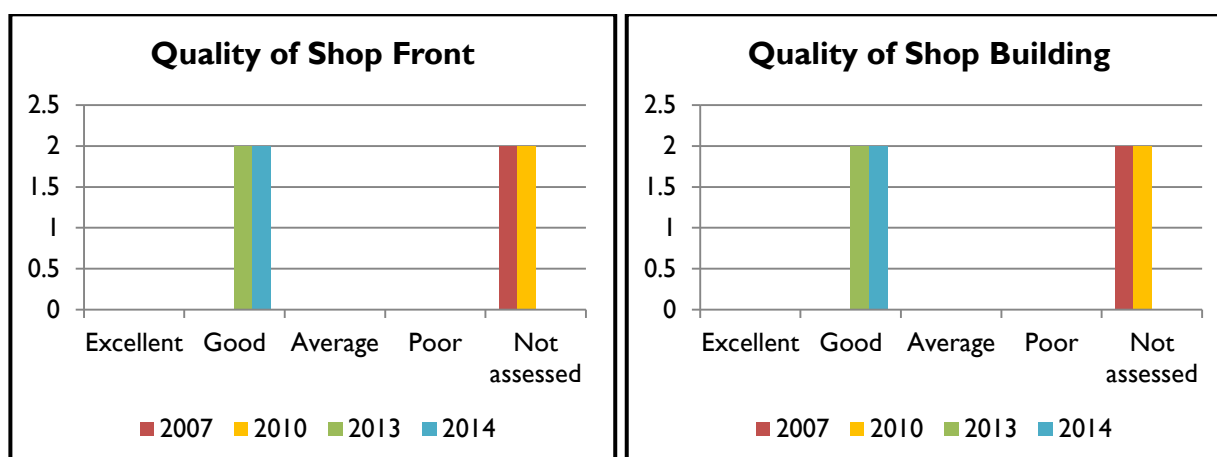
Accessibility

- 7.5 This centre is served by a dedicated car park. There is a bus route on Beechwood Avenue that would serve this centre with a bus stop adjacent to The Beechwood Public House. There is level access from both the car park and public transport services with no obstructions.

Range of Uses

- 7.6 The centre currently comprises two units; a deli incorporating a small general store and the Beechwood Pub. The largest unit is 399sqm and is currently occupied by The Beechwood Public House.

Quality of the Centre

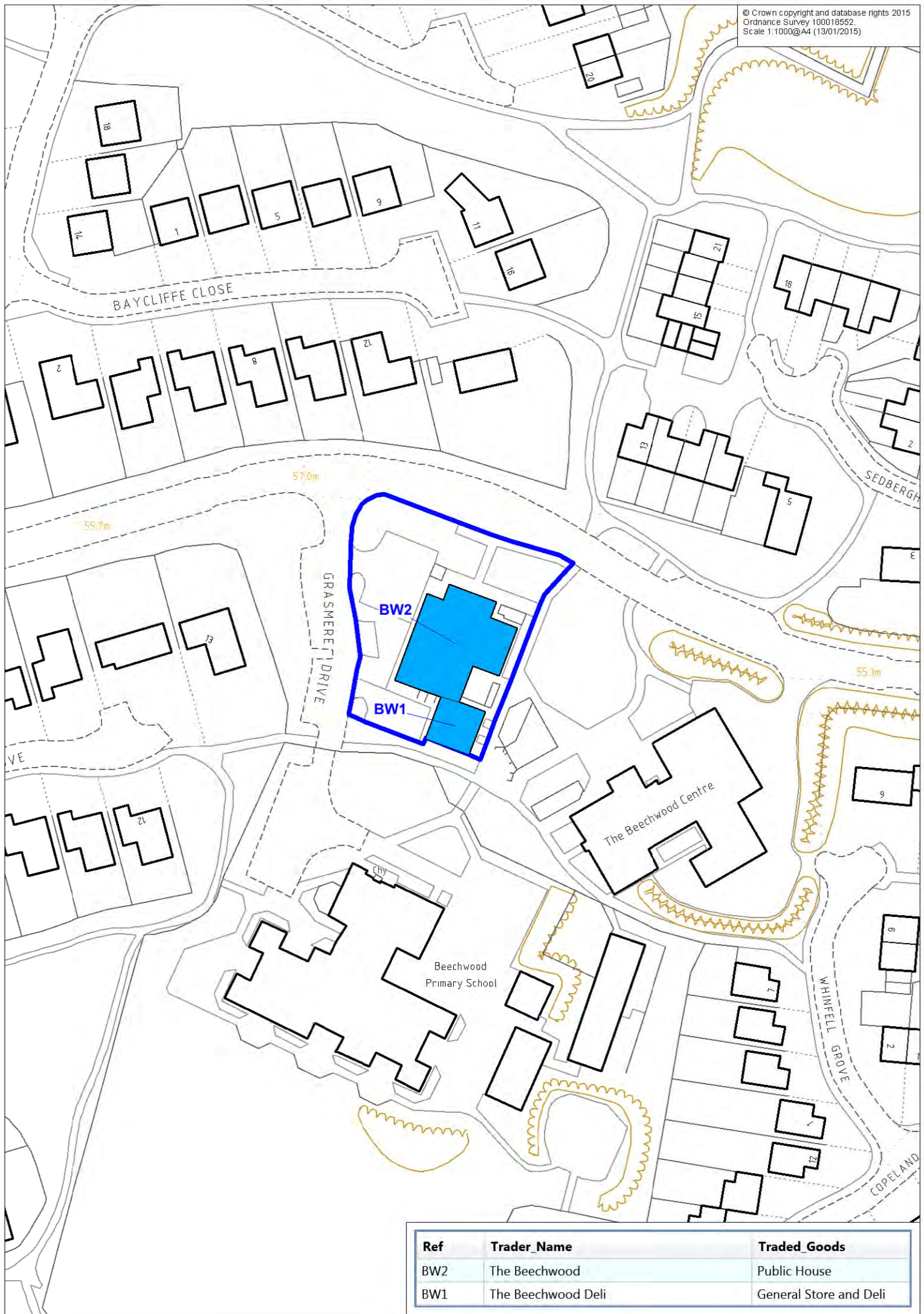


Improvement Potential and Potential Development Sites

- 7.7 There are no potential development sites within or on the edge of this local centre, although improvements could be made to the space adjacent to the local centre, between the Community Centre, School, Pub and Beechwood Deli. This could be through improved soft and hard landscaping, perhaps to create a seating area or planted garden area.

Potential Amendments

- 7.8 There are currently no boundaries identified for this centre, it is proposed to put the boundaries around the Beechwood Deli, the Beechwood Pub and the associated parking area.
- 7.9 Alternatives considered, and discounted at this time, include incorporating Beechwood Community Centre and Beechwood Primary School, which are in close proximity to the Deli and the Pub and could be incorporated into the centre as valuable community uses.



Ref	Trader Name	Traded Goods
BW2	The Beechwood	Public House
BW1	The Beechwood Deli	General Store and Deli

8 Brookvale (Runcorn) Local Centre

Location and Description

8.1 Brookvale local centre is situated in Runcorn, between Brookvale and Sutton Park residential estates. It is located at the end of Northwich Road. The surrounding area is a mix of properties sizes and types to the east and predominantly 3 and 4 bed terraced houses to the west.

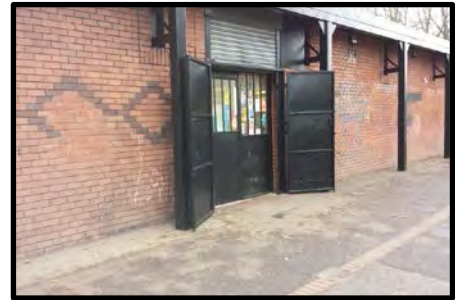
8.2 The centre contains two units in a small red brick building, with limited door and window openings each with security shutters.

8.3 This centre is reasonably well used due to its proximity to the residential areas of Brookvale and Sutton Park and due to the adjacent school, Children's Centre and Community Centre.



Proximity to other Local Centres

8.4 Brookvale is relatively remote from other local centres, with the nearest local centres being Palacefields and Murdishaw both of which are approximately 1km away as the crow flies, with Palacefields Local Centre being the closest by foot as the routes would follow a more direct route to the centre.



Accessibility

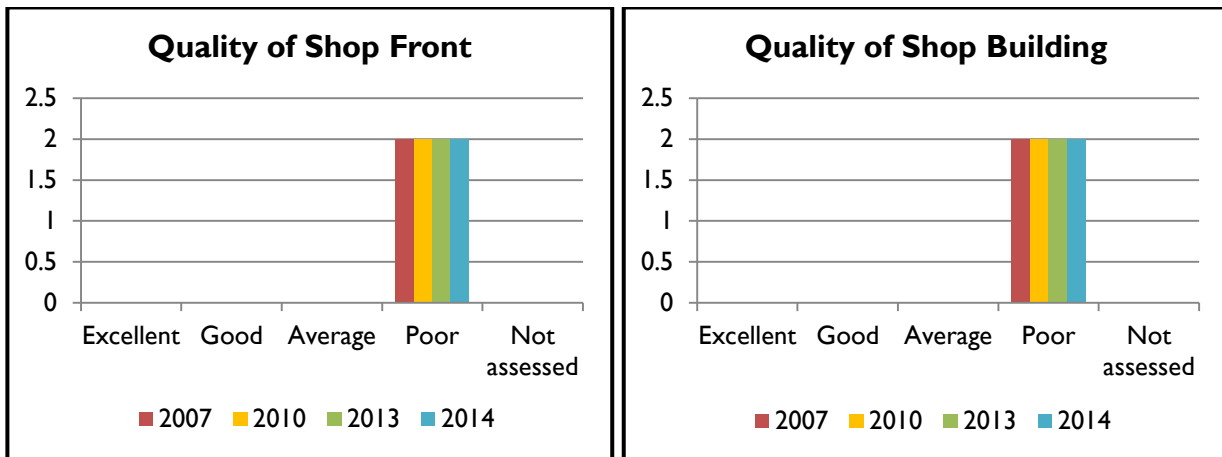
8.5 This centre is served by a dedicated car park and is located adjacent to the busway. There is level access from both the car park and public transport services.

Range of Uses

8.6 The centre currently comprises of two units; a general store and a hot food take-away. The largest unit is 253sqm and is currently occupied by Jesani Stores.

Quality of the Centre

8.7 This centre is generally considered to be of a poor quality, and in need of improvement. The buildings do not draw people into the centre and from the outside it is not evident what is available within the units. There is not even any signage on the outside to indicate it is a convenience store and takeaway.



Improvement Potential and Potential Development Sites

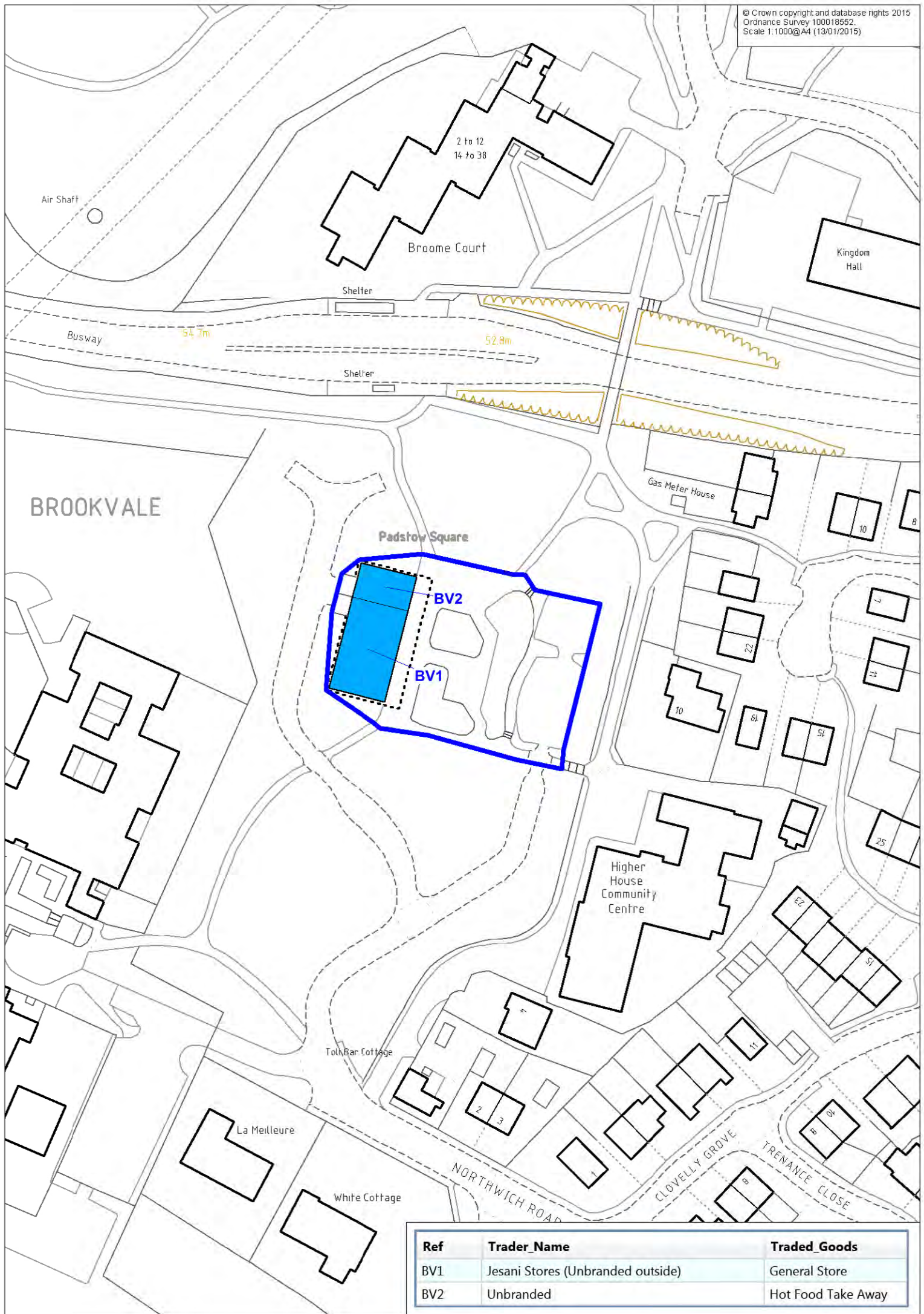
8.8 This site could be redeveloped to create a more user friendly environment. It may also be possible for a larger development to be provided given the space around the centre. There are also opportunities to improve the open space around the centre to make the area more inviting.

Potential Amendments

8.9 No amendments are proposed for the boundary of this centre.

8.10 Alternatives considered, and discounted at this time, include:

- a) Altering the boundary to remove the parking area and the landscaping area in front of the units.
- b) Incorporating Brookvale Primary School, Brookvale Children's Centre and Brookvale Community Centre, which are all adjacent to the centre and could all be incorporated into the centre as valuable community uses.



Ref	Trader Name	Traded Goods
BV1	Jesani Stores (Unbranded outside)	General Store
BV2	Unbranded	Hot Food Take Away

9 Castlefields (Runcorn) Local Centre

Location and Description

9.1 Castlefields local centre is situated in Runcorn at the heart of the Castlefields residential estate. It is located at the end of Tyrrell Way and on the busway. The surrounding area is a mix of house types, styles and sizes, with all of the previous deck access flats now demolished and replaced with housing and apartments.



9.2 This local centre was redeveloped as part of the regeneration of Castlefields and all of the units are newly built (2011). There is a good mix of units with a general store, hairdresser, chip shop and pharmacy provided.

9.3 This centre is well used and this is aided by its location adjacent to the Castlefields Health Centre, Community Centre, Astmoor Primary School and St Augustine's Primary School.

Proximity to other Local Centres

9.4 Castlefields Local Centre is remote from other centres and serves the majority of the large Castlefields residential area catchment.



Accessibility

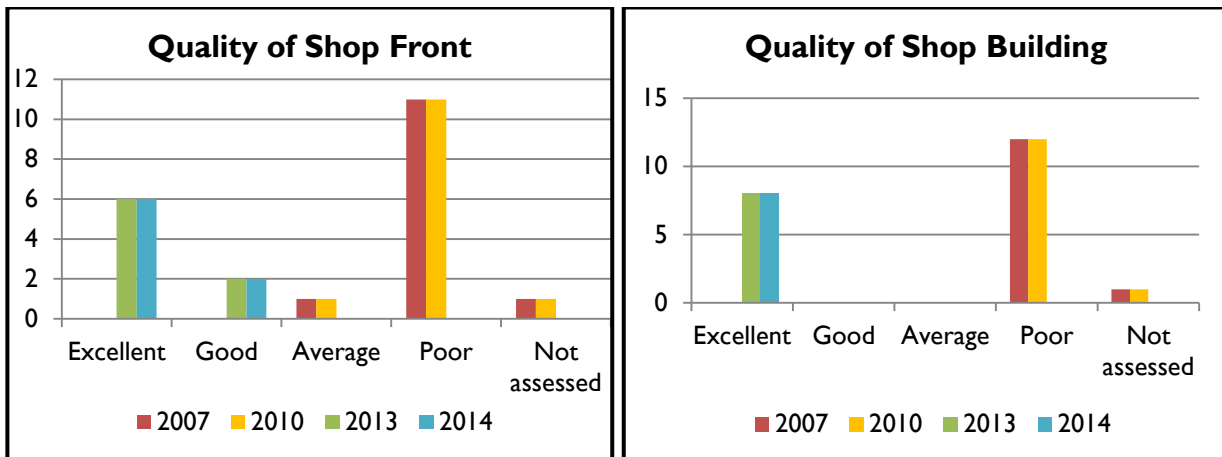
9.5 This centre is located on the busway and is served by two dedicated car parks; next to the Community Centre and the Health Centre. There is level access from both the car park and public transport services with no obstructions, although there are alternative routes which could involve steps.

Range of Uses

9.6 There is a good mix of units with a general store, hairdresser, chip shop and pharmacy provided. However, there is currently one vacant unit that has never been occupied and one unit that at the time of the survey was a bookmaker, but has since closed. The largest unit is 311sqm and is currently occupied by McColls Store.

Quality of the Centre

9.7 This centre has been redeveloped and significantly improved as can be seen from the charts below, with the units moving from poor quality to excellent and good.



Improvement Potential and Potential Development Sites

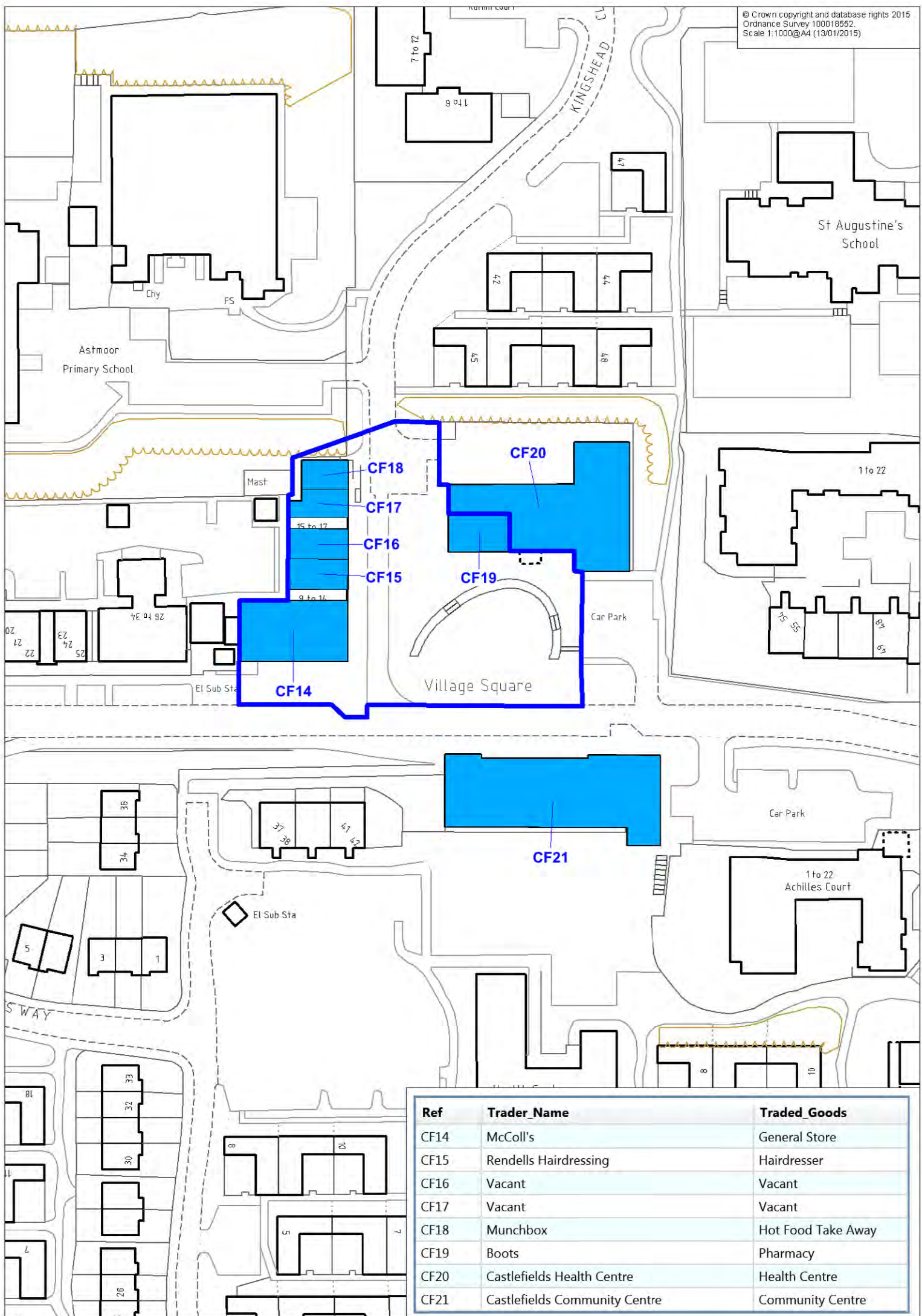
9.8 There are no potential development sites within or on edge of this local centre, however, there are vacant units which could be occupied.

Potential Amendments

9.9 It is proposed to amend the boundary of this centre to cover the newly built shop units and village square.

9.10 Alternatives considered, and discounted at this time, include:

- a) incorporating the recently built Community Centre and Health Centre, which are adjacent to the centre and could be incorporated into the centre as a valuable community use.
- b) incorporating the recently built Community Centre, Health Centre, Astmoor Primary School and St Augustine's Primary School which are all in close proximity to the centre and could be incorporated into the centre as a valuable community use.



Ref	Trader Name	Traded Goods
CF14	McColl's	General Store
CF15	Rendells Hairdressing	Hairdresser
CF16	Vacant	Vacant
CF17	Vacant	Vacant
CF18	Munchbox	Hot Food Take Away
CF19	Boots	Pharmacy
CF20	Castlefields Health Centre	Health Centre
CF21	Castlefields Community Centre	Community Centre

10 Castle Rise (Runcorn) Local Centre

Location and Description

- 10.1 Castle Rise local centre is situated in Runcorn, on Castle Rise. This is an area of 1960s large semi-detached houses, located between Halton Road and Boston Avenue.
- 10.2 The centre is of the same era as the surrounding housing and has been built with residential above in a terrace of three properties.



Proximity to other Local Centres

- 10.3 Castle Rise Local Centre is located less than 300m from Halton Road Local Centre, which can be easily accessed on foot along Castle Rise. Halton Brook Local Centre is also within 500m as the crow flies of this centre.



Accessibility

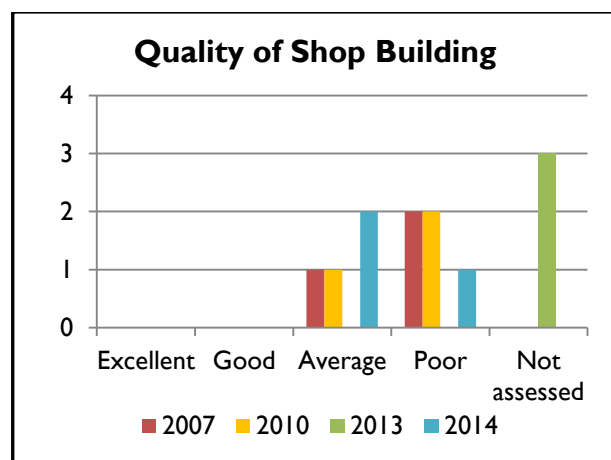
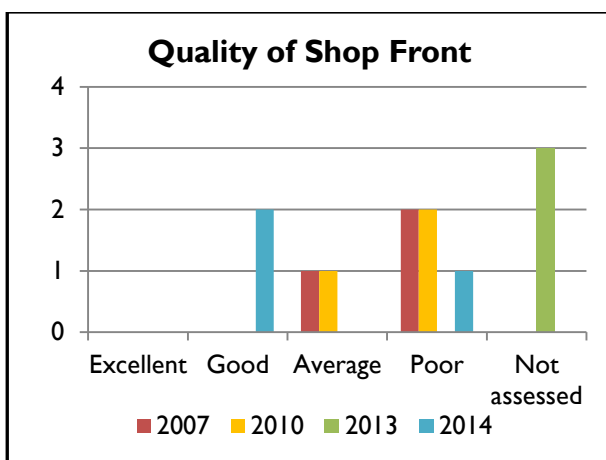
- 10.4 This centre is served by on street parking directly in front of the units. There is then level access to the centre units. The centre is located on a residential road, and as such is unlikely to gain much from passing trade.

Range of Uses

- 10.5 There are three units within this centre, one is vacant, one is a take-away and one is in office use. There is no retail offer within this centre.

Quality of the Centre

- 10.6 This centre has seen some improvements recently with newer shop fronts on two of the units. However, there is still scope for further improvements to the quality of the centre.

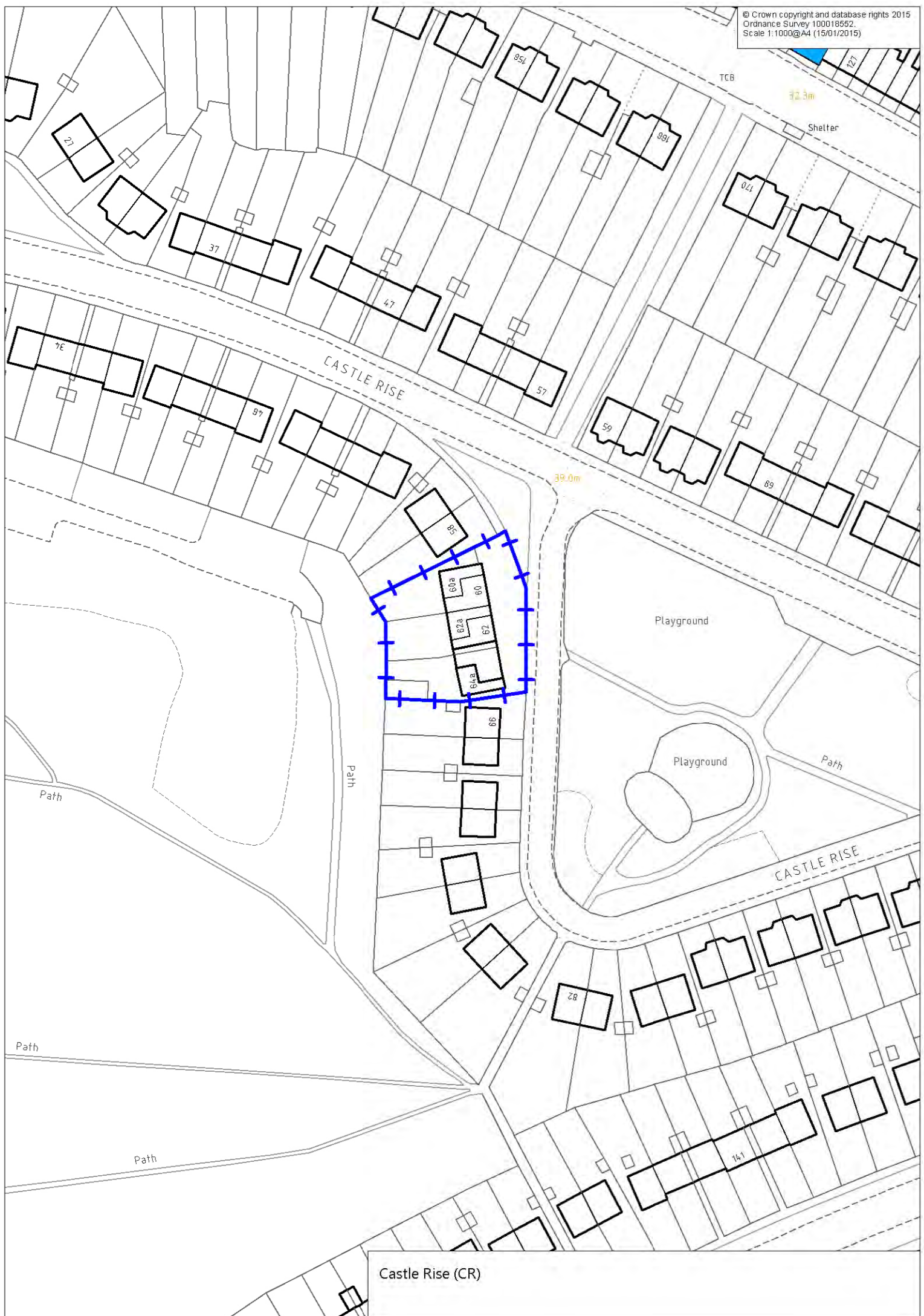


Improvement Potential and Potential Development Sites

- 10.7 There are no potential development sites within or on edge of this local centre, however, there is a vacant unit that could be occupied. There is also potential for environmental improvements, to the building and surrounds.

Potential Amendments

- 10.8 It is proposed to remove this centre from the local centres protected by the planning policy within the Local Plan and to allow the centre to be converted to alternate uses that are suitable within the residential area. Retail provision is currently provided in close proximity at both Halton Road and Halton Brook Local Centres.
- 10.9 The centre does not provide any convenience store provision and there are currently no AI uses within the centre, as such the centre no longer provides one of the key local centre amenities.
- 10.10 Removing the local centre from planning policy protection will mean that new retail development will no longer be directed to this area and that the existing retail uses may be easier to convert to alternate uses. In addition, the current Local Centres exception to the presumption against new hot food takeaways will no longer apply.
- 10.11 Alternatives considered, and discounted at this time, include:
- a) Retaining the centre.



II Cronton Lane (Widnes) Local Centre

Location and Description

- 11.1 Cronton Lane is a local centre situated in Widnes located at the junction of Cronton Lane, Norlands Lane and Lunts Heath Road. The surrounding area consists of 1930s semi-detached / detached residential dwellings with agricultural land to the north of the centre. The local centre is in close proximity to Cronton Sixth Form College and is served by good highway links.



- 11.2 The centre is well maintained and has a good retail mix. It appears to have an excellent usage which is aided by its location on a busy junction and its proximity to the college.

Proximity to other Local Centres

- 11.3 Cronton Lane Local Centre is generally quite remote from other local centres.

Accessibility

- 11.4 This centre is served by a one way parking area in front of the main units; however, the quality of this dedicated off-street parking is poor. The spaces are not defined and for such a busy local centre the number of parking spaces is limited. Bollards have been placed along the road frontage to discourage dangerous on-street parking. The centre also lacks disabled and cycle parking.

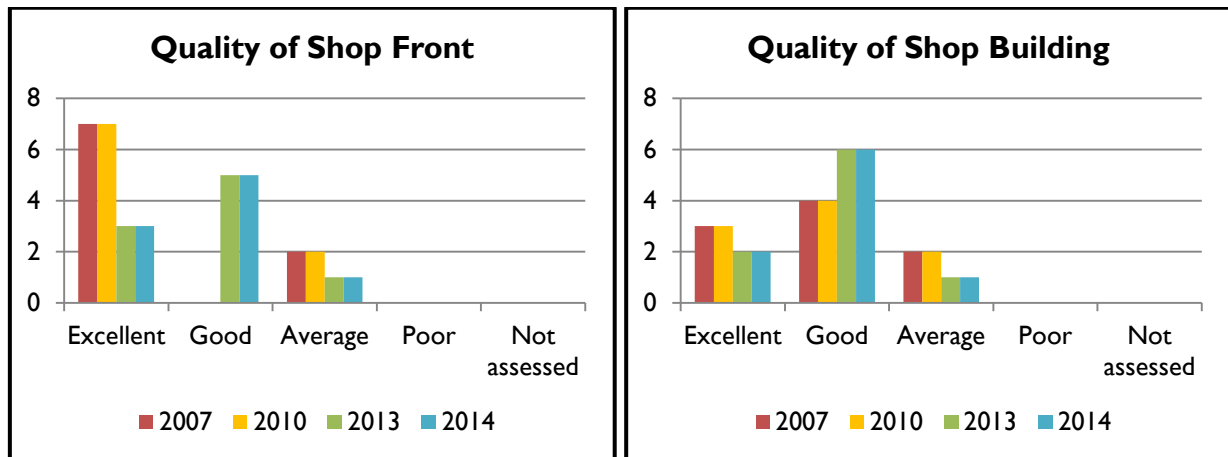


- 11.5 With regards to public transport, the local centre is on a main bus route. It is also noted that for such a busy road the local centre lacks any formal pedestrian crossing.

Range of Uses

- 11.6 The centre currently includes 6 units; a barbers shop, a general store / post office, a fish and chip shop, takeaway, bakers and a pharmacy. The largest unit, currently included within the local centre is 105sqm and is currently occupied by Nisa and the Post Office. However, the adjacent restaurant, proposed to be included within the centre, would become the largest unit at 389sqm.

Quality of the Centre



Improvement Potential and Potential Development Sites

11.7 There is potential for development to the rear of the barbers shop or to link this in with parking to the rear of the adjacent restaurant.

Potential Amendments

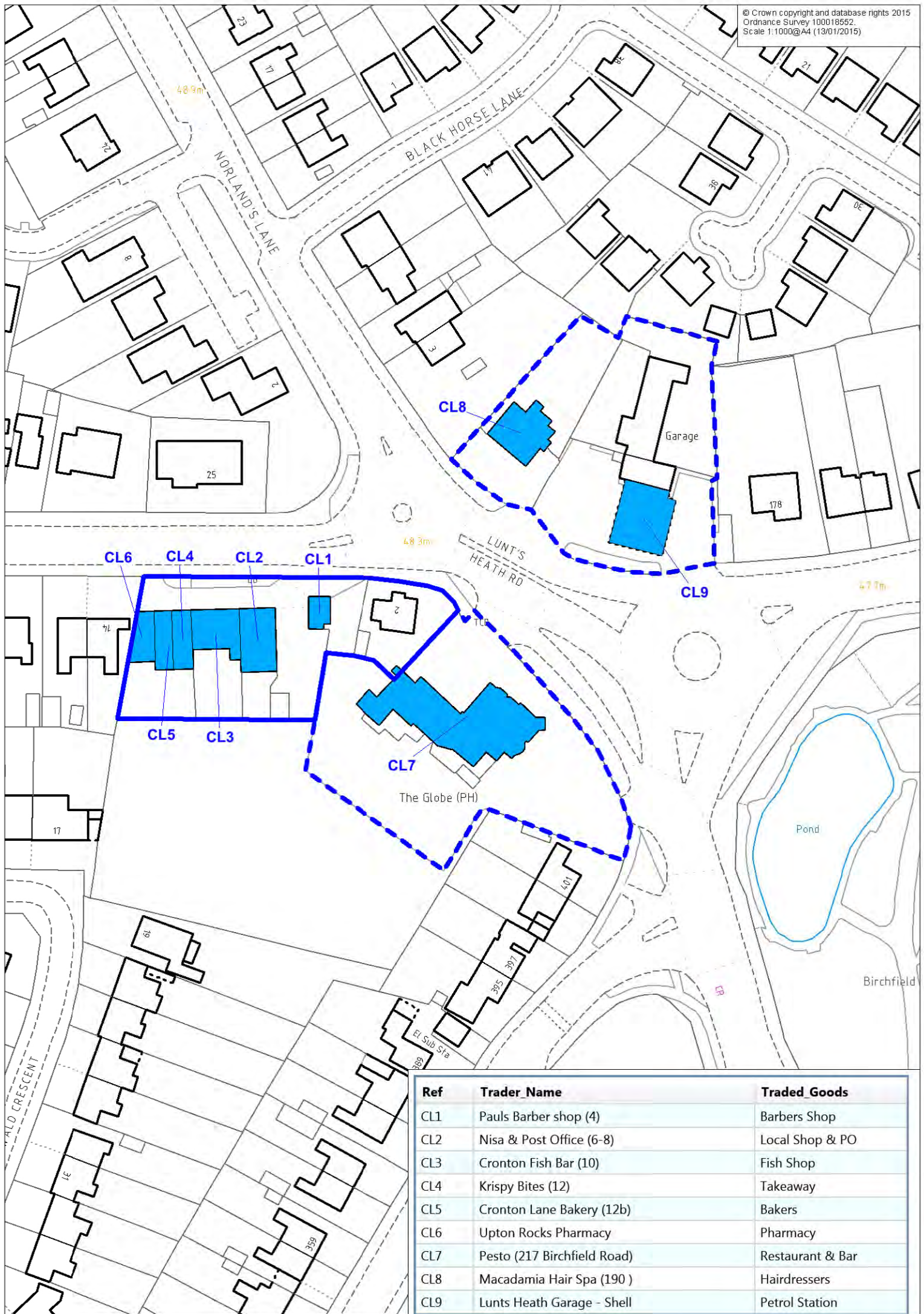
11.8 The boundaries for this centre are to be widened to include the hairdressers and petrol station / shop opposite the existing local centre between the intersection of Norlands Lane and Lunts Heath Road. The restaurant and parking area adjacent to the centre is also proposed to be included.

11.9 Alternatives considered, and discounted at this time, include:

- a) Maintaining the boundary as is.
- b) Incorporating only the adjacent restaurant and bar (Pesto)
- c) Incorporating only the hairdressers and petrol filling station /shop

CONSULTATION QUESTIONS

- I 1a. Do you agree, or disagree, with this review of Cronton Lane Local Centre?
- I 1b. Should any additional information have been provided in this review?
- I 1c. Do you agree, or disagree, with the proposed amendments to the boundaries for this centre?



Ref	Trader Name	Traded Goods
CL1	Pauls Barber shop (4)	Barbers Shop
CL2	Nisa & Post Office (6-8)	Local Shop & PO
CL3	Cronton Fish Bar (10)	Fish Shop
CL4	Krispy Bites (12)	Takeaway
CL5	Cronton Lane Bakery (12b)	Bakers
CL6	Upton Rocks Pharmacy	Pharmacy
CL7	Pesto (217 Birchfield Road)	Restaurant & Bar
CL8	Macadamia Hair Spa (190)	Hairdressers
CL9	Lunts Heath Garage - Shell	Petrol Station

12 Ditchfield Road (Widnes) Local Centre

Location and Description

12.1 Ditchfield Road is a local centre situated in Widnes located on Ditchfield Road between Ash Lane and Briarfield Avenue. The surrounding area is primarily residential to the west with a range of house styles, sizes and types and there is a school and playing fields to the east.



12.2 The centre appears to be well used considering the limited offer provided. The buildings that are currently being used for the centre appear to be late Victorian and are well maintained.

Proximity to other Local Centres

12.3 Ditchfield Road Local Centre is in quite close proximity to Hough Green Local Centre and Queens Avenue Local Centre, both of which are less than 500m away as the crow flies and not much further to walk.

Accessibility

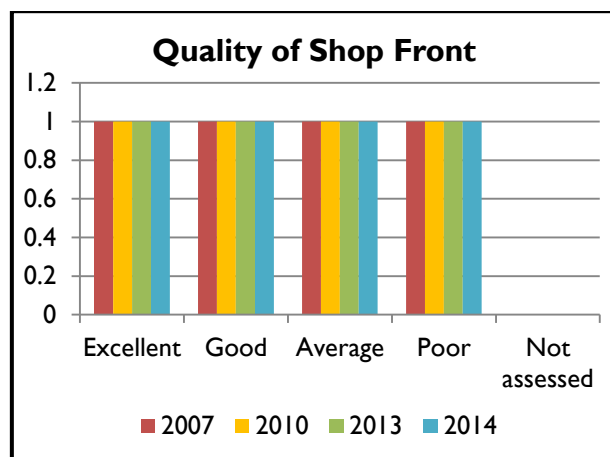
12.4 This centre is served by on-street parking and a small area of off-street parking in front of the Sapphire Beauty and Uppercut. There is a bus route on Ditchfield Road that would serve this centre. There is level access from both the parking areas and public transport services.



Range of Uses

12.5 The centre currently comprises of three units; a post office with a limited selection of confectionary, a hairdresser and a beauty salon. The largest unit is 141sqm and is currently occupied by the Post Office.

Quality of the Centre



Improvement Potential and Potential Development Sites

12.6 There are no potential development sites within or on edge of this local centre.

Potential Amendments

12.7 It is proposed to remove this centre from the local centres protected by the planning policy within the Local Plan and to allow the centre to be converted to alternate uses that are suitable within the residential area. Retail provision is currently provided in close proximity at both Hough Green and Queens Avenue Local Centres and at the Spar Shop further along Ditchfield Road.

12.8 The centre itself does not provide any convenience store provision and as such no longer provides one of the key local centre amenities. It also has a vacant unit that has been consistently vacant through each of the 2007, 2010, 2013 and 2014 surveys.

12.9 Removing the local centre from planning policy protection will mean that new retail development will no longer be directed to this area and that the existing retail uses may be easier to convert to alternate uses. In addition, the current Local Centres exception to the presumption against new hot food takeaways will no longer apply.

12.10 Alternatives considered, and discounted at this time, include:

- a) Retaining the centre.

Ref	Trader_Name	Traded_Goods
DFR1	Vacant (164)	Vacant
DFR2	Upper Cut (162a)	Hairdressers
DFR3	Sapphire Beauty (162)	Hair & Beauty
DFR4	Post Office (285)	Post Office

13 Farnworth (Widnes) Local Centre

Location and Description

13.1 Farnworth local centre is situated in the Farnworth area of Widnes; it is located at the junctions of Derby Road and Farnworth Street. The surrounding area is predominantly residential with a mix of house types, sizes and styles.



13.2 The centre appears to have a number of buildings from the inter-war period, of different styles and scales. There is a good mix of units, although a number of them extend down Derby Road and out of the identified centre. The majority of units appear well looked after and maintained.

13.3 This centre is being used but it would benefit from more parking areas or for the existing areas to be better signposted and from the consolidation of the units.



Proximity to other Local Centres

13.4 Farnworth Local Centre is relatively remote from other Local Centres and serves the Farnworth area of Widnes.

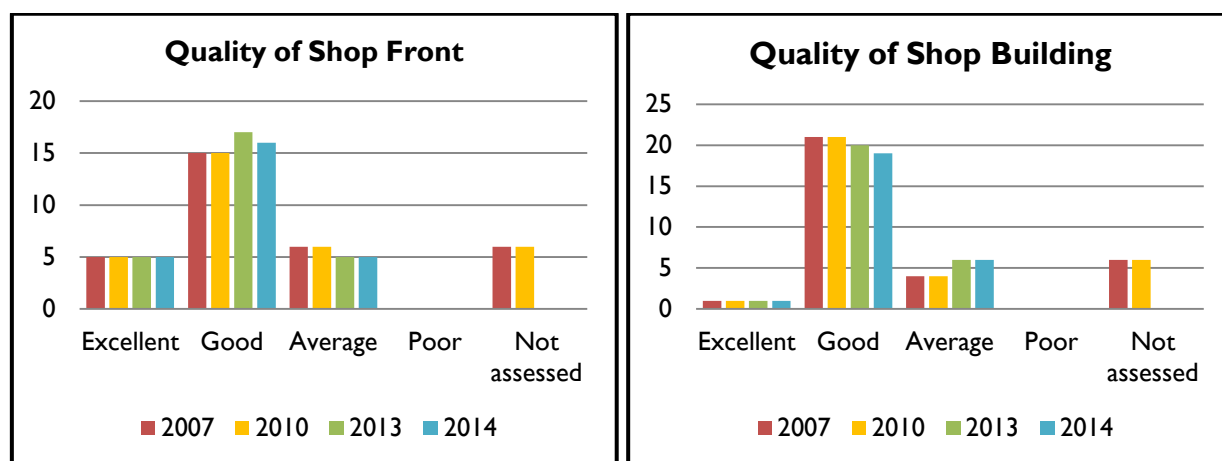
Accessibility

13.5 This centre is served by limited levels of on-street parking and a car park off Factory Lane, there is parking for the Griffin Pub but this is limited to users of the pub. There is a bus route on Farnworth Street and Derby Road that would serve this centre. There is level access from both the parking areas and public transport services with no obstructions.

Range of Uses

13.6 There are 26 units in and around this centre that could currently contribute to its vitality including a general store, hot food take-away, hairdressers, off licence, betting office, bakery, dry cleaners, dentists, pharmacy, a sandwich bar and a beauty salon. The largest unit is 198sqm and is currently occupied by the Saffron Restaurant, whilst the Co-operative Store that anchors the local centre is only 132sqm in size.

Quality of the Centre

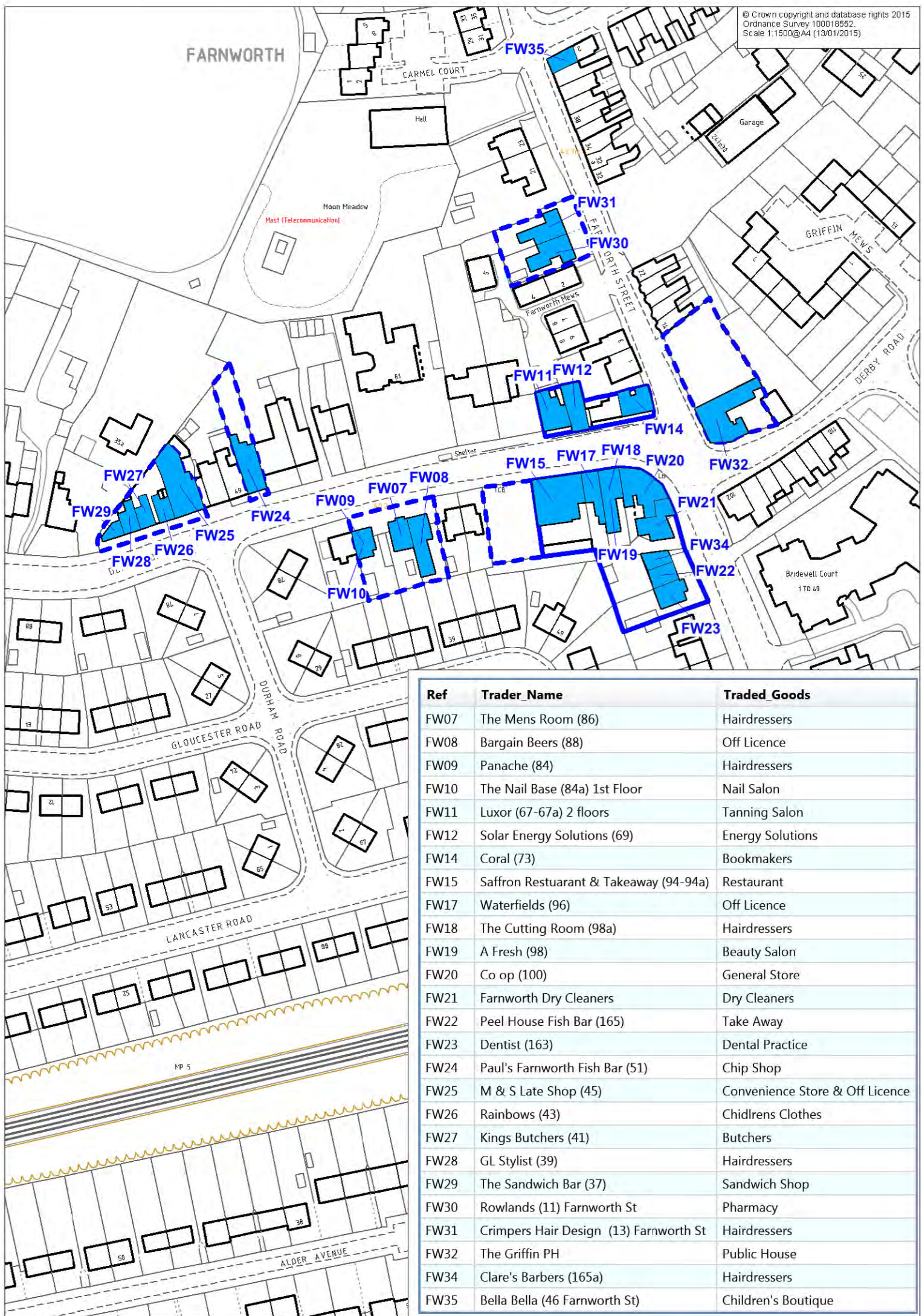


Improvement Potential and Potential Development Sites

- 13.7 There are no potential development sites within or on the edge of this local centre. However, improvements could be made to the parking in the area, for example the signage to the car park could be made clearer. There may also be potential to merge units or redevelop units to create a larger unit to support a bigger store.

Potential Amendments

- 13.8 It is proposed to amend this centre boundary to reflect the greater spread of units along Derby Road and Farnworth Street, however, the boundary will just include individual units rather than the entire frontage.
- 13.9 Alternatives considered, and discounted at this time, include:
- Maintaining the boundary as is.
 - Extending the boundary along the entire frontage of Derby Road and Farnworth Street to incorporate the full extent of the units in retail or local service uses.



Ref	Trader Name	Traded Goods
FW07	The Mens Room (86)	Hairdressers
FW08	Bargain Beers (88)	Off Licence
FW09	Panache (84)	Hairdressers
FW10	The Nail Base (84a) 1st Floor	Nail Salon
FW11	Luxor (67-67a) 2 floors	Tanning Salon
FW12	Solar Energy Solutions (69)	Energy Solutions
FW14	Coral (73)	Bookmakers
FW15	Saffron Restuarant & Takeaway (94-94a)	Restaurant
FW17	Waterfields (96)	Off Licence
FW18	The Cutting Room (98a)	Hairdressers
FW19	A Fresh (98)	Beauty Salon
FW20	Co op (100)	General Store
FW21	Farnworth Dry Cleaners	Dry Cleaners
FW22	Peel House Fish Bar (165)	Take Away
FW23	Dentist (163)	Dental Practice
FW24	Paul's Farnworth Fish Bar (51)	Chip Shop
FW25	M & S Late Shop (45)	Convenience Store & Off Licence
FW26	Rainbows (43)	Childrens Clothes
FW27	Kings Butchers (41)	Butchers
FW28	GL Stylist (39)	Hairdressers
FW29	The Sandwich Bar (37)	Sandwich Shop
FW30	Rowlands (11) Farnworth St	Pharmacy
FW31	Crimpers Hair Design (13) Farnworth St	Hairdressers
FW32	The Griffin PH	Public House
FW34	Clare's Barbers (165a)	Hairdressers
FW35	Bella Bella (46 Farnworth St)	Children's Boutique

14 Grangeway (Runcorn) Local Centre

Location and Description

14.1 Grangeway is a local centre situated in Runcorn located at the junction of Grangeway, Linkway and Festival Way. The surrounding residential area includes a mix of house types and sizes and ages with some being post war era, some being new town development and some being from the 1990s.



14.2 The centre is a row of dark brick terraced units beneath a row of terraced maisonettes which are accessed from a staircase at the end of the terrace.

14.3 This centre is relatively well used and has a good mix of units including the Co-op, bakery, pharmacy and an off licence.



Proximity to other Local Centres

14.4 Halton Lodge is the closest Local Centre and is less than a quarter of a mile away.

Accessibility

14.5 This centre is served by a dedicated car park, and there is a bus route on Grangeway that would serve this centre. There is level access from both the car park and public transport services with no obstructions.

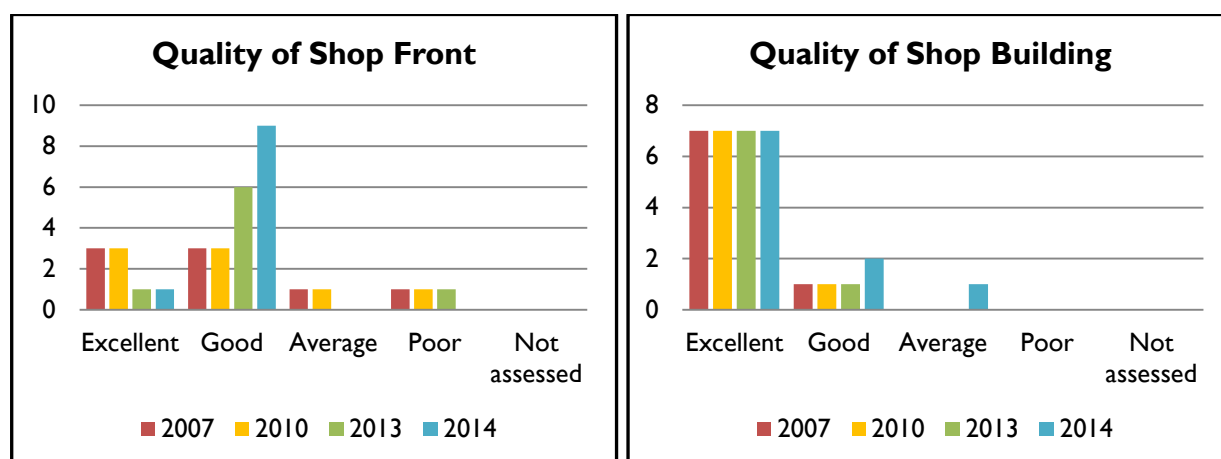
Range of Uses

14.6 The centre currently includes seven units; a general store, a hairdresser and beauty salon, a bakery, a pharmacy, an off licence and the Post Office. The largest unit is 158sqm and is currently occupied by the Co-operative Stores. There is also Heron Foods, Coral Bookmakers and the former Cherry Tree Public House, which is now vacant, just outside of the local centre.



Quality of the Centre

14.7 The shop units within the local centre are generally of good quality, with a good shop front within a well maintained building.



Improvement Potential and Potential Development Sites

14.8 There is potential for reuse or redevelopment of units nearby including the Cherry Tree Public House. There are also opportunities for improvements to signage, cosmetic improvements to the existing centre and a potential to improve the centre's local environs.

Potential Amendments

14.9 It is proposed to amend the boundaries for this centre to include the former Cherry Tree Public House, which is currently vacant, Heron Foods and Coral bookmakers.

14.10 Alternatives considered, and discounted at this time, include:

- a) Maintaining the boundary as is.
- b) Extending the boundary of this centre to include surrounding uses such as the former Cherry Tree pub, Heron Foods and Coral Bookmakers and other community uses such as the school and Children's Centre.
- c) Extending the boundary of this centre to include surrounding community uses such as the Primary School and Children's Centre.
- d) Extending the boundary of this centre to include surrounding community uses such as the Primary School and Children's Centre and those uses close to the proposed new boundary such as the Youth Centre and St Andrew Grange Church.



Ref	Trader Name	Traded Goods
GW01	Co-Operative Stores	General Store
GW02	Quigleys Bakery	Bakery
GW04	Co-Operative Pharmacy	Pharmacy
GW05	Bargain Booze	Off Licence
GW06	SG Stores	Discount Grocery
GW07	Mirror Image Hair & Beauty	Hairdressers
GW08	The Grange PO / Martins Newsagents	Newsagents
GW09	Vacant (former The Cherry Tree PH)	Vacant
GW10	Heron Frozen Food	Convenience Store
GW11	Coral Bookmakers	Betting Office

15 Greenway Road (Runcorn) Local Centre

Location and Description

15.1 Greenway Road is a local centre situated in Higher Runcorn located along Greenway Road. The surrounding area is predominantly Victorian terrace housing.

15.2 The centre is spread out along Greenway road, in a variety of generally small units. Some of them are well looked after, however, there are a small number that need further maintenance.



15.3 This centre is well used and has a good mix of uses including clothes shops, a general store, bridal shop and florist.

Proximity to other Local Centres

15.4 Langdale Road is the closest local centre to Greenway Road, at less than a kilometre away.

Accessibility

15.5 This centre has restricted parking opportunities with on street parking providing limited parking. There is a bus route on Greenway Road that would serve this centre. There is level access from public transport services with no obstructions.

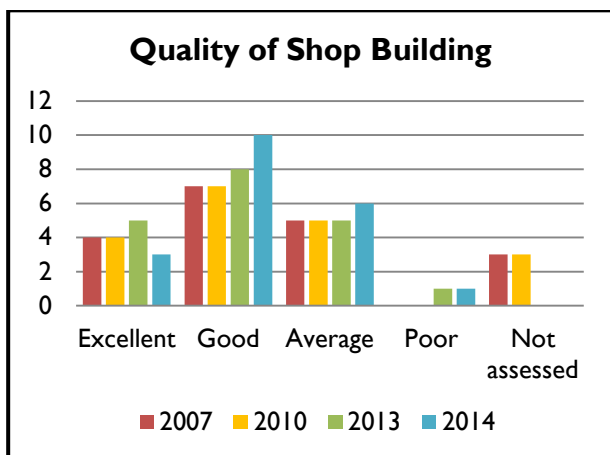


Range of Uses

15.6 The centre currently offers a variety of uses including a general store, clothes shop and bridal store. The units currently included within the Greenway Road Local Centre, are all small terraced properties of generally less than 100 sqm.

Quality of the Centre

15.7 The majority of units are considered to be in good or excellent condition, however, the number of units and shop fronts within average or poor condition is starting to increase.



Improvement Potential and Potential Development Sites

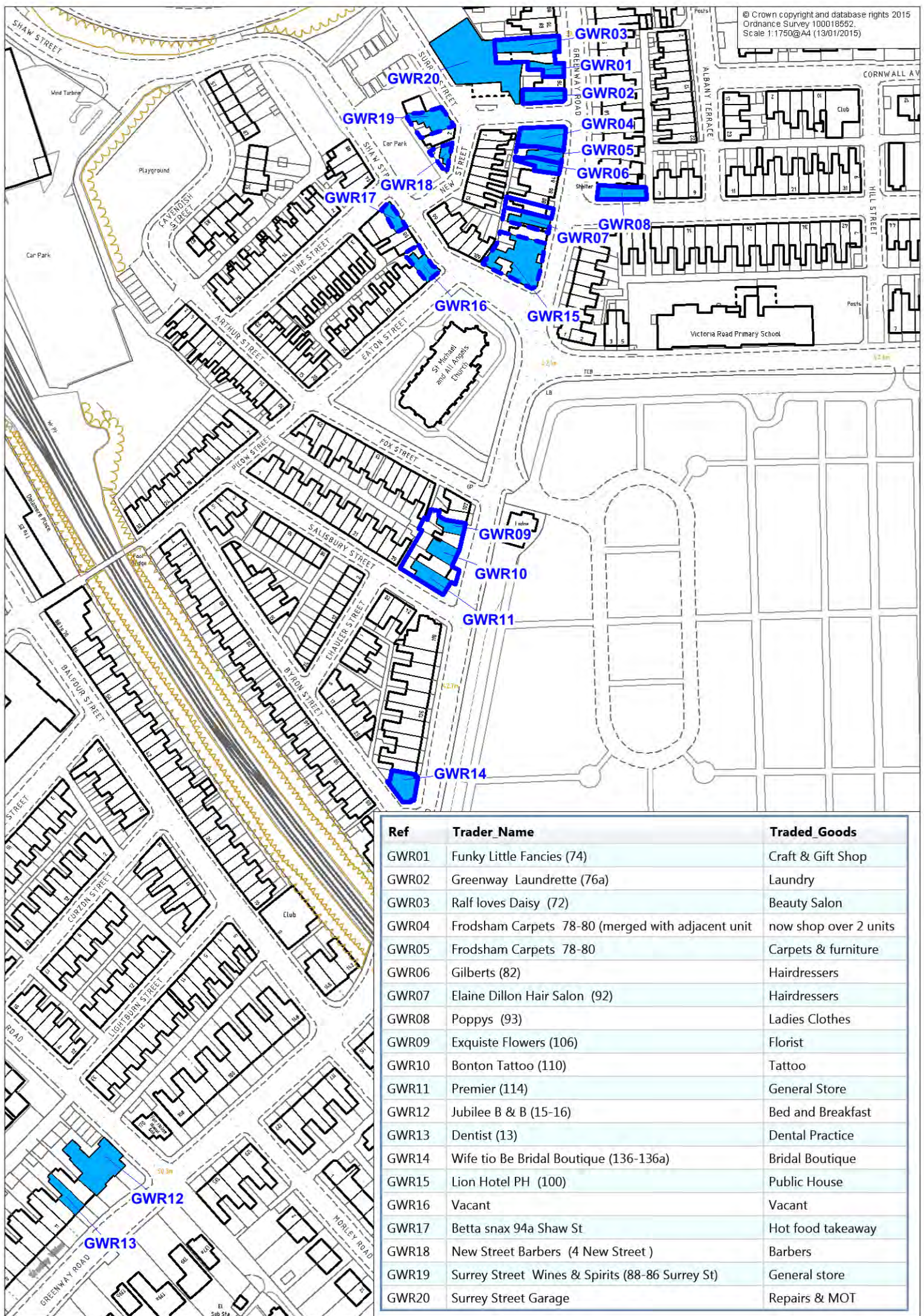
15.8 There are no potential development sites within or on edge of this local centre.

Potential Amendments

15.9 It is proposed to amend this centre boundary to reflect the greater spread of units around Greenway Road and New Street, however, the boundary will just include individual units rather than the entire frontage.

15.10 Alternatives considered, and discounted at this time, include:

- a) Maintaining the boundary as is.
- b) Extending the boundary along the entire frontage of Greenway Road to incorporate the full extent of the units in retail or local service uses.
- c) Including units located even further along Greenway Road such as those currently occupied by Wife to Be, Jubilee B&B and Stanley Villas Dental Practice,



Ref	Trader Name	Traded Goods
GWR01	Funky Little Fancies (74)	Craft & Gift Shop
GWR02	Greenway Laundrette (76a)	Laundry
GWR03	Ralf loves Daisy (72)	Beauty Salon
GWR04	Frodsham Carpets 78-80 (merged with adjacent unit)	now shop over 2 units
GWR05	Frodsham Carpets 78-80	Carpets & furniture
GWR06	Gilberts (82)	Hairdressers
GWR07	Elaine Dillon Hair Salon (92)	Hairdressers
GWR08	Poppys (93)	Ladies Clothes
GWR09	Exquisite Flowers (106)	Florist
GWR10	Bonton Tattoo (110)	Tattoo
GWR11	Premier (114)	General Store
GWR12	Jubilee B & B (15-16)	Bed and Breakfast
GWR13	Dentist (13)	Dental Practice
GWR14	Wife tio Be Bridal Boutique (136-136a)	Bridal Boutique
GWR15	Lion Hotel PH (100)	Public House
GWR16	Vacant	Vacant
GWR17	Betta snax 94a Shaw St	Hot food takeaway
GWR18	New Street Barbers (4 New Street)	Barbers
GWR19	Surrey Street Wines & Spirits (88-86 Surrey St)	General store
GWR20	Surrey Street Garage	Repairs & MOT

16 Halebank (Widnes) Local Centre

Location and Description

- 16.1 Halebank is a local centre situated in Widnes located along Hale Road. The surrounding area is a mix of residential and employment land, with a good mix of house types, sizes, styles and ages.
- 16.2 The centre is not really focused in one area, instead it is a selection of units along Hale Road with a variety of styles and sizes of unit provided.
- 16.3 This centre appeared fairly quiet although the Co-op was well used. It is likely that due to the spread out nature of the centre that each unit draws its own custom rather than attracting many linked visits.



Proximity to other Local Centres

- 16.4 Halebank Local Centre is remote from other local centres.

Accessibility

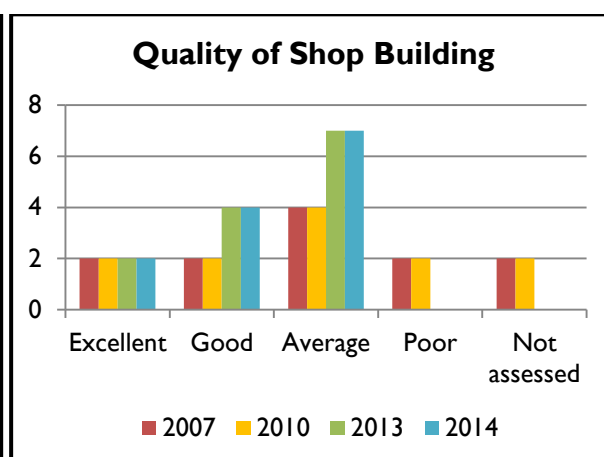
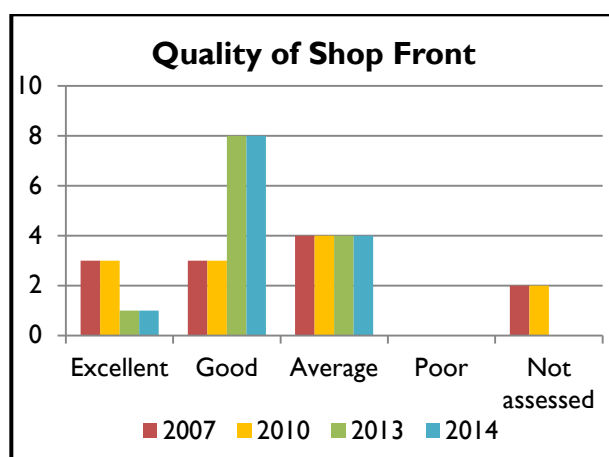
- 16.5 The Co-op is served by a dedicated car park and there are other opportunities for on-street parking throughout the centre. There is a bus route on Hale Road that would serve the centre. There is level access from both the Co-op car park and public transport services with no obstructions.



Range of Uses

- 16.6 The centre includes a variety of uses including a hairdressers, general store, beauty salon, Tattoo studio, bar, pharmacy and sandwich shop. If the proposal to include individual units such as the Co-operative Store goes ahead this would be the largest unit at 409sqm.

Quality of the Centre

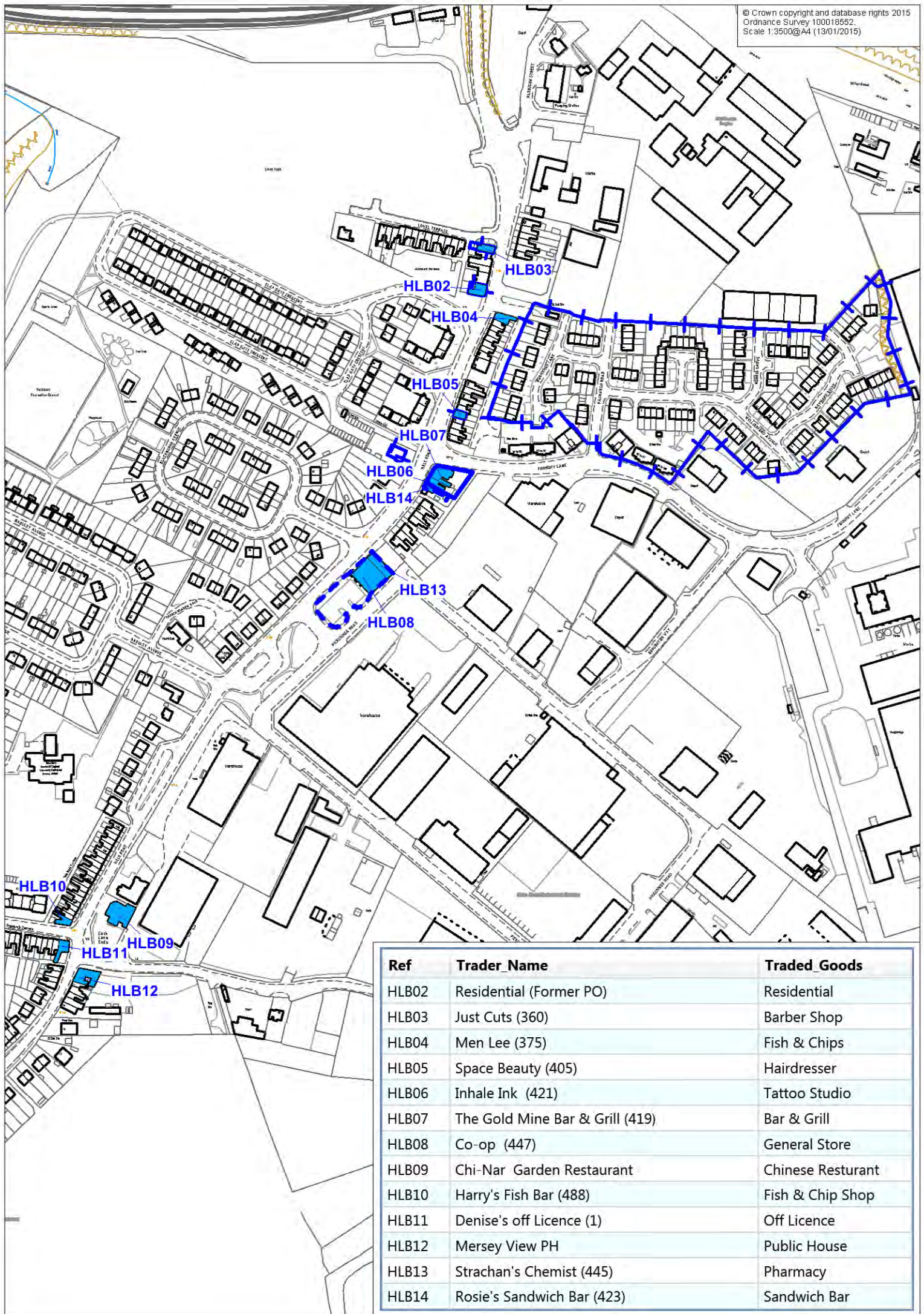


Improvement Potential and Potential Development Sites

- 16.7 There are no potential development sites within or on edge of this local centre, although there may be opportunities for redevelopment of areas within or adjacent to the centre. It may be beneficial to the centre if there were opportunities to consolidate the uses in the centre. There is potential for improved access in some areas and for cosmetic improvements to some of the units.

Potential Amendments

- 16.8 It is proposed to amend the boundaries for this centre to remove the area that was previously an Asda Superstore and is now residential development. The centre will also be amended to include the individual retail units that are currently occupied by the Co-op and Pharmacy, whilst removing the units that are no longer within the main local centre areas.
- 16.9 Alternatives considered, and discounted at this time, include:
- a) Maintaining the boundary as is.
 - b) Extending the boundary along the entire frontage of Hale Road to incorporate the full extent of the units in retail or local service uses.
 - c) Including all of the individual units along Hale Road.



Ref	Trader Name	Traded Goods
HLB02	Residential (Former PO)	Residential
HLB03	Just Cuts (360)	Barber Shop
HLB04	Men Lee (375)	Fish & Chips
HLB05	Space Beauty (405)	Hairdresser
HLB06	Inhale Ink (421)	Tattoo Studio
HLB07	The Gold Mine Bar & Grill (419)	Bar & Grill
HLB08	Co-op (447)	General Store
HLB09	Chi-Nar Garden Restaurant	Chinese Restaurant
HLB10	Harry's Fish Bar (488)	Fish & Chip Shop
HLB11	Denise's off Licence (1)	Off Licence
HLB12	Mersey View PH	Public House
HLB13	Strachan's Chemist (445)	Pharmacy
HLB14	Rosie's Sandwich Bar (423)	Sandwich Bar

17 Hale Road (Widnes) Local Centre

Location and Description

17.1 Hale Road is a local centre situated in Widnes located at the corner of Ditchfield Road and Hale Road. The surrounding area is generally residential with a mix of terraced and semi-detached properties.

17.2 The centre appears to be inter-war in age and is mostly concentrated in one corner terrace, with residential and storage spaces above.



17.3 This centre appears to be used, with services such as the laundrette and the retail offer of the general store and off licence being well used. It is possible that the centre is busier at periods when people are collecting children from the nearby schools or as part of a journey to and from work, with the centre being well located on a busy crossroads.

Proximity to other Local Centres

17.4 Alexander Drive is approximately 0.5km from Hale Road and is the closest Local Centre.

Accessibility

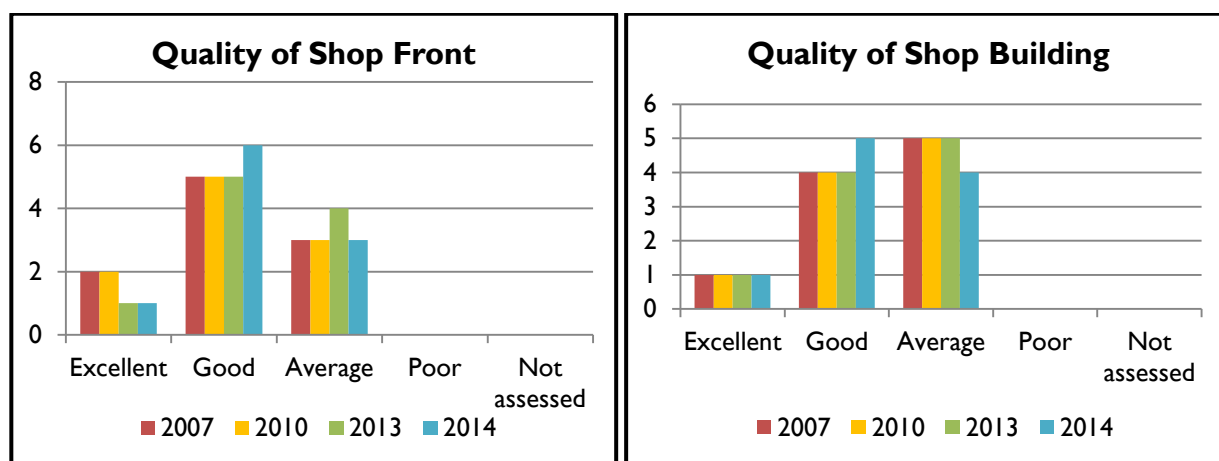
17.5 This centre is served by a dedicated car park on the opposite side of Hale Road. There is a bus route on the road that would serve this centre. There is level access from both the car park and public transport services with no obstructions, and there is a crossing to aid pedestrian access over the busy cross roads.



Range of Uses

17.6 The centre includes a variety of uses including a takeaway, hairdressers, laundrette, off licence, silk flower specialist, and betting office, with a pharmacy and general store on the other side of the road, proposed to be included within the centre if the boundary is amended. The largest unit is 107sqm and is currently occupied by Coral Bookmakers.

Quality of the Centre



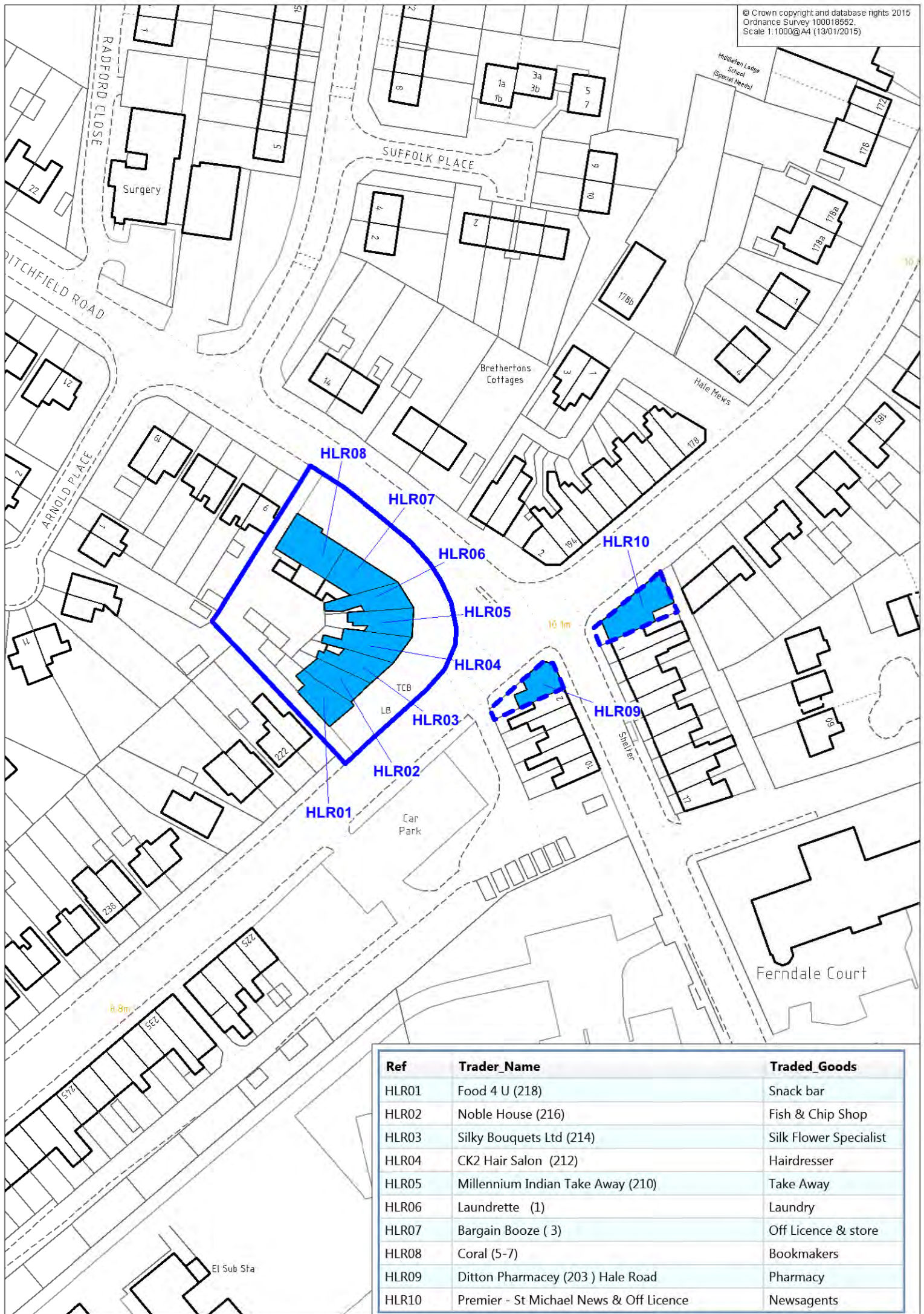
Improvement Potential and Potential Development Sites

17.7 There are no potential development sites within or on edge of this local centre, however, there is scope for some cosmetic improvements or for redevelopment of the existing buildings.

Potential Amendments

17.8 It is proposed to make minor amendments to the boundary of Hale Road Local Centre to include the units currently occupied by the pharmacy and general store, and to include the car park.

17.9 Alternatives considered, and discounted at this time, include maintaining the existing boundaries.



18 Halton Brook (Runcorn) Local Centre

Location and Description

18.1 Halton Brook local centre is situated in Runcorn located on Hillcrest at the end of Meadway. The surrounding area is primarily residential, predominantly terraced housing in style and built as part of the new town.



18.2 The centre was also built as part of the new town development, although it has been refurbished with new shop fronts and rendering, this has occurred since the last survey in 2010.

18.3 This centre is well used given the limited number of units.

Proximity to other Local Centres

18.4 Halton Brook is generally quite remote from other local centres. However, the Town Centre at Runcorn Shopping Centre is less than a kilometre away as the crow flies.

Accessibility

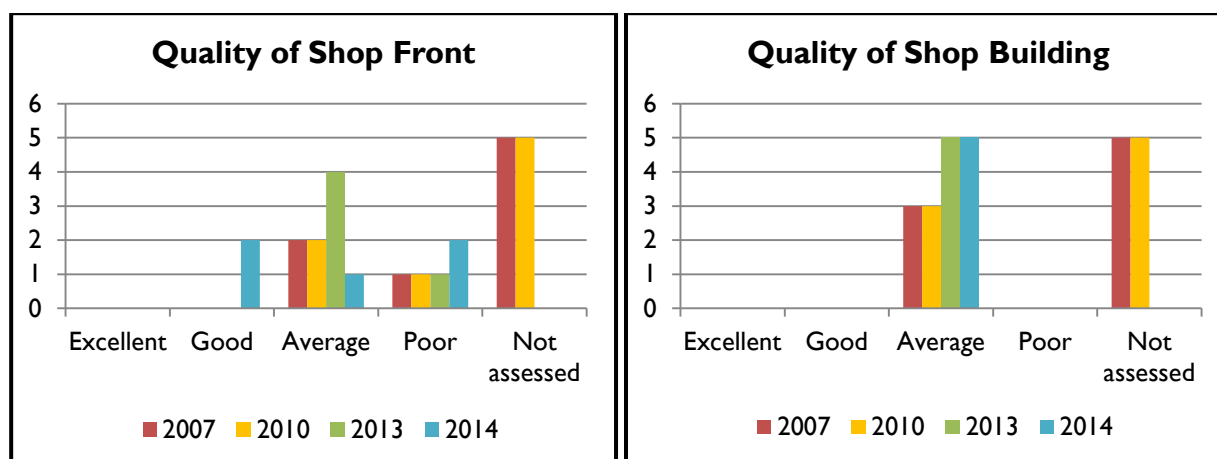
18.5 This centre is served by a dedicated car park, which has been a recent addition as part of the redevelopment of the local centre. There is a bus route on Halton Brook Avenue that would serve this centre. There is level access from both the car park and public transport services with no obstructions.



Range of Uses

18.6 The centre comprises of four units; a general store, a pharmacy, a hot food take-away and a hair and beauty salon. The largest unit is 176sqm and is currently occupied by a Spar shop.

Quality of the Centre



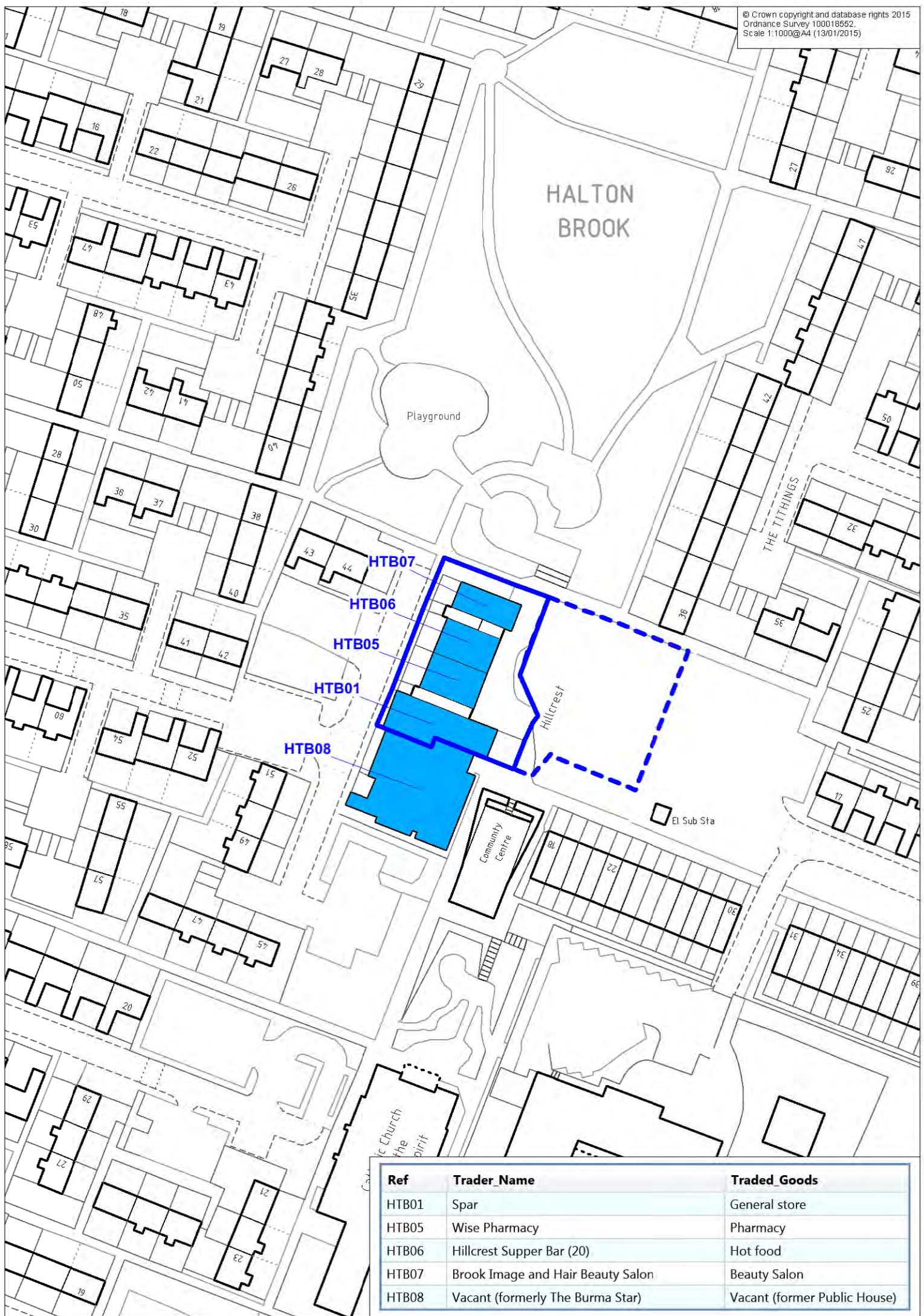
Improvement Potential and Potential Development Sites

18.7 There are no potential development sites within or on edge of this local centre.

Potential Amendments

18.8 The boundaries for this centre are considered generally appropriate and only minor amendments are proposed to the boundary for this centre to include the parking area.

18.9 Alternatives considered, and discounted at this time, include incorporating the former B'rma Star public house and the Community Centre within the centre boundaries.



Ref	Trader Name	Traded Goods
HTB01	Spar	General store
HTB05	Wise Pharmacy	Pharmacy
HTB06	Hillcrest Supper Bar (20)	Hot food
HTB07	Brook Image and Hair Beauty Salon	Beauty Salon
HTB08	Vacant (formerly The Burma Star)	Vacant (former Public House)

19 Halton Lodge (Runcorn) Local Centre

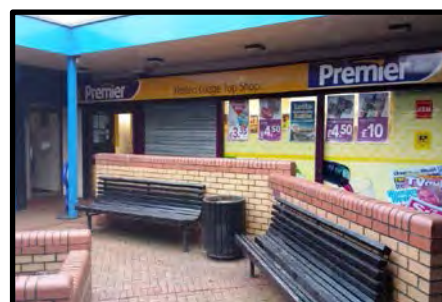
Location and Description

19.1 Halton Lodge is a local centre situated in Runcorn located at the edge of Halton Lodge residential area on Whitchurch Way. The surrounding area is a mix of residential and community uses including a primary school community centre and older persons housing. The residential area is a mix of terraced town houses and bungalows, each in a distinct dark brick design.



19.2 The centre is within a purpose built, dark brick, square block with each of the units facing inwards into a central courtyard, with parking to one external side.

19.3 This centre is used, particularly by those attending the nearby primary and secondary school. However, the usage is potentially limited by the proximity to Runcorn Shopping Centre (previously known as Halton Lea).



Proximity to other Local Centres

19.4 Halton Lodge Local Centre is less than a kilometre from both Grangeway Local Centre and the Town Centre at Runcorn Shopping Centre.

Accessibility

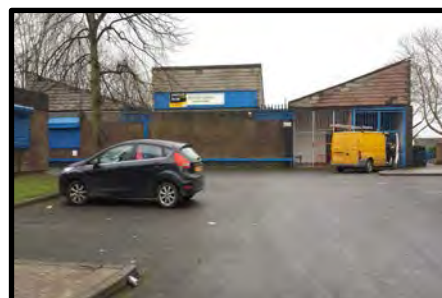
19.5 This centre is served by a dedicated car park and the centre is only a short walk from the busway. There is level access from both the car park and public transport services.

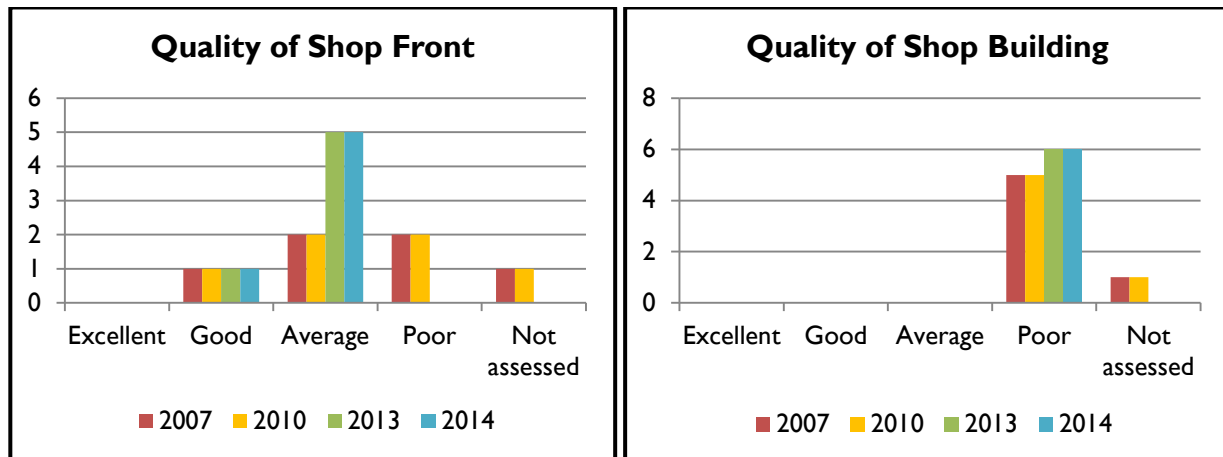
Range of Uses

19.6 There is currently a limited retail offer with a general store and take-away and three vacant units. The largest unit is 127sqm and is currently occupied by the Premier store.

Quality of the Centre

19.7 The quality of this local centre is low. The shop front of the Premier Store is considered good, whilst the others are all considered average. However, the building itself is considered to be of poor quality. It is also not considered to be of the most appropriate design with the centre facing in on itself and not open to the surrounding residential area and not visible from the parking area (as shown on the image). The internal hard landscaping and seating area also blocks the direct passage through the centre.



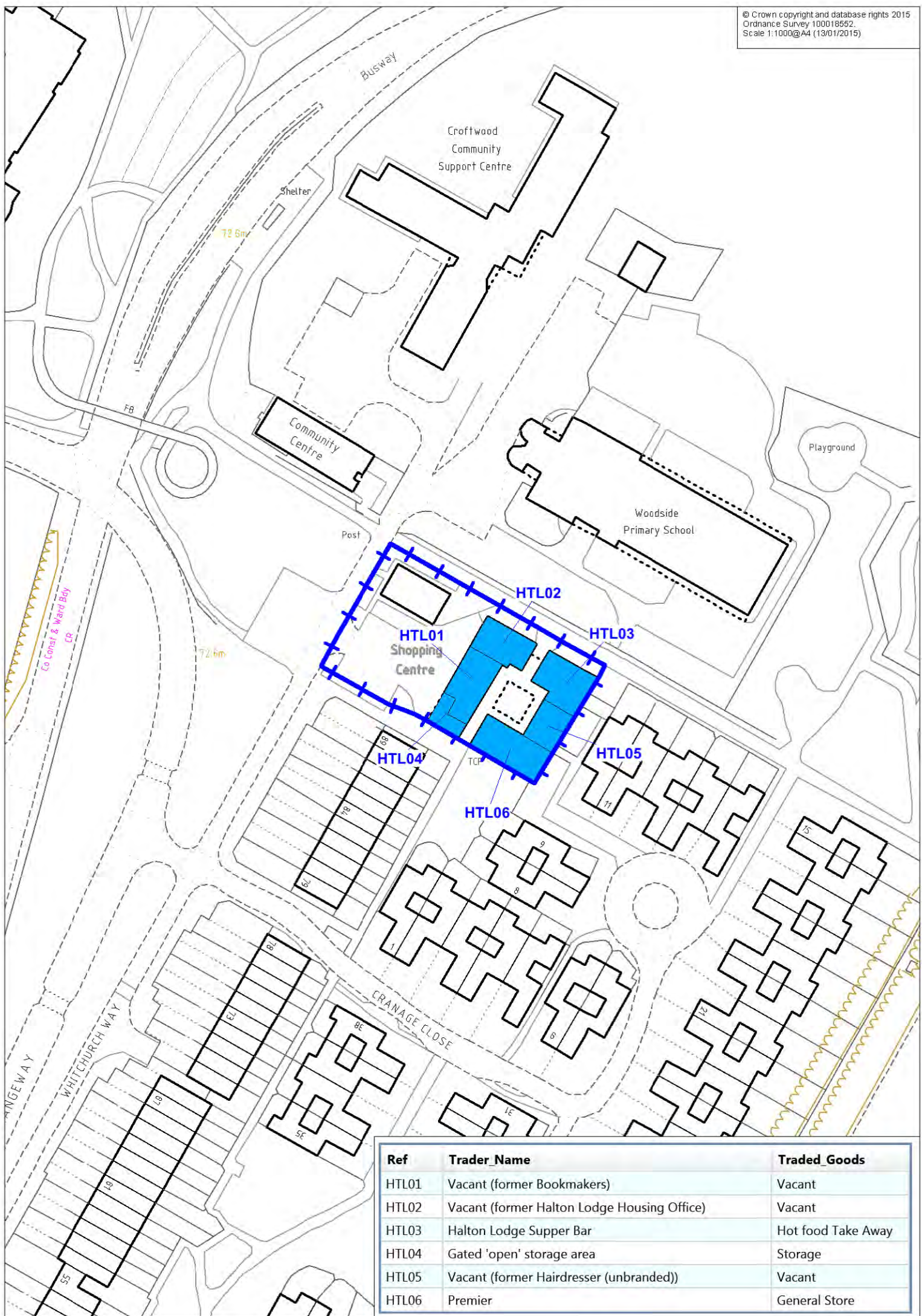


Improvement Potential and Potential Development Sites

- 19.8 There are no potential development sites within or on edge of this local centre, however, there is potential to redevelop the existing site which could do with improvements to make the centre more visible and more appealing.

Potential Amendments

- 19.9 It is proposed to remove this centre from the local centres protected by the planning policy within the Local Plan and to allow the centre to be converted to alternate uses that are suitable within the residential area. Retail provision is currently provided in close proximity at both Runcorn Shopping Centre and Grangeway Local Centre. The centre has a high level of vacancy with a one unit being consistently vacant in each of the 2007, 2010, 2013 and 2014 surveys. As a knock-on impact only one of the units is currently in AI use, creating a low proportion of AI uses within the centre.
- 19.10 Removing the local centre from planning policy protection will mean that new retail development will no longer be directed to this area and that the existing retail uses may be easier to convert to alternate uses. In addition, the current Local Centres exception to the presumption against new hot food takeaways will no longer apply.
- 19.11 Consolidation of the centre was considered, for example amending the boundaries to only include the part of the centre that is currently in use. However, it was not felt that this would be appropriate. As the centre was purpose built as part of the New Town development of Halton Lodge, it would be difficult to retain part of the centre whilst seeking alternative uses for the other part. It is considered more appropriate to allow the whole centre to be used for alternative purposes, allowing for the redevelopment of the whole centre site, which is likely to lead to the greatest potential for improvement in this area. This would not preclude any redevelopment from including a small retail element.
- 19.12 Alternatives considered, and discounted at this time, include:
- Retaining the centre, with the existing boundaries.
 - Retaining the centre but amending the boundaries to only include part of the centre.
 - Incorporating nearby community uses such as the community centre and residential association.



Ref	Trader Name	Traded Goods
HTL01	Vacant (former Bookmakers)	Vacant
HTL02	Vacant (former Halton Lodge Housing Office)	Vacant
HTL03	Halton Lodge Supper Bar	Hot food Take Away
HTL04	Gated 'open' storage area	Storage
HTL05	Vacant (former Hairdresser (unbranded))	Vacant
HTL06	Premier	General Store

20 Halton Road (Runcorn) Local Centre

Location and Description

20.1 Halton Road is a local centre situated in Higher Runcorn located in the middle of Halton Road between Ashley Road and Ringway Road. The surrounding area is a mix of residential and employment.

20.2 The centre looks as if it has previously been in residential use and converted and extended to create the existing retail units.



20.3 This centre is well used, with the Co-op and take-away being particularly well used in the evenings.

Proximity to other Local Centres

20.4 Halton Road Local Centre is generally quite remote from other local centres, with Picton Avenue Local Centre being around a 1km walk or drive from Halton Road local centre.

Accessibility

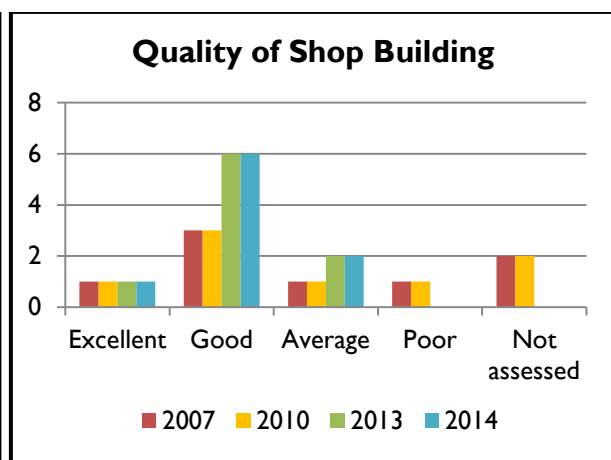
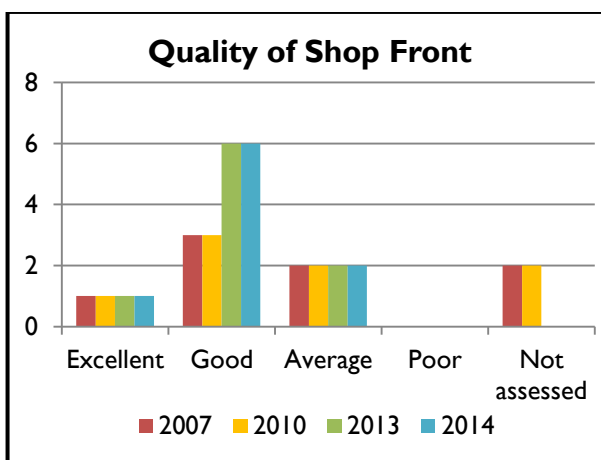
20.5 This centre is served by a one way parking area in front of the units. There is a bus route on Halton Road that would serve this centre. There is level access from parking area and the bus route is up a slight incline from the centre.



Range of Uses

20.6 The centre currently comprises of two units; a general store and a hot food take-away, although there are more units in close proximity. The largest unit is 281sqm and is currently occupied by a Co-operative store.

Quality of the Centre



Improvement Potential and Potential Development Sites

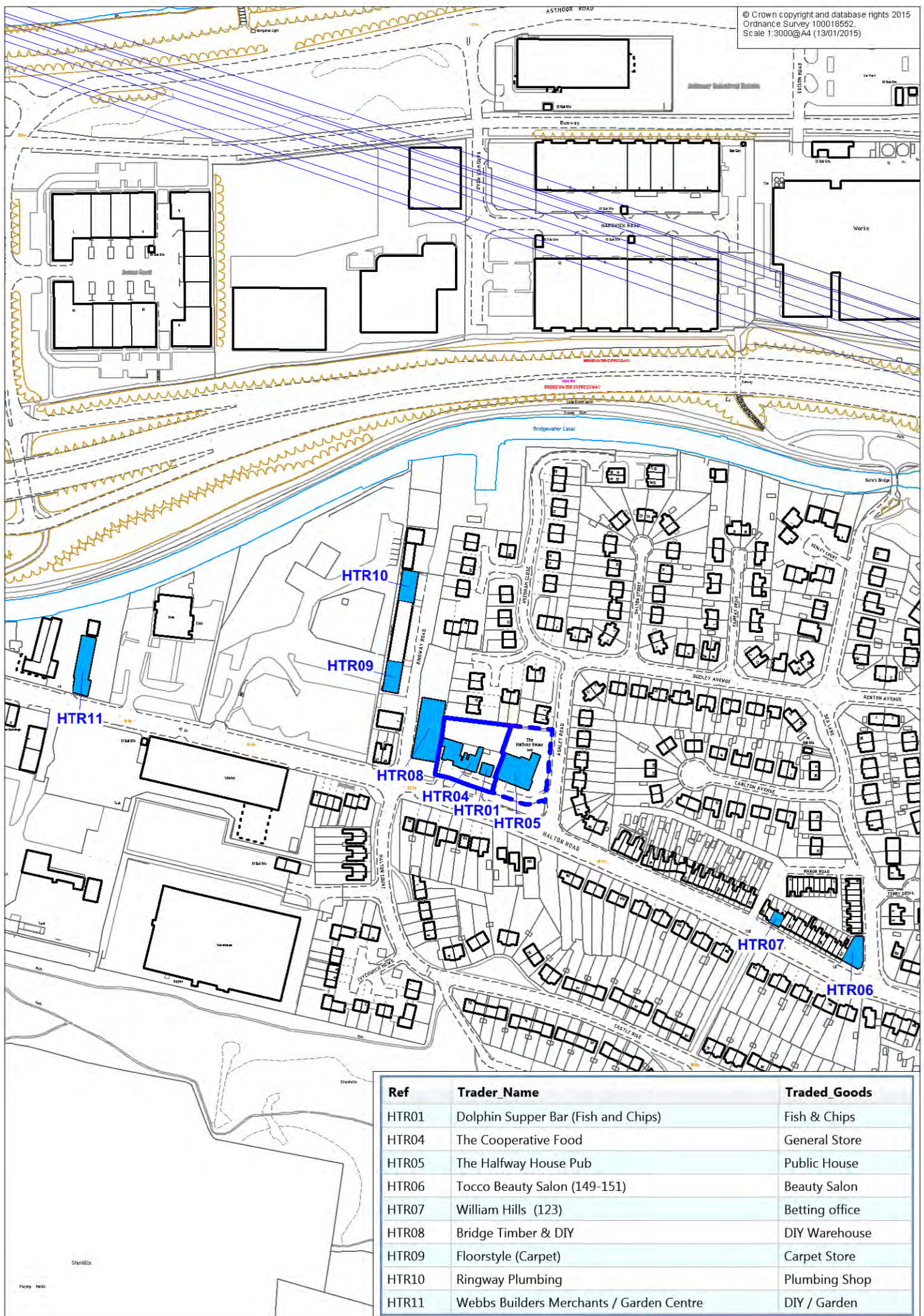
20.7 There are no potential development sites within or on edge of this local centre, however, there may be potential for development elsewhere on Halton Road or Ringway Road. The centre may benefit from cosmetic improvements and some additional parking facilities.

Potential Amendments

20.8 It is proposed to make minor amendments to the boundary of Halton Road Local Centre to include the Half Way House Pub.

20.9 Alternatives considered, and discounted at this time, include:

- a) Maintaining the existing boundaries.
- b) Extending the boundaries further to include Bridge Timber and the retail development on Ringway Road.
- c) Additional individual units situated elsewhere on Halton Road being included within the local centre for example William Hill (123 Halton Road, located almost midway between the junctions for Ashley Road and Sea Lane) and Tocco Beauty Salon (located on the junction of Halton Road with Sea Lane).



21 Halton View Road (Widnes) Local Centre

Location and Description

21.1 Halton View Road (B5178) is a local centre situated in Widnes located at the end of Halton View Road joining Warrington Road. The surrounding area is primarily terraced housing circa early 1900's.



21.2 The centre is of average condition and offers a varied retail offer including a Takeaway, Post Office and Hairdressers. This centre is reasonably well used.

Proximity to other Local Centres

21.3 Halton View Road Local Centre is in close proximity to Warrington Road Local Centre and both potentially serve a very similar catchment.

Accessibility

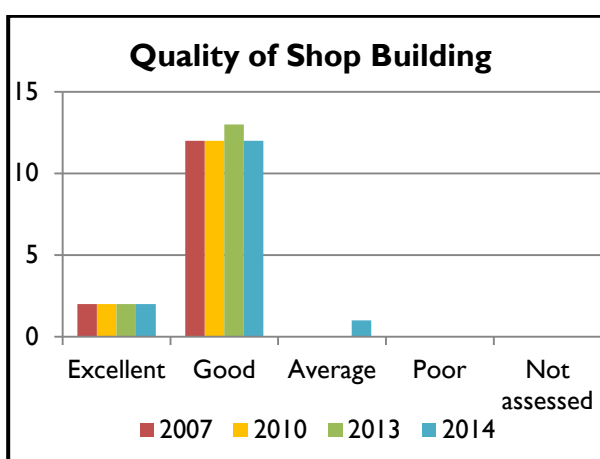
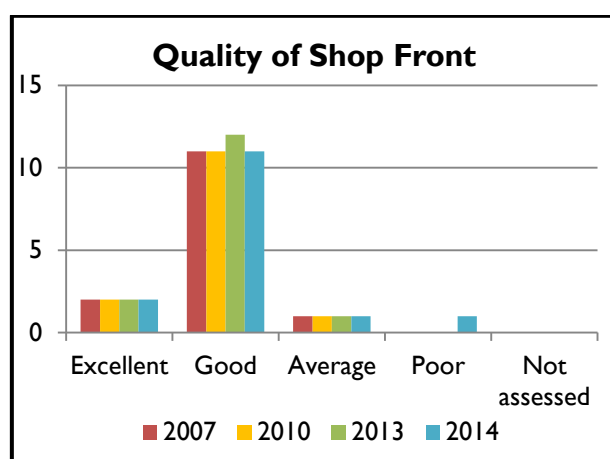
21.4 This centre is served by a small number of car parking bays. There is a bus route on Warrington Road that would serve this centre. There is level access from both the car park and public transport services with no obstructions.



Range of Uses

21.5 The centre currently comprises of three units; a general store, a hot food take-away and a beauty salon. The largest unit is 157sqm and is currently occupied by a Spar store and Post Office.

Quality of the Centre



Improvement Potential and Potential Development Sites

21.6 There are no potential development sites within or on edge of this local centre.

Potential Amendments

- 21.7 It is proposed to amend the boundaries of this centre to reflect the individual units that are located further to the west along Halton View Road and onto Christie Street, these include Londis (23 Halton View Road), Top Cuts Barber Shop, Just Nails & Beauty, Sophisticutz, Ellie D's Tattoos and the Ultimate Podiatry Clinic (all located on the junction of Halton View Road and Christie Street).
- 21.8 This centre is located within close proximity to Warrington Road, and it has been considered whether it would be appropriate to merge these two centres into one. At this time, it is considered that both centres are successful and potentially serving slightly different local communities and therefore at this time it proposed to retain both local centres as separate centres. However, it is recommended that this is kept under review, and given further consideration in future if either centre begins to deteriorate and sees increased levels of vacancy or reductions in AI uses.
- 21.9 Alternatives considered, and discounted at this time, include:
- a) Maintaining the existing boundaries.
 - b) Merging this centre with Warrington Road Local Centre.



Ref	Trader Name	Traded Goods
HVR01	Londis (23)	Newsagent
HVR02	Sihouette (31)	Hairdressers
HVR03	Residential (41)	Residential
HVR04	Vacant (51)	Off Licence
HVR05	Jennor & Co (Unit 7, 55-61)	Accountant
HVR06	Residential	Residential
HVR07	Curry King	Takeaway
HVR08	Reflections	Hairdressers
HVR09	Spar Post Office	Post Office / Spar
HVR11	Kirstys Sandwich Bar (72)	Sandwich Bar
HVR12	Sophisticutz Hair Salon	Hairdressers
HVR13	Ellie D's Tattoos (3 Christie St)	Tattoo Artist
HVR14	Top Cuts Barber Shop (3a Chrissie St)	Hairdressers
HVR15	Ultimate Podiatry Clinc	Foot Clinic

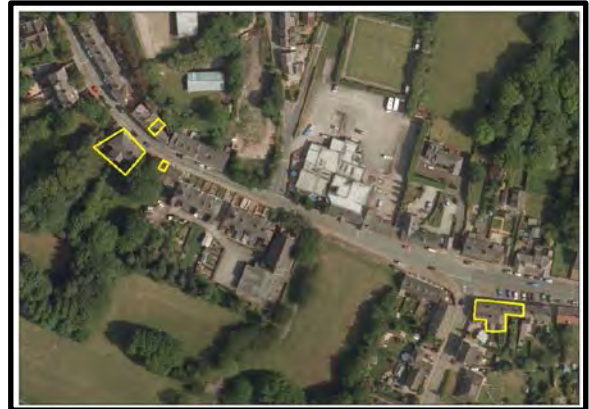
22 Halton Village (Runcorn) Local Centre

Location and Description

22.1 Halton Village is a local centre situated in Higher Runcorn with the centre historically identified as located at the junction of Main Street and Holt Lane. The surrounding area is mainly residential with a mix of historic properties and some newer housing.

22.2 The centre is at the junction with Holt Lane and now only includes the Village Store. There are a few other units dispersed along Main Street with a hairdresser and electrical shop further west on Main Street.

22.3 This use of the centre is potentially limited by the proximity to Runcorn Shopping Centre and the Asda Superstore which are only a short walk away, across Town Park or along Holt Lane.



Proximity to other Local Centres

22.4 Halton Village Local Centre is in close proximity to the town centre at Runcorn Shopping Centre.

Accessibility

22.5 This centre is served by a dedicated parking area in front of the Village Store. There is a bus route on Main Street that would serve this centre. There is an area of uneven paving in front of the Village Store which can be avoided but may cause an obstruction to some.

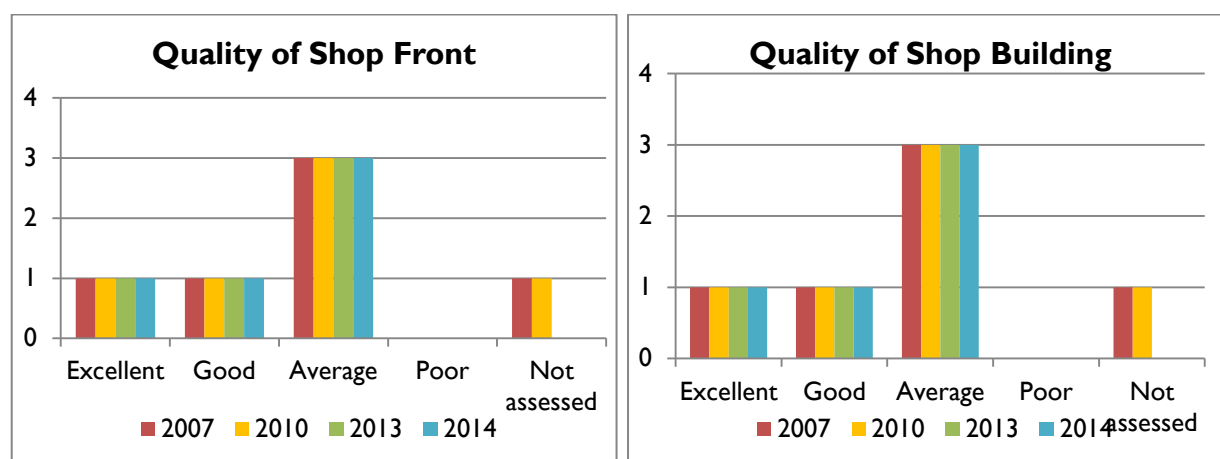


Range of Uses

22.6 The centre currently comprises of five dispersed units; a general store, two hairdressers, an electrical store which does not appear to open on a regular basis and a unit that is currently vacant and is for sale with permission for residential use. The largest unit is 97sqm and is currently occupied by The Village Store.

Quality of the Centre

22.7 The current centre includes several buildings and shop fronts that are of average quality, these could benefit from improvement or redevelopment.



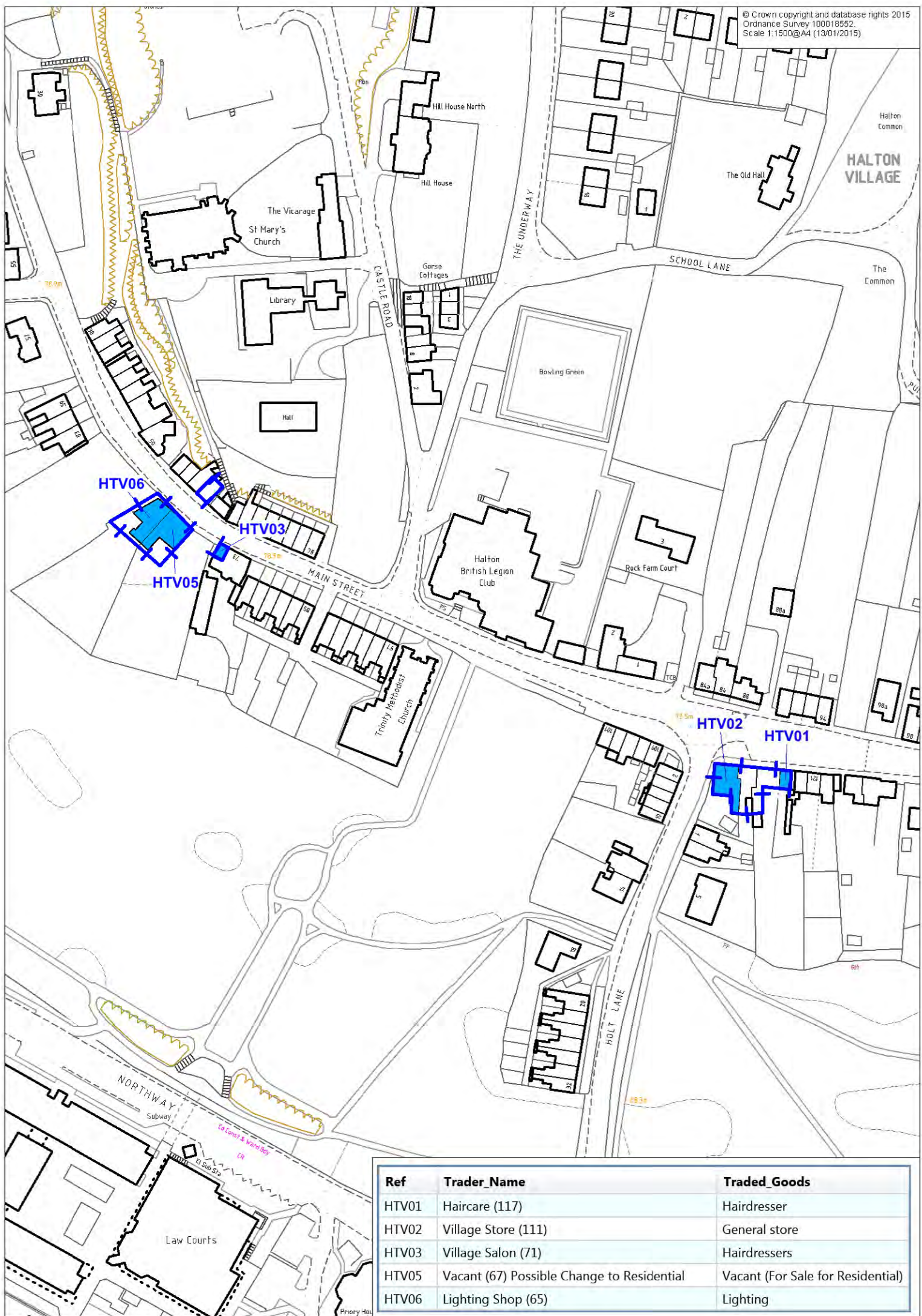
Improvement Potential and Potential Development Sites

22.8 There are no potential development sites within or on edge of this local centre.

Potential Amendments

22.9 It is proposed to amend the boundary of this centre to include only the Village Store and the HairCare Unit. This would remove the vacant unit and the rarely open lighting store from the Local Centre, as it is considered that these units are no longer contributing to the value of the centre.

22.10 Alternatives considered, and discounted at this time, include maintaining the existing boundary or identifying the individual units still in use along Main Street.



23 Hough Green (Widnes) Local Centre

Location and Description

23.1 Hough Green Local Centre is located in the western part of Widnes within the residential areas of Hough Green. It is along a busy road and is close to Hough Green Station affording it excellent public transport links.

23.2 There are a range of community uses surrounding the centre (including Chapelfield Clinic) which adds to its usage.



Proximity to other Local Centres

23.3 Hough Green Local Centre is located in close proximity to Ditchfield Road Local Centre which is just to the south of the centre along Ditchfield Road. It is also located around 500m as the crow flies from Queens Avenue Local Centre, which is likely to draw trade from a similar area as Hough Green Local Centre.

Accessibility

23.4 Accessibility to the local centre is good, particularly with regards to public transport. There are two bus stops on either side of the road in easy walking distance and the train station also contributes to the centre's accessibility. Additionally, there is a formal pedestrian crossing serving the centre.

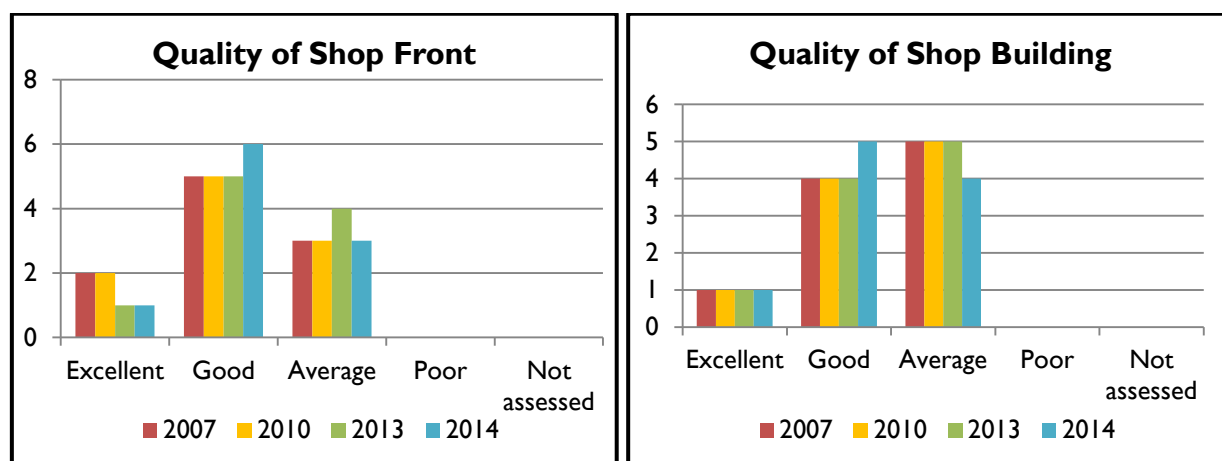
23.5 There is, however, limited dedicated car parking available at Hough Green Local Centre, with only seven spaces, located outside of the Co-operative store. There is no other dedicated off-street parking available which serves the local centre.



Range of Uses

23.6 The centre currently comprises of seven units; including the Co-op, a trophy shop, a sandwich shop, florist, a sun bed shop, a bathroom and kitchen showroom and a hair salon. The largest unit is 389sqm and is currently occupied by the Co-operative store.

Quality of the Centre



Improvement Potential and Potential Development Sites

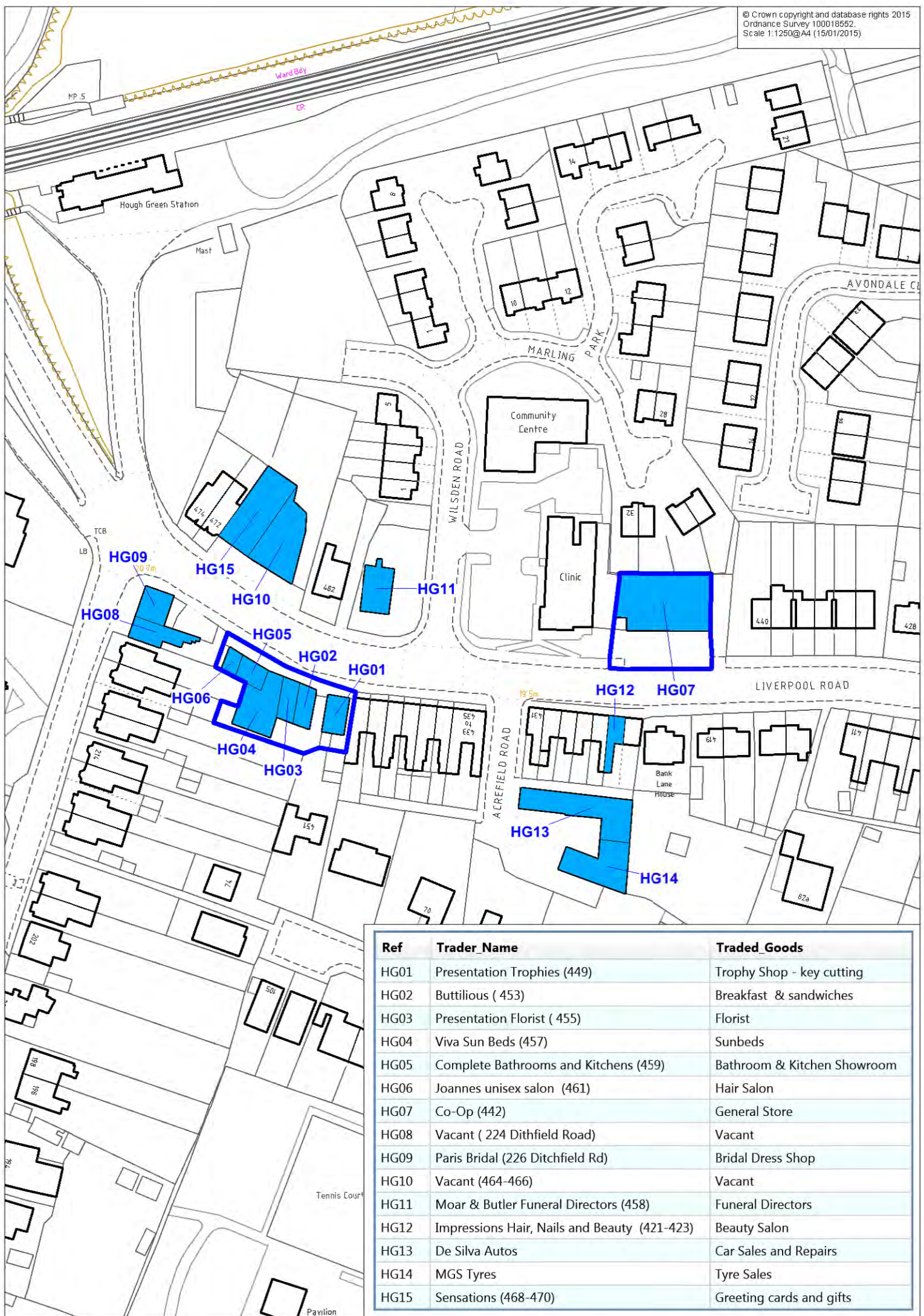
23.7 There is limited development potential within Hough Green Local Centre although there is some green space connected to the Scout/Guide centre on Ditchfield Road that may offer opportunities for development in the future, were it to become available. There is limited parking available at this centre, which could be improved.

Potential Amendments

23.8 It is proposed to maintain the existing boundaries for this centre.

23.9 Alternatives considered, and discounted at this time, include:

- Including each of the individual units on Liverpool Road, Ditchfield Road and Acrefield Road.
- Including the units only along Liverpool Road / Ditchfield Road and not Acrefield Road.
- Incorporating nearby community uses such as the Community Centre and Chapelfield Clinic.



Ref	Trader Name	Traded Goods
HG01	Presentation Trophies (449)	Trophy Shop - key cutting
HG02	Buttilious (453)	Breakfast & sandwiches
HG03	Presentation Florist (455)	Florist
HG04	Viva Sun Beds (457)	Sunbeds
HG05	Complete Bathrooms and Kitchens (459)	Bathroom & Kitchen Showroom
HG06	Joannes unisex salon (461)	Hair Salon
HG07	Co-Op (442)	General Store
HG08	Vacant (224 Dithfield Road)	Vacant
HG09	Paris Bridal (226 Ditchfield Rd)	Bridal Dress Shop
HG10	Vacant (464-466)	Vacant
HG11	Moar & Butler Funeral Directors (458)	Funeral Directors
HG12	Impressions Hair, Nails and Beauty (421-423)	Beauty Salon
HG13	De Silva Autos	Car Sales and Repairs
HG14	MGS Tyres	Tyre Sales
HG15	Sensations (468-470)	Greeting cards and gifts

24 Ivy Farm Court (Hale Parade) (Hale Village) Local Centre

Location and Description

24.1 Ivy Farm Court is a local centre situated in Hale and is located in the centre of Hale Village. The surrounding area is predominantly residential with a good mix of house types, styles and sizes.

24.2 The centre appears to be a 1970s purpose built terrace of retail units, with residential development above. The units appear generally well maintained.



24.3 This centre is well used and provides a useful service to Hale Village.

Proximity to other Local Centres

24.4 Ivy Farm Court Local Centre is remote from other local centres and serves the village of Hale on its own.



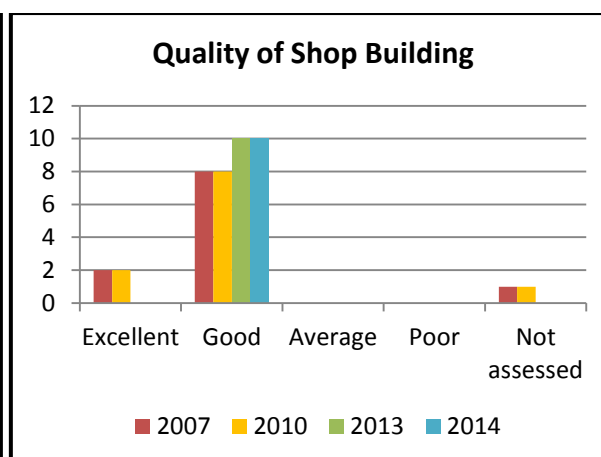
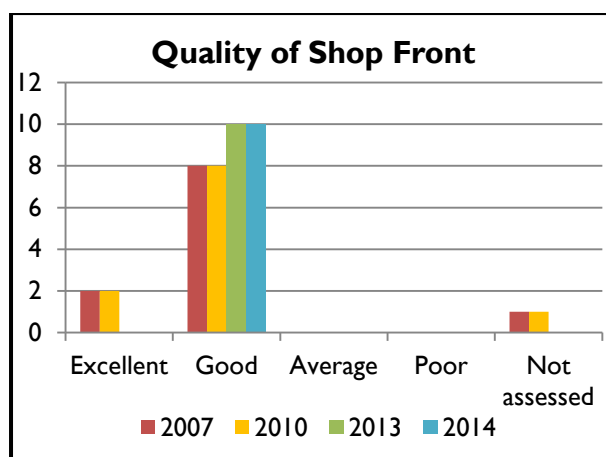
Accessibility

24.5 This centre is served by a dedicated car park. There is a bus route on High Street that serves this centre. There is level access from the car park with no obstructions.

Range of Uses

24.6 The centre currently provides a newsagent, café, pharmacy and hair and beauty salon. The largest unit is 103sqm and is currently occupied by the Village Store and Post Office, the majority of the other units are a similar size at around 60sqm.

Quality of the Centre



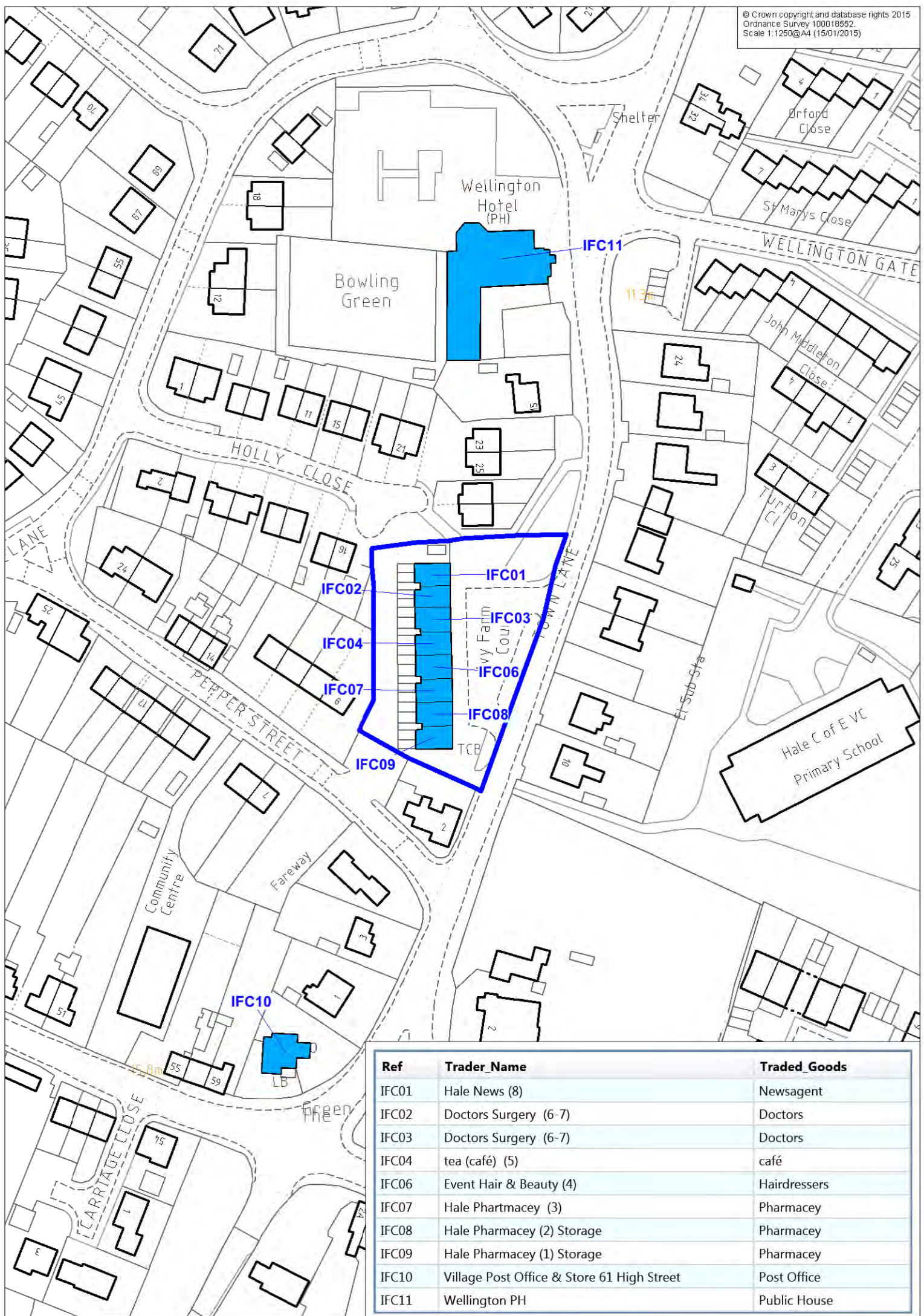
Improvement Potential and Potential Development Sites

24.7 There are no potential development sites within or on edge of this local centre. However, it may be possible to make a small improvement to the centre through the demarcation of the parking spaces.

Potential Amendments

24.8 The boundaries for this centre are considered appropriate and no amendments are proposed to the boundary for this centre.

24.9 No alternatives have been considered for this local centre.



Ref	Trader Name	Traded Goods
IFC01	Hale News (8)	Newsagent
IFC02	Doctors Surgery (6-7)	Doctors
IFC03	Doctors Surgery (6-7)	Doctors
IFC04	tea (café) (5)	café
IFC06	Event Hair & Beauty (4)	Hairdressers
IFC07	Hale Phartmacey (3)	Pharmacy
IFC08	Hale Pharmacy (2) Storage	Pharmacy
IFC09	Hale Pharmacy (1) Storage	Pharmacy
IFC10	Village Post Office & Store 61 High Street	Post Office
IFC11	Wellington PH	Public House

25 Langdale Road (Runcorn) Local Centre

Location and Description

25.1 Langdale Road is a well-used local centre situated in Higher Runcorn located on Langdale Road. The surrounding area is primarily residential and predominantly semi-detached housing from the inter-war period.

25.2 The centre is a mix of inter-war and post war terraced units with residential development above. This centre is well used, however the appearance of some of the units could be improved and some appear to be in need of maintenance.



Proximity to other Local Centres

25.3 Greenway Road is the closest local centre to Langdale Road, and will potentially have some overlap in terms of the areas served.

Accessibility

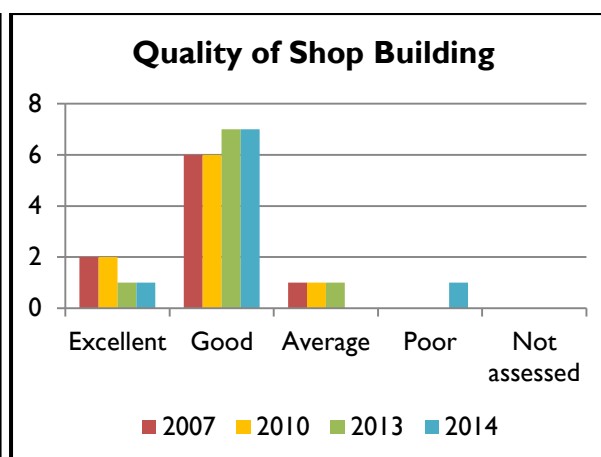
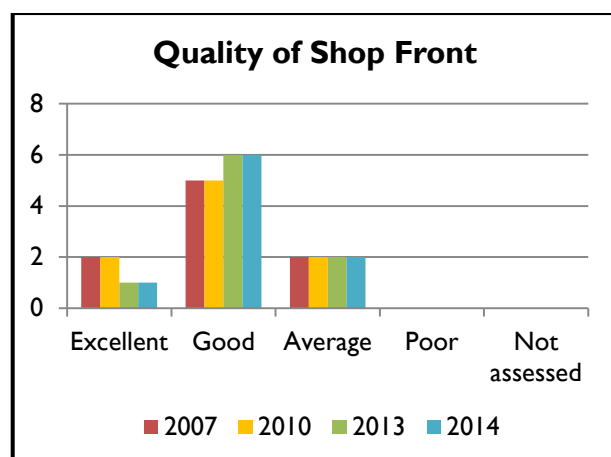
25.4 This centre does not have a dedicated car park and relies on on-street parking which can prove problematic, with incidences of parking on the pavement in front of the units. There is a bus route on Langdale Road that would serve this centre. There is level access from both the on-street parking and public transport services with no obstructions.



Range of Uses

25.5 There is a good mix of units for its size including a newsagent, beauty salon, take-away, off licence and florist, whilst the Deli Bar is currently being refurbished. The largest unit is 90sqm and is currently occupied by the Langdale News general store.

Quality of the Centre



Improvement Potential and Potential Development Sites

25.6 There are no potential development sites within or on edge of this local centre.

Potential Amendments

25.7 The boundaries for this centre are considered appropriate and no amendments are proposed to the boundary for this centre.

25.8 No alternatives have been considered for this local centre.



Ref	Trader Name	Traded Goods
LDR01	Langdale News (52)	Newsagents
LDR02	Tocco Beauty (50)	Beauty
LDR03	Golden River (Fish & Chips / Chinese)	Hot Food Take Away
LDR04	Flowers of Runcorn (46)	Florist
LDR05	Vacant (44)	Vacant
LDR06	Household Stores (42)	Hardware / DIY
LDR07	The Snap Shop - 1 hr Photo (40)	Photographic Processing
LDR08	Hair Lounge (38)	Hairstylists
LDR09	Vacant (former KPT Food and Wine) (36a)	Vacant

26 Liverpool Road (Widnes) Local Centre

Location and Description

26.1 Liverpool Road is a local centre situated in Widnes located on Liverpool Road and focused around the junction with Prescott Road. The surrounding area is primarily residential with a range of community uses in close proximity.



26.2 This centre is very busy due to its location and retail mix, and as a result is well used. However, the Local Centre does seem to be fairly dispersed and there are additional units to the east, along Liverpool Road, that are not currently included within the Local Centre.

Proximity to other Local Centres

26.3 Alexander Drive is the closest local centre to Liverpool Road at about 600m along Hale Road.

26.4 The recent development of the Co-operative store has added to the current retail mix but is not currently included within the Local Centre boundary.

Accessibility

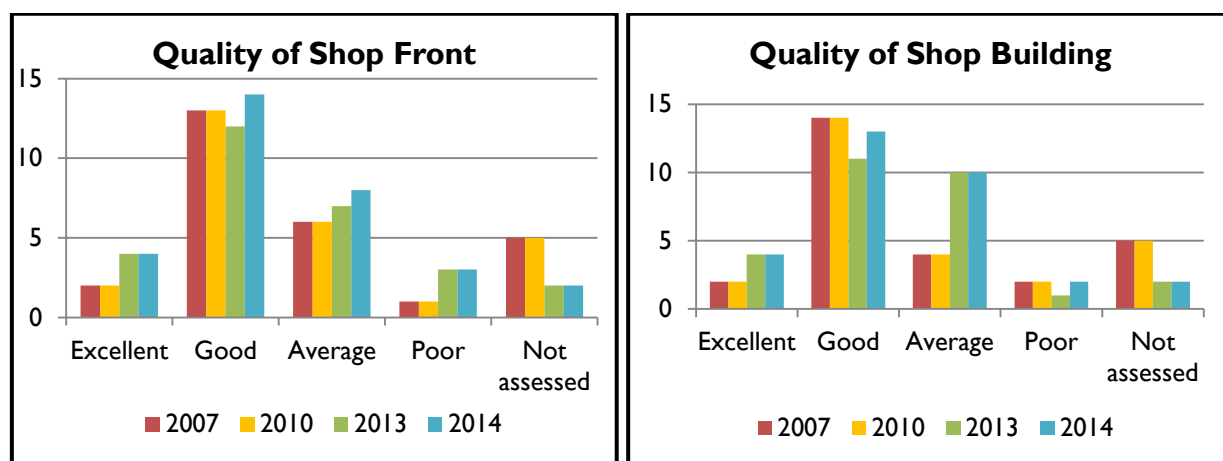
26.5 This centre is served by limited dedicated car parking space, although the Co-operative store has added additional spaces. Off-street parking is also limited. There is a bus route on Liverpool Road that would serve this centre. There is level access from both the car parking areas and public transport services with no obstructions.



Range of Uses

26.6 There is a good mix of uses within the centre including a general store, hairdressers, nail salon, post office, florist, take-away, pharmacy and off licence. If the boundary of the Local Centre were to be amended the largest unit would be the Co-operative store at 406sqm.

Quality of the Centre



Improvement Potential and Potential Development Sites

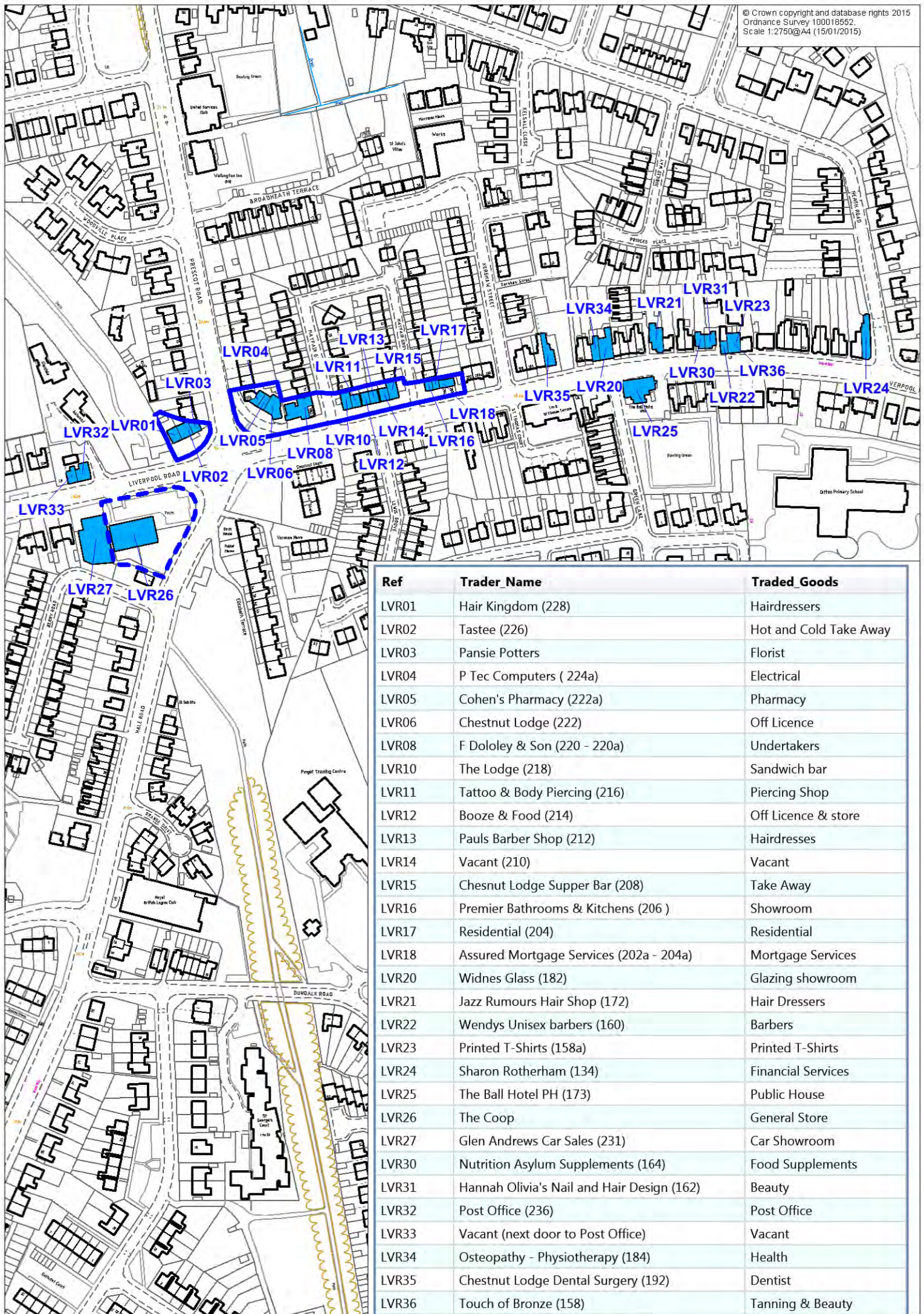
26.7 There are no potential development sites within or on edge of this local centre. However, there is potential for some improvement to the centre and some of the frontages would benefit from maintenance and enhancement.

Potential Amendments

26.8 It is considered that the boundary of the Local Centre is amended to include the Co-operative store.

26.9 Alternatives considered, and discounted at this time, include:

- a) Retaining the existing boundaries.
- b) Including each of the individual units along Liverpool Road.



Ref	Trader Name	Traded Goods
LVR01	Hair Kingdom (228)	Hairdressers
LVR02	Tastee (226)	Hot and Cold Take Away
LVR03	Pansie Potters	Florist
LVR04	P Tec Computers (224a)	Electrical
LVR05	Cohen's Pharmacy (222a)	Pharmacy
LVR06	Chestnut Lodge (222)	Off Licence
LVR08	F Dololey & Son (220 - 220a)	Undertakers
LVR10	The Lodge (218)	Sandwich bar
LVR11	Tattoo & Body Piercing (216)	Piercing Shop
LVR12	Booze & Food (214)	Off Licence & store
LVR13	Pauls Barber Shop (212)	Hairdresses
LVR14	Vacant (210)	Vacant
LVR15	Chesnut Lodge Supper Bar (208)	Take Away
LVR16	Premier Bathrooms & Kitchens (206)	Showroom
LVR17	Residential (204)	Residential
LVR18	Assured Mortgage Services (202a - 204a)	Mortgage Services
LVR20	Widnes Glass (182)	Glazing showroom
LVR21	Jazz Rumours Hair Shop (172)	Hair Dressers
LVR22	Wendys Unisex barbers (160)	Barbers
LVR23	Printed T-Shirts (158a)	Printed T-Shirts
LVR24	Sharon Rotherham (134)	Financial Services
LVR25	The Ball Hotel PH (173)	Public House
LVR26	The Coop	General Store
LVR27	Glen Andrews Car Sales (231)	Car Showroom
LVR30	Nutrition Asylum Supplements (164)	Food Supplements
LVR31	Hannah Olivia's Nail and Hair Design (162)	Beauty
LVR32	Post Office (236)	Post Office
LVR33	Vacant (next door to Post Office)	Vacant
LVR34	Osteopathy - Physiotherapy (184)	Health
LVR35	Chestnut Lodge Dental Surgery (192)	Dentist
LVR36	Touch of Bronze (158)	Tanning & Beauty

27 Moorfield Road (Widnes) Local Centre

Location and Description

27.1 Moorfield Road is a local centre situated in Widnes located on Moorfield Road where it meets Chorley's Lane, Dykin Road and Bishops Way. The surrounding area has a mix of community buildings including a place of worship and public house. There is an eclectic mix of residential properties ranging in age from the late Victorian and Edwardian period, World War I and 2 housing to post war regeneration.



27.2 The centre has a mixed retail offer and in general is well maintained. There are a number of community uses in this area and in close proximity to a number of schools which support and enhance the centre's usage



Proximity to other Local Centres

27.3 Moorfield Road Local Centre is in close proximity to Bancroft Road Local Centre, which is less than a 5 minute walk away.

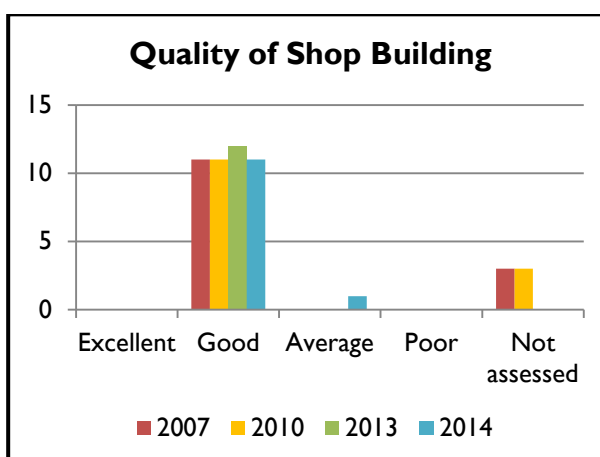
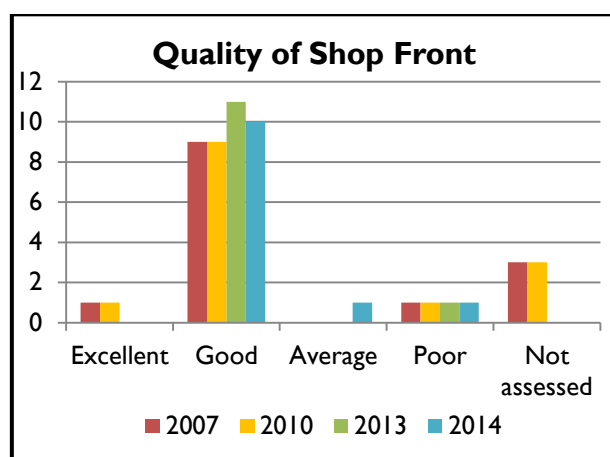
Accessibility

27.4 This centre is served by a dedicated car park, however, the quality of the off-street parking is poor and spaces are not defined, it also lacks dedicated disabled parking. The centre is on a main bus route and as such is served well. Accessibility could be improved as the public transport link lacks any formal pedestrian crossing to the local centre.

Range of Uses

27.5 The centre has a good mix of shops including a general store, a hot food take-away, a beauty salon, a tanning salon, a café and a betting office. The largest unit is 136sqm and is currently occupied by Martins Newsagent.

Quality of the Centre



Improvement Potential and Potential Development Sites

27.6 There are no potential development sites within or on edge of this local centre.

Potential Amendments

27.7 It is proposed to include the Crows Nest Public House adjacent to the current local centre.

27.8 Alternatives considered, and discounted at this time, included maintaining the existing boundary.



Ref	Trader Name	Traded Goods
MR01	Cinnamon Coffee and Deli Bar (12a)	Café
MR02	Bronz Bodz (14)	Tanning Shop
MR04	Martins (12 Chorley s Lane)	Newsagents
MR05	Cam Lee (124)	Chinese Take away
MR06	Simply Food & Drink (122)	Off Licence
MR08	Moorfield Racing (118)	Betting Shop
MR09	All Safe Security Ltd (120)	Security Store
MR10	Joanne Claire (116)	Hair Dressers
MR11	Vacant (114)	Vacant
MR12	Happy Dogs Grooming Parlour (112)	Dog Groomer
MR13	Glitz and Glam (110)	Beautician
MR14	Crows Nest PH (109)	Public House

28 Murdishaw Local (Runcorn) Centre

Location and Description

28.1 Murdishaw local centre is situated in Runcorn and is located at the end of Ridgeway and on to the busway. The surrounding residential area is part of the new town development of Murdishaw.

28.2 The centre is now only one building with two units in, the Co-op and the Chippie. The Jolly Brewer Public House has now been demolished.

28.3 This centre is relatively busy, mainly due to its proximity to the busway and other services in the area such as the primary schools and health centre.



Proximity to other Local Centres

28.4 Murdishaw Local Centre is remote from other centres and serves the residential area of Murdishaw.

Accessibility

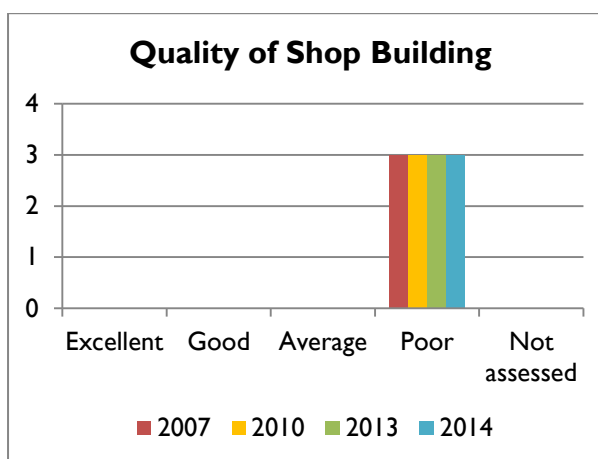
28.5 This centre is currently served by a car park that was intended to serve the Jolly Brewer Pub, now the pub has been demolished there is a good possibility the parking will be relocated / reconfigured as part of any new development. The centre is well served by the busway, with a number of routes using this stopping point. There is level access from public transport services with no obstructions.



Range of Uses

28.6 The centre currently comprises of two units; a general store, and a hot food take-away. The largest unit is 338sqm and is currently occupied by a Co-operative store.

Quality of the Centre



Improvement Potential and Potential Development Sites

28.7 The former Jolly Brewer pub provides a potential development site within this local centre.

Potential Amendments

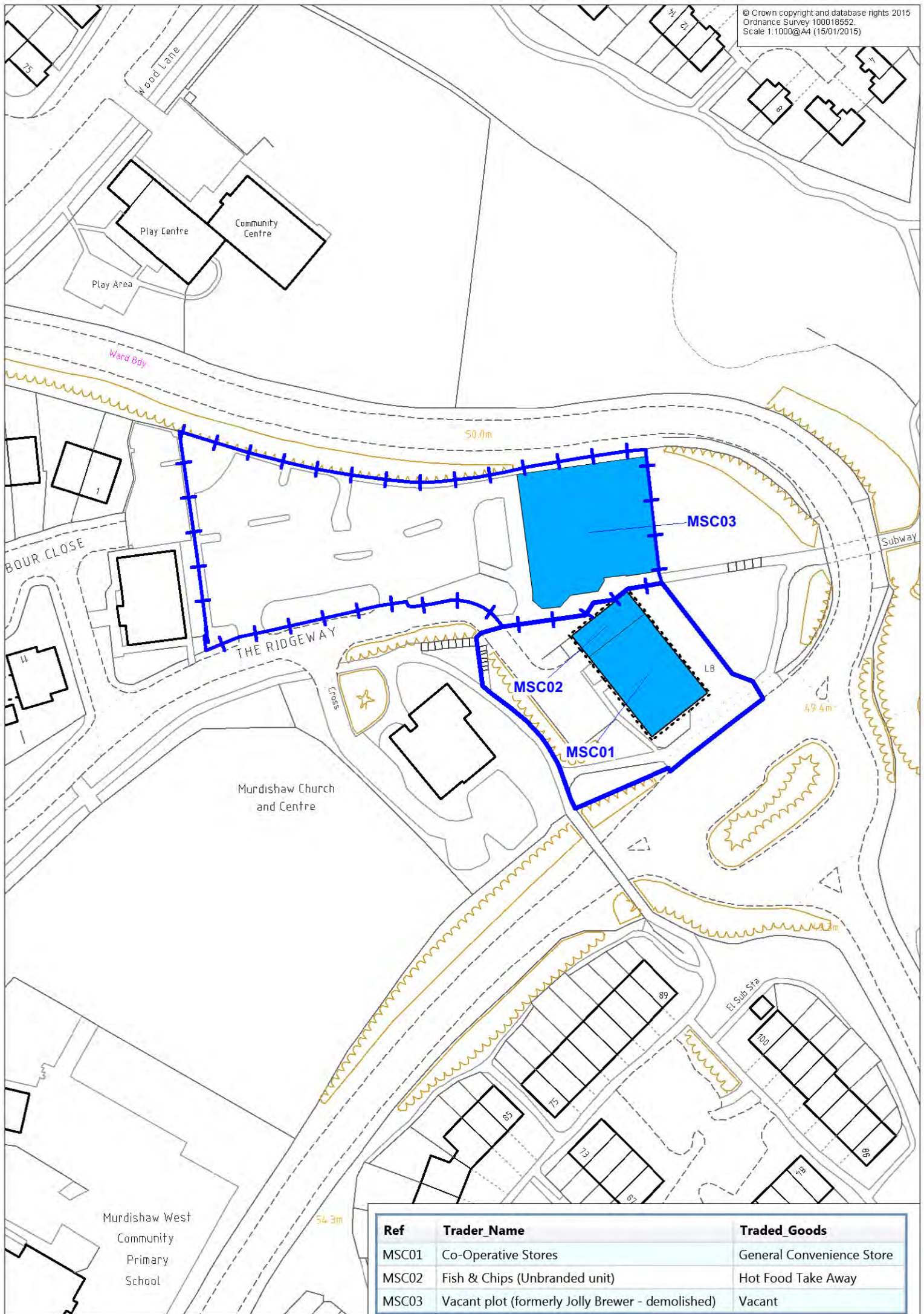
28.8 The boundaries for this centre are to be amended to remove the area of the former Jolly Brewer.

28.9 Alternatives considered, and discounted at this time, include:

- a) Maintaining the existing boundaries.
- b) Extending the boundaries to include the adjacent Church.
- c) Extending the boundaries further to include Health Centre, and Primary Schools.

CONSULTATION QUESTIONS

- 28a. Do you agree, or disagree, with this review of Murdishaw Local Centre?
- 28b. Should any additional information have been provided in this review?
- 28c. Do you agree, or disagree, with the proposed amendments to the boundaries for this centre?



Ref	Trader_Name	Traded_Goods
MSC01	Co-Operative Stores	General Convenience Store
MSC02	Fish & Chips (Unbranded unit)	Hot Food Take Away
MSC03	Vacant plot (formerly Jolly Brewer - demolished)	Vacant

29 Palacefields (Runcorn) Local Centre

Location and Description

29.1 Palacefields local centre is situated in Runcorn within the Palacefields residential area. The surrounding area is a mix of residential development and other community uses including two churches, two primary schools and older persons housing.



29.2 The centre is a row of purpose built 1970s terraced shop units with residential development and a dentists surgery above. The property appears generally well maintained although the shop frontages may benefit from some cosmetic improvements.

29.3 This centre is reasonably well used with the Spar shop and the take-away benefitting from passing school footfall.

Proximity to other Local Centres

29.4 Palacefields Local Centre is relatively remote from other Local Centres. However, it is in quite close proximity to the Town Centre at Runcorn Shopping Centre, which is about 0.7km away from the centre as the crow flies and around one kilometre on foot.



Accessibility

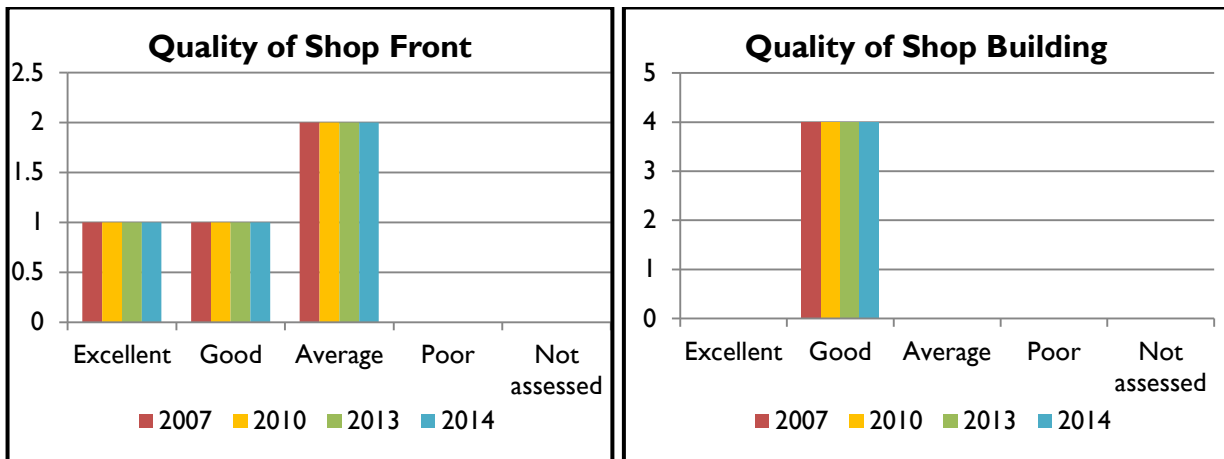
29.5 This centre is served by a dedicated car park to the rear of the shops and there is further parking at the nearby Bethesda Church and Tricorn Pub. The centre is also located adjacent to the busway with its regular bus services. There is access from both the car park and public transport services, however the parking to the rear of the shop units would require climbing steps to access the shops.

Range of Uses

29.6 The centre currently comprises of four units; a general store, a hot food take-away and a hairdressers with a Dentists Surgery above. The largest unit is 165sqm and is currently occupied by a Spar shop.

Quality of the Centre

29.7 The building is considered to be of good quality and in keeping with the buildings in the surrounding residential area. However, some of the individual shop frontages are in need of attention or could be improved.



Improvement Potential and Potential Development Sites

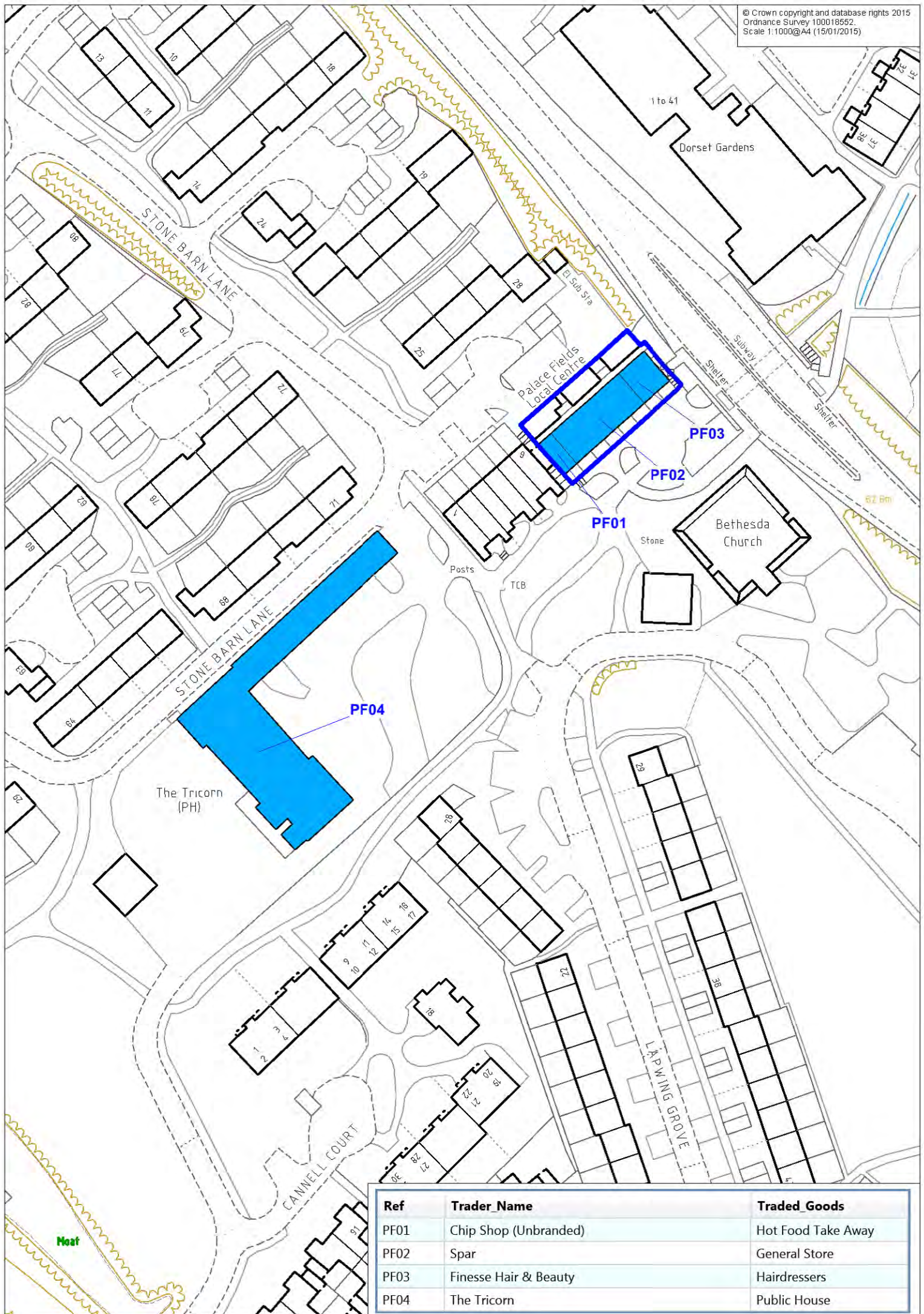
29.8 There are no potential development sites within or on edge of this local centre, although there is potential for cosmetic improvement to the shop frontages.

Potential Amendments

29.9 The boundaries for this centre are considered appropriate and no amendments are proposed to the boundary for this centre.

29.10 Alternatives considered, and discounted at this time, include:

- a) Amending the boundary of the centre to include the Tricorn Pub.
- b) Extending the centre boundary further to include the Tricorn Pub and Bethesda Church.



Ref	Trader Name	Traded Goods
PF01	Chip Shop (Unbranded)	Hot Food Take Away
PF02	Spar	General Store
PF03	Finesse Hair & Beauty	Hairdressers
PF04	The Tricorn	Public House

30 Picton Avenue (Runcorn) Local Centre

Location and Description

30.1 Picton Avenue is a local centre situated in Runcorn located at the crossing of Picton Avenue and Stenhills Crescent. The surrounding area is a mixture of early 1900s terraced and semi-detached property.

30.2 The centre has a mixed appearance, with buildings of varying quality. Currently, the centre offers a Ladies Hairdressers, Gents Barbers and Independent Food retail outlet. This centre is well used, by the local community.



Proximity to other Local Centres

30.3 Picton Avenue Local Centre is generally quite remote from other local centres, with Halton Road being around a 1km walk or drive from Picton Avenue local centre.

Accessibility

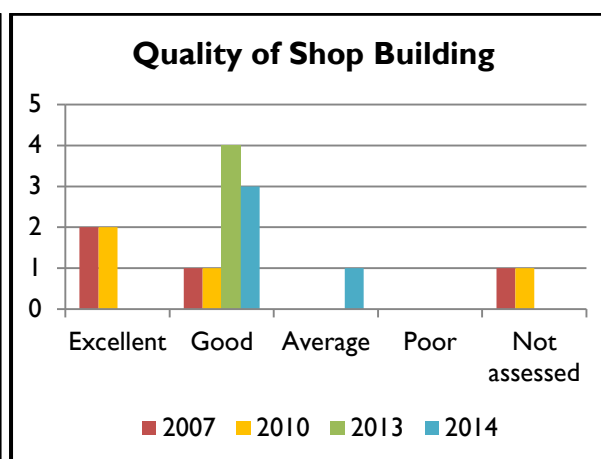
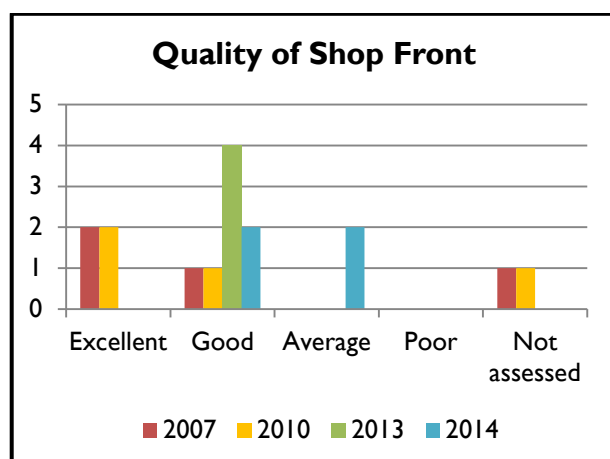
30.4 This centre is restricted by poor parking. There is a regular bus service on Picton Avenue that would serve this centre. There is level access from both the car park and public transport services with no obstructions.



Range of Uses

30.5 The centre currently comprises of three units; a general store, hairdressers and a barbers. The largest unit is 73sqm and is currently occupied by Gents Hair.

Quality of the Centre

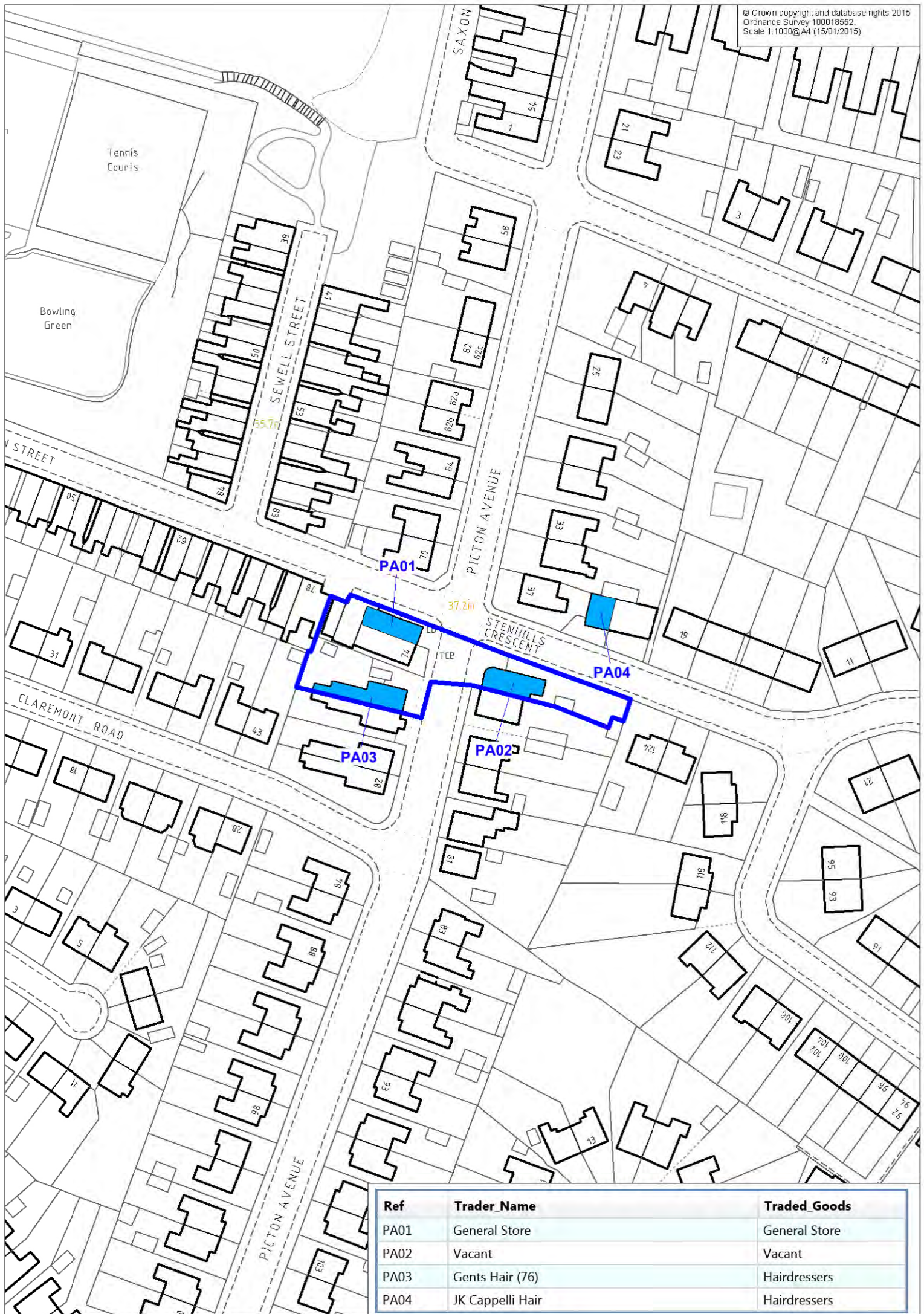


Improvement Potential and Potential Development Sites

30.6 There is currently a vacant retail shop which could easily be returned to residential if a retail opportunity did not arise.

Potential Amendments

- 30.7 The boundaries for this centre are considered appropriate and no amendments are proposed to the boundary for this centre.



Ref	Trader Name	Traded Goods
PA01	General Store	General Store
PA02	Vacant	Vacant
PA03	Gents Hair (76)	Hairdressers
PA04	JK Cappelli Hair	Hairdressers

31 Preston Brook (Runcorn) Local Centre

Location and Description

31.1 Preston Brook is a local centre situated in the Preston Brook area of Runcorn located fronting the A56 at the entrance to Bridgewater Grange. The surrounding area has a mix of residential, employment and community uses.

31.2 The centre comprises of a single storey custom built Spar store, constructed around 2000 on the site of a former Public House.



31.3 This centre appears to be very well used with a considerable floorspace given over to servicing lunchtime trade, presumably from the surrounding commercial areas, with a dedicated full service sandwich counter. The store was extended slightly around 2012, with a 1m wide extension across the frontage and a rearward extension into the service yard.

Proximity to other Local Centres

31.4 Preston Brook Local Centre is remote from other local centres and serves the area of Preston Brook and the workforce from Whitehouse.

Accessibility

31.5 This centre fronts onto the A56 and is served by a dedicated car park with 13 spaces plus one disabled space to the front of the store. Servicing is compromised with the service yard largely inaccessible to vehicles and located at the back of the car park necessitating service vehicles to reverse into the site and park across the frontage partially blocking car park spaces. In addition, passing HGVs routinely park on the main road opposite the store. There is a bus route on Chester Road that serves this centre. There is level access from both the car park and public transport services with no obstructions.



Range of Uses

31.6 The centre currently comprises of a single custom built Spar Shop.

Quality of the Centre

31.7 The one unit is considered to have a good quality shop front and shop building.

Improvement Potential and Potential Development Sites

31.8 There is very limited potential to further develop sites within or on edge of this local centre.

Potential Amendments

31.9 There are currently no boundaries identified for this centre, it is proposed to put the boundaries around the Spar Shop and its car park.

- 31.10 Alternatives considered, and discounted at this time, include incorporating the Primary School, which is in close proximity to the Shop and could be incorporated into the centre as a valuable community use.

Preston
Brook

GORSEWELL LANE

Rose
Mount

Stokesay

FB

Brook House

CHESTER

28.9m

Railway
Cottage

Rosewood

TCB

27.5m

El
Sub Sta

23.4m

PB02

LB

BRIDGEWATER GRANGE

Old
Post Office

The Magpies

Hall

Depot

Ref	Trader_Name	Traded_Goods
PB02	Spar	General Store

32 Queens Avenue (Widnes) Local Centre

Location and Description

32.1 Queens Avenue is a local centre situated in the Ditton area of Widnes. The surrounding area is a mix of residential and employment land, with a large call centre adjacent on Queens Avenue. The surrounding residential area appears to be 1950s in age and provides a mix of terraced houses and bungalows.



32.2 The centre appears to have been purpose built in the late 50s/60s and provides retail units at ground floor level with residential development above. The building appears to have been well maintained and the shop fronts appear to have been maintained in a consistent style with each have purple shutters and edging. This is likely to be linked to the ownership and management of the centre by Halton Housing Trust.

32.3 To the east lies Ditton Library and the former Council Direct Link office building, with the site of the former Yew Tree PH to the south. The former Council Direct Link has a resolution to approve planning permission (13/00042/FUL) for six houses, and six apartments, subject to a Section 106 legal agreement which has not been signed yet. Whilst the former Yew Tree Pub has permission for 13 houses, and 6 apartments, (13/00043/FUL) and is expected to be redeveloped shortly.



32.4 This centre is very well used and includes a good mix of units.

Proximity to other Local Centres

32.5 Queens Avenue Local Centre is close to Ditchfield Road Local Centre at less than 500m away as the crow flies and not much further to walk.

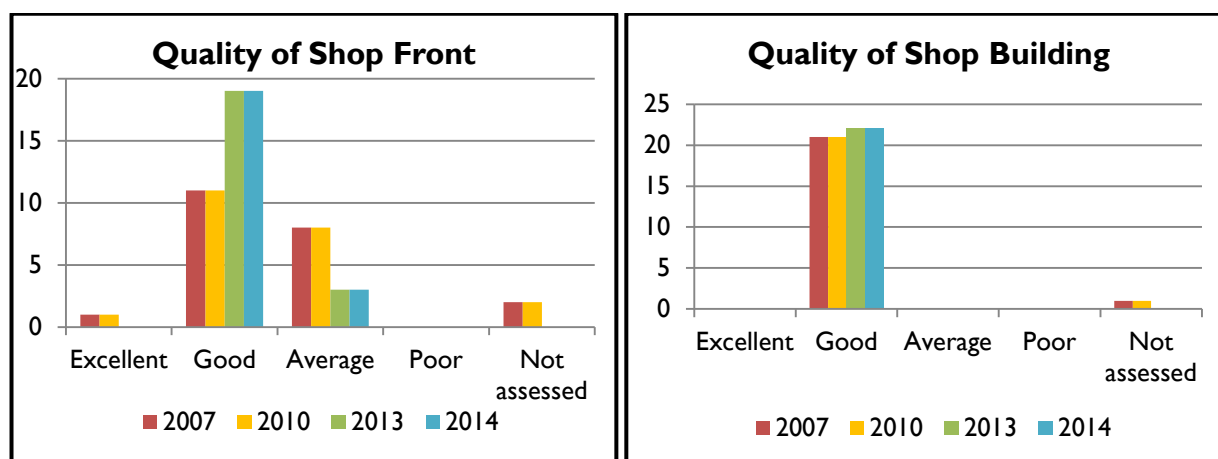
Accessibility

32.6 This centre is served by a dedicated parking area directly in front of the row of shops. There is a bus route on Coronation Drive that serves this centre. There is level access from both the car park and public transport services available, however, there are steps along the most direct route.

Range of Uses

32.7 The centre currently includes a good mix of units including a general store, hairdresser, take-away, dog grooming, off licence, pet shop, estate agent, butcher, pharmacy and betting office. The largest unit is 117sqm and is currently occupied by Ladbrokes.

Quality of the Centre



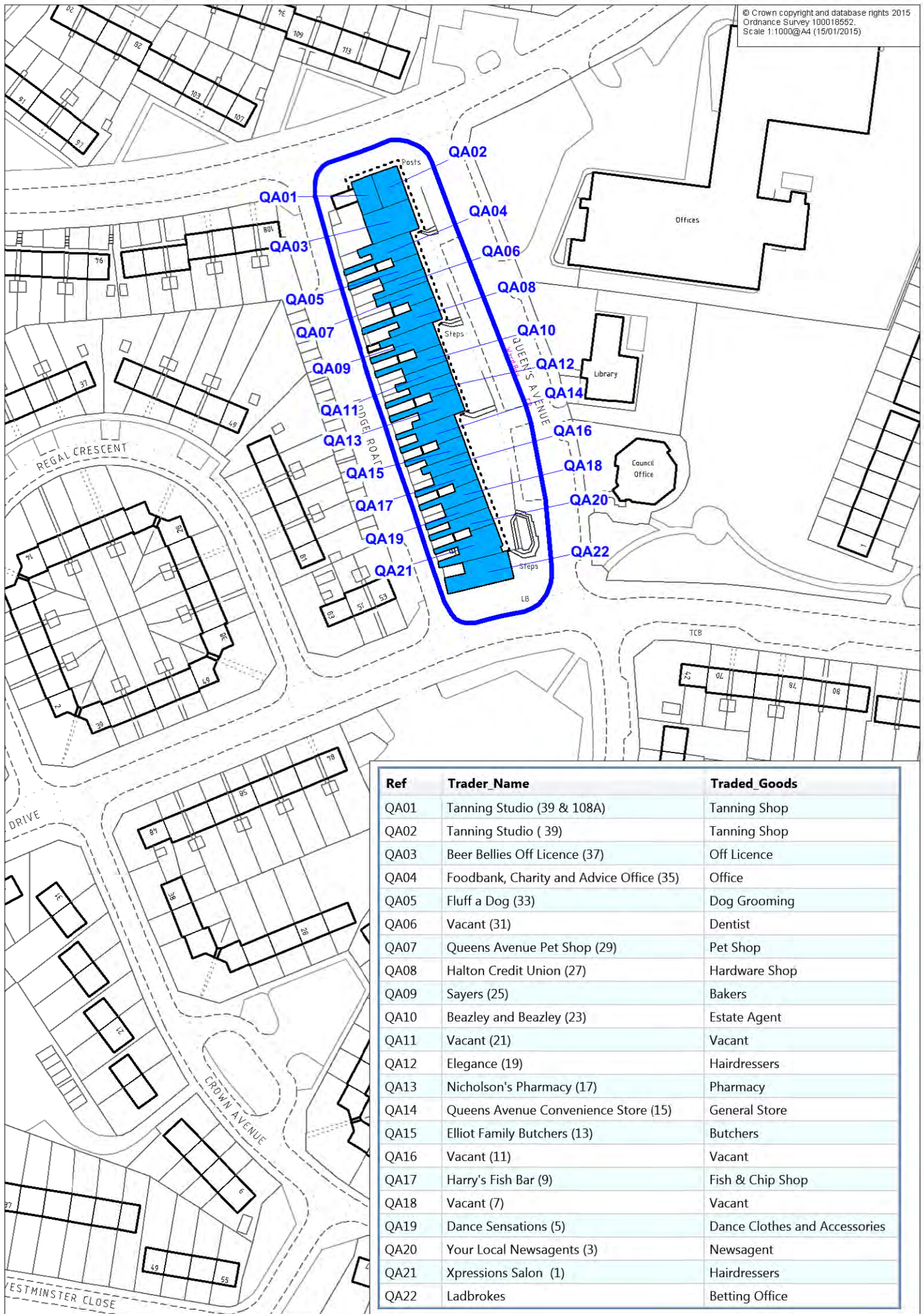
Improvement Potential and Potential Development Sites

32.8 The Yew Tree pub has now been demolished, this offers a potential development site on the edge of this local centre. It currently has planning permission for 13 dwellings, although these have not started construction at present. The former Council Offices on Queens Avenue may also offer opportunities for development adjacent to this centre. If residential development is completed on both of these sites, it is likely that this will add to the potential footfall within this local centre.

Potential Amendments

32.9 The boundaries for this centre are considered appropriate and no amendments are proposed to the boundary for this centre.

32.10 Alternatives considered, and discounted at this time, including the library within the local centre boundary.



33 Russell Road (Runcorn) Local Centre

Location and Description

- 33.1 Russell Road is a local centre situated in Higher Runcorn. The surrounding area is a mixture of post war terraced and semi-detached housing.
- 33.2 The centre would benefit from investment to shop frontages, and more varied retail offer.
- 33.3 This centre is reasonably used by the local community.



Proximity to other Local Centres

- 33.4 Russell Road is generally remote from other local centres with the closest centre being at Weston Point, and this is over 1 km by car or foot.

Accessibility

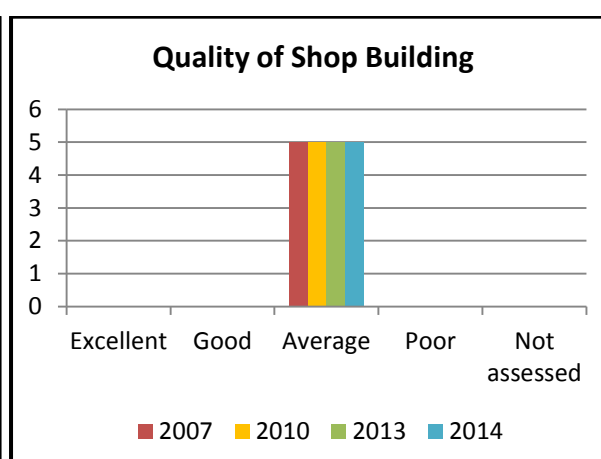
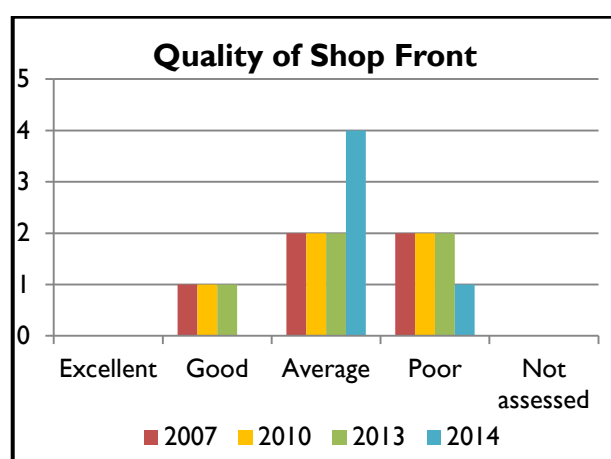
- 33.5 This centre is served by a dedicated car park. There is a bus route on Russell Road that would serve this centre. There is reasonable access from both the car park and public transport services however these could be improved upon.



Range of Uses

- 33.6 The centre currently comprises of three units; a general store, a hairdressers and a beauty / tanning salon. The largest unit is 120sqm and is currently occupied by an unbranded general store.

Quality of the Centre



Improvement Potential and Potential Development Sites

- 33.7 There are vacant development sites within this local centre which could be utilised.

Potential Amendments

- 33.8 The boundaries for this centre are considered appropriate and no amendments are proposed to the boundary for this centre.



Ref	Trader Name	Traded Goods
RR01	Vacant (former Shape N Style) (98a)	Vacant
RR02	Vacant (98)	Vacant
RR03	Bliss Beauty and Tanning (96)	Tanning Salon
RR04	Shape N Style (94)	Hairdressers
RR05	KK Food & Wine (92)	Newsagents / Off License

34 Upton Rocks (Widnes) Local Centre

Location and Description

34.1 Upton Rocks Local Centre is a newly built local centre in the heart of Upton Rocks residential area. It currently consists of a convenience store and a public house but there is an approved planning application for four more units. The centre is served by a large dedicated car park and is located off Queensbury Way which is the main distributor road for the area. The centre is surrounded by a large, modern residential area with a mixture of semi-detached and mews type residential properties.



Proximity to other Local Centres

34.2 This local centre is not considered to be in close proximity to other local centres. The closest would be Cronton Lane which would be a long walk. Upton Rocks Local Centre therefore has a good catchment area.

Accessibility

34.3 This centre has excellent accessibility by car. The large dedicated car park supports this and means that it is well used by residents yet also receives passing trade as well. Walking routes around the area are also good with a number of walking routes leading to the centre, however, there are no formal crossings. There are buses serving the site on Queensbury Way, with stops adjacent to the centre.



Range of Uses

34.4 The centre currently consists of a Morrisons Local General Convenience Store and The Observatory (Hungry Horse) Public House. The local centre, however, benefits from an approved planning application (14/00305/FUL) for four units comprising a veterinary practice, two retail units within use classes A1 and A2 and another retail unit within use classes A1, A2 and A5. Work has not yet begun (as of December, 2014) on these units, however, it is felt that these will support the usage of the centre.

Quality of the Centre

34.5 The quality of the centre is considered excellent and once fully completed this should be a high quality local centre serving the residential community of Upton Rocks and wider area.

Improvement Potential and Potential Development Sites

34.6 The development site which sits between the convenience store and public house currently benefits from planning permission. The local centre is considered to have little improvement potential once completed.

Potential Amendments

34.7 Upton Rocks Local Centre is a new local centre and therefore no amendments have been identified at this time.

34.8 The only alternative considered was to not include Upton Rocks as a Local Centre



Ref	Trader Name	Traded Goods
UR1	Morrisons Local	General Convenience Store
UR2	The Observatory (Hungry Horse)	Public House

35 Warrington Road (Widnes) Local Centre

Location and Description

35.1 Warrington Road is a local centre situated in Widnes located just to the south of Warrington Road, shortly after its junction with Halton View Road in close proximity to Halton View Local Centre). The surrounding area has a mix of house types and ages, with predominantly terraced housing to the south and east.



35.2 The centre is a terrace of 1960s purpose built units. The building appears to be well maintained, although a couple of the shop frontages would benefit from cosmetic improvements.

35.3 This centre appears to benefit from its variety of uses and position on a main road in close proximity to a school.



Proximity to other Local Centres

35.4 Warrington Road Local Centre is in close proximity to Halton View Road Local Centre and both potentially serve a very similar catchment.

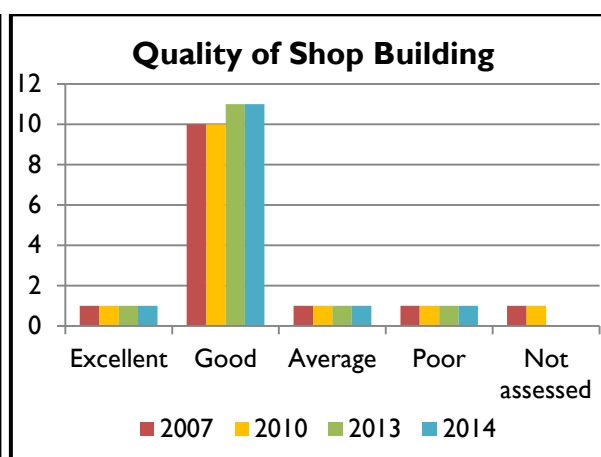
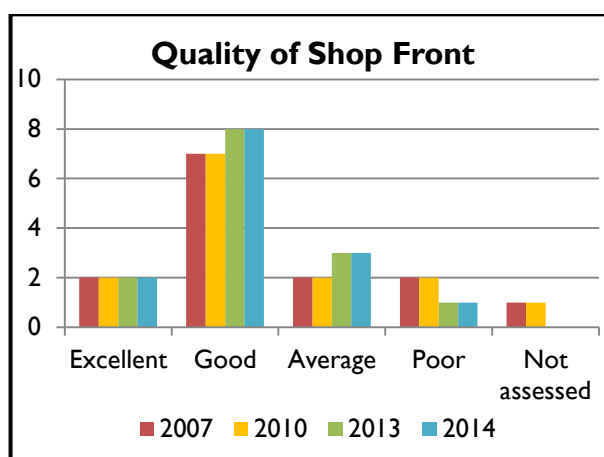
Accessibility

35.5 This centre is served by a dedicated car park. There is a bus route on Warrington Road that would serve this centre. There is level access from both the car park and public transport services with no obstructions.

Range of Uses

35.6 The centre currently includes a variety of uses including a florist, craft shop, tanning salon, betting office, restaurant, off licence and pharmacy. The largest unit is 123sqm and is currently vacant; however, the Costcutter and petrol station would be larger if they were included within the centre.

Quality of the Centre



Improvement Potential and Potential Development Sites

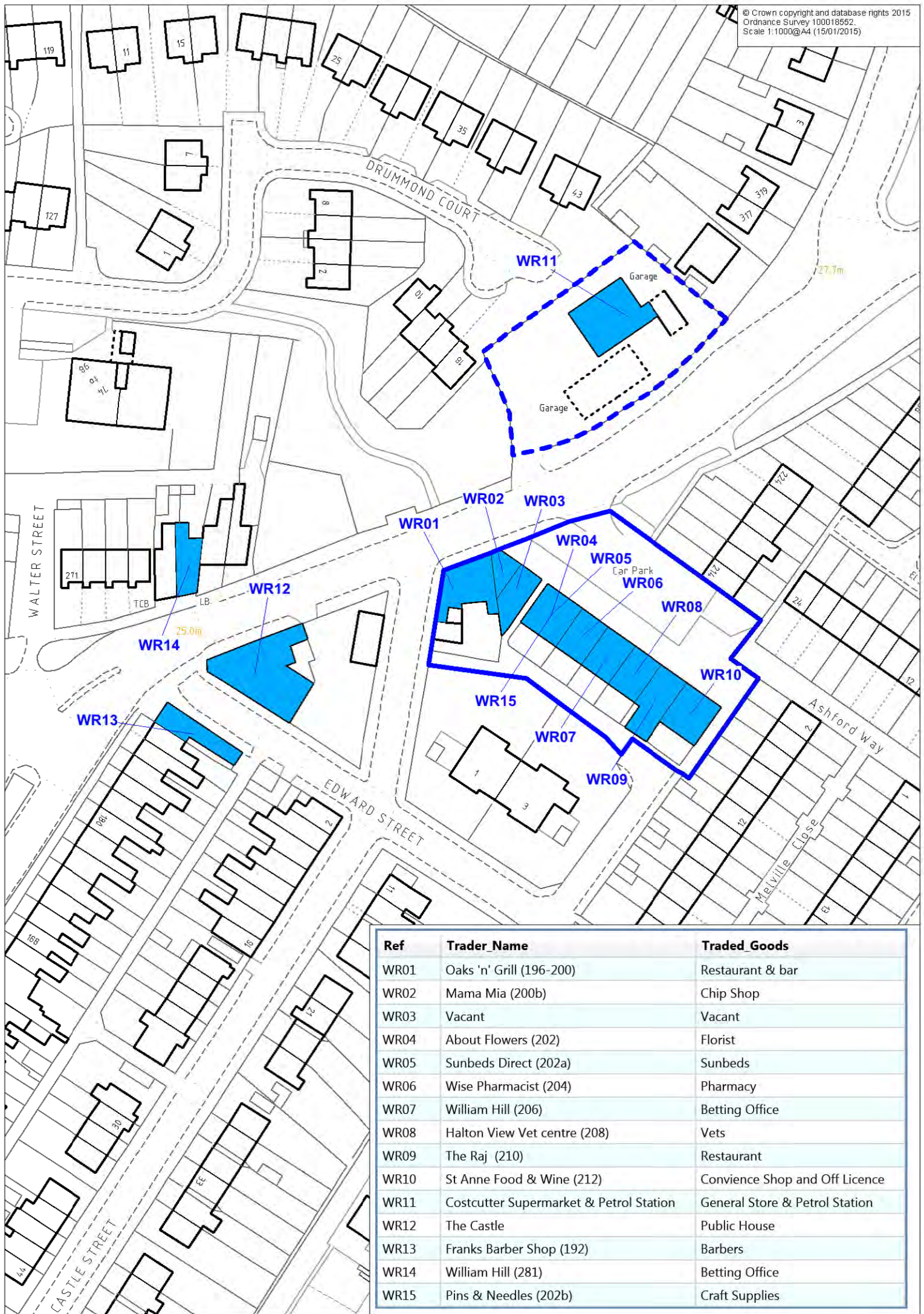
35.7 There are no potential development sites within or on edge of this local centre.

Potential Amendments

35.8 It is proposed to amend the boundaries of this centre to include the petrol station and Costco supermarket on the opposite side of Warrington Road.

35.9 Alternatives considered, and discounted at this time, include:

- a) Maintaining the existing boundaries.
- b) Merging this local centre with Halton View Road Local Centre.



Ref	Trader Name	Traded Goods
WR01	Oaks 'n' Grill (196-200)	Restaurant & bar
WR02	Mama Mia (200b)	Chip Shop
WR03	Vacant	Vacant
WR04	About Flowers (202)	Florist
WR05	Sunbeds Direct (202a)	Sunbeds
WR06	Wise Pharmacist (204)	Pharmacy
WR07	William Hill (206)	Betting Office
WR08	Halton View Vet centre (208)	Vets
WR09	The Raj (210)	Restaurant
WR10	St Anne Food & Wine (212)	Convenience Shop and Off Licence
WR11	Costcutter Supermarket & Petrol Station	General Store & Petrol Station
WR12	The Castle	Public House
WR13	Franks Barber Shop (192)	Barbers
WR14	William Hill (281)	Betting Office
WR15	Pins & Needles (202b)	Craft Supplies

36 West Bank (Widnes) Local Centre

Location and Description

36.1 West Bank local centre is situated in the West Bank area of Widnes located at the cross roads of Irwell Street and Mersey Road. The surrounding area is pre-war terraced housing with a mix of 1970's terraced, and newer (c.2000) semi-detached properties slightly to the north.



36.2 The centre is in need of investment, and premises are generally of low quality, however, there is a reasonable retail offer. This centre is well used by the local community.

Proximity to other Local Centres

36.3 West Bank Local Centre is remote from other local centres and serves the West Bank area of Widnes.

Accessibility

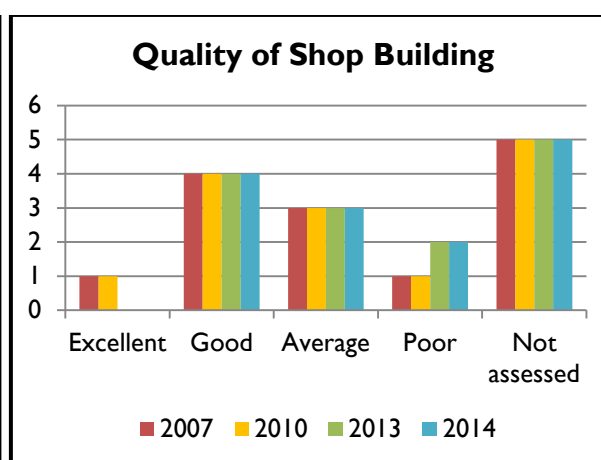
36.4 This centre is served by on-street car parking. There is a bus route on the periphery of Westbank (Waterloo Road) that would indirectly serve this centre, and there is also a bus stop on Irwell Street.



Range of Uses

36.5 The centre currently comprises of four units; two general stores, a hot food take-away and a pharmacy. The largest unit is 134sqm and is currently occupied by West Bank Village Store.

Quality of the Centre

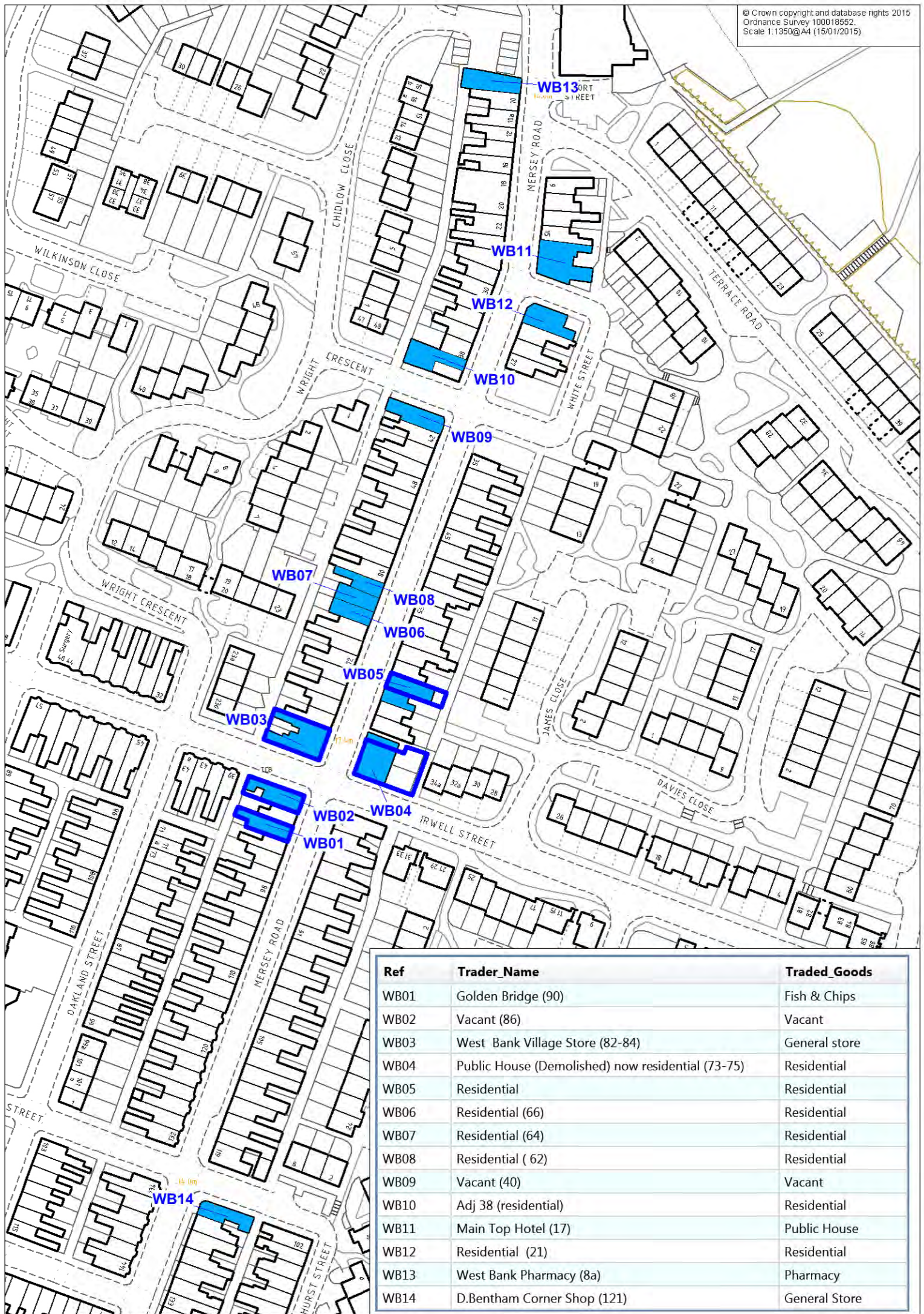


Improvement Potential and Potential Development Sites

- 36.6 There may be potential to move the local centre near to the Catalyst Museum as part of a wider Mersey Gateway regeneration scheme, however, no delivery package is currently identified.

Potential Amendments

- 36.7 The boundaries for this centre are considered appropriate and no amendments are proposed to the boundary for this centre.



Ref	Trader_Name	Traded_Goods
WB01	Golden Bridge (90)	Fish & Chips
WB02	Vacant (86)	Vacant
WB03	West Bank Village Store (82-84)	General store
WB04	Public House (Demolished) now residential (73-75)	Residential
WB05	Residential	Residential
WB06	Residential (66)	Residential
WB07	Residential (64)	Residential
WB08	Residential (62)	Residential
WB09	Vacant (40)	Vacant
WB10	Adj 38 (residential)	Residential
WB11	Main Top Hotel (17)	Public House
WB12	Residential (21)	Residential
WB13	West Bank Pharmacy (8a)	Pharmacy
WB14	D.Bentham Corner Shop (121)	General Store

37 Weston Point (Runcorn) Local Centre

Location and Description

37.1 Weston Point Local Centre is situated at the cross roads of South Road, West Road and Sandy Lane. The surrounding area is a mix of industrial uses and residential. The residential properties are mostly terraced houses but from a mixture of time periods including Victorian, pre-war and post-war.



Proximity to other Local Centres

37.2 Weston Point local centre is generally remote from other local centres, with the closest being Russell Road at a little over 1km away by car or foot.

Accessibility

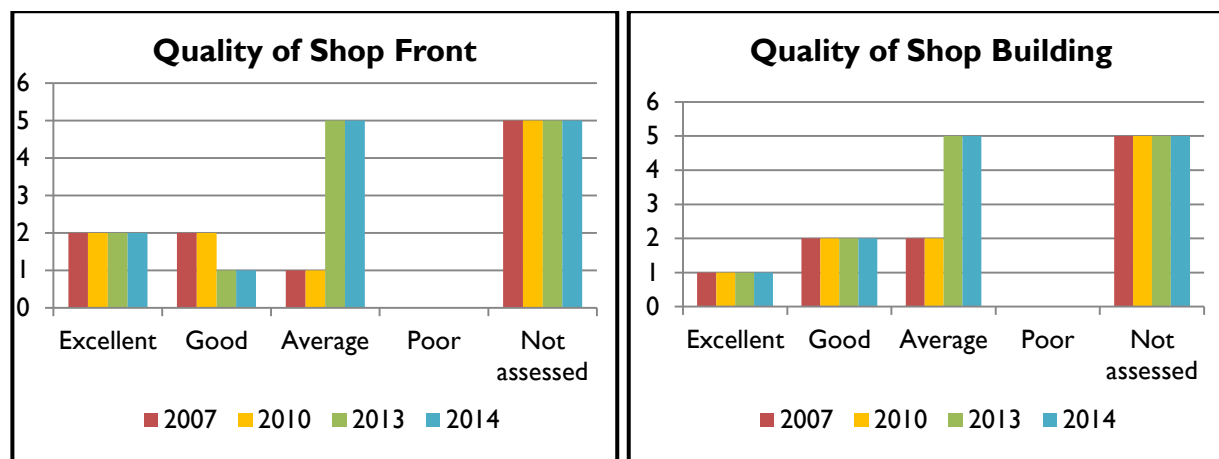
37.3 This centre is served by a bus service on Sandy Lane, and a number of the local centre units are visible from the bus stops, with level access from this public transport service.



Range of Uses

37.4 The centre currently comprises of eight units; including a sandwich shop, offices, vacant units and units that have been converted to residential use. Robinson's Sandwich Shop and Convenience Store unit is 75sqm.

Quality of the Centre



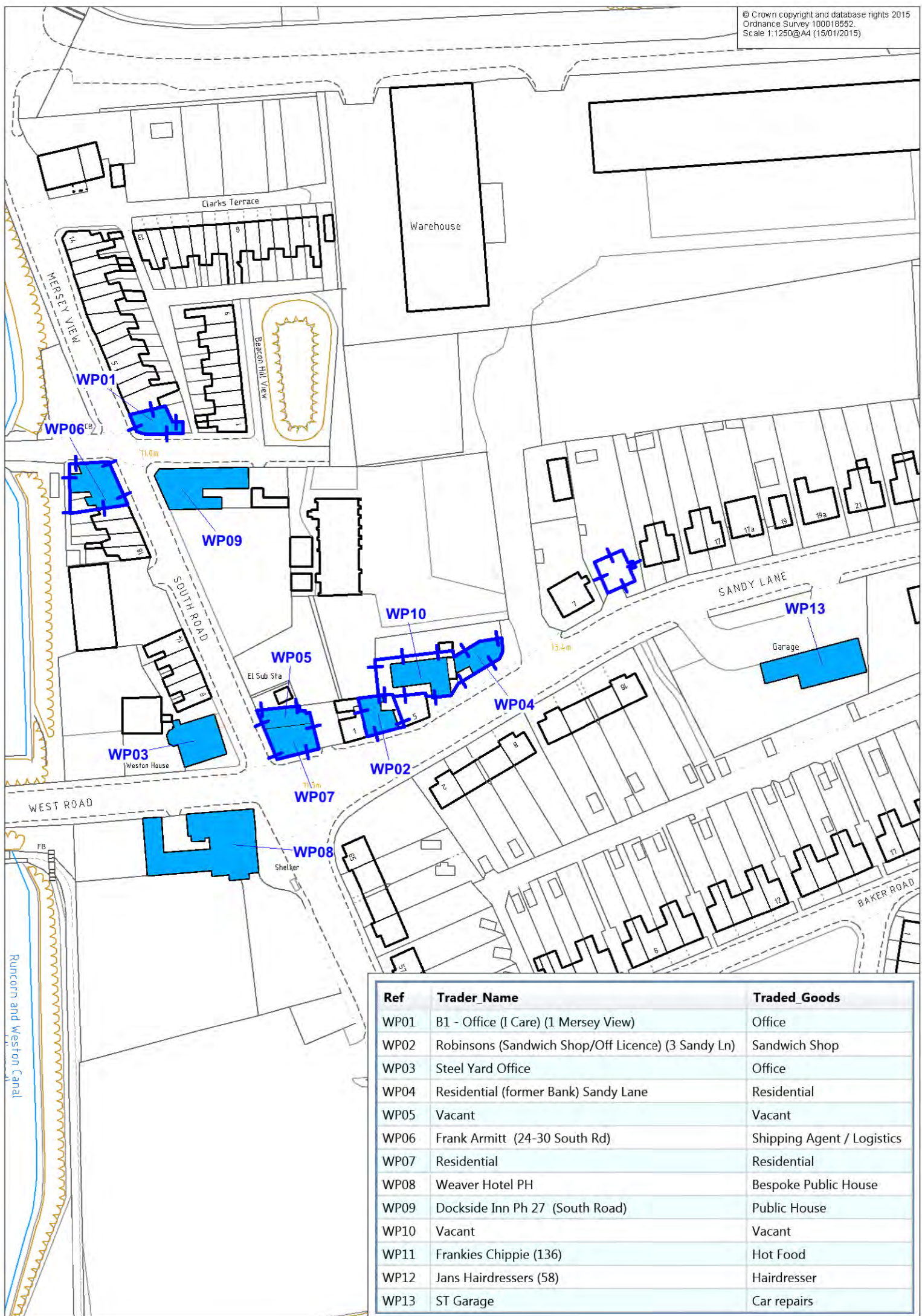
Improvement Potential and Potential Development Sites

37.5 There is potential for consolidation within this local centre, as so many of the units are no longer in local amenity uses. There are vacant units that may benefit from alternate employment related uses or conversion to residential properties.

37.6 There are few opportunities to improve the local centre environment or to create dedicated parking for the centre.

Potential Amendments

- 37.7 It is proposed to remove Weston Point Local Centre from those protected by planning policy. The centre only provides a very limited convenience provision and few other local centre amenities. This would be in line with the previous conversion of many of the units to office use or residential use. It is considered that this provides the most appropriate opportunity to improve the area and allow for the re-use of other units.
- 37.8 Removing the local centre from planning policy protection will mean that new retail development will no longer be directed to this area and that the existing retail uses may be easier to convert to alternate uses. In addition, the current Local Centres exception to the presumption against new hot food takeaways will no longer apply.
- 37.9 It is considered that an alternative allocation for a new local centre within the Weston Point area may be appropriate. This could replace both Weston Point and Russell Road Local Centres. It is noted that as part of the consultation on this document The Pavilions have shown an interest in potentially being considered as a new location for a retail outlet or local centre, however, this would need to be considered further through the emerging Local Plan process.
- 37.10 Alternatives considered, and discounted at this time, include:
- a) The retention of the existing boundaries;
 - b) The amendment of the local centre boundary to cover just Robinsons Sandwich and Convenience Store and The Weaver Public House; and
 - c) The inclusion of more dispersed units along Sandy Lane such as Jan's Hairdressers and the units at the junction with Russell Road.



38 Windmill Hill (Runcorn) Local Centre

Location and Description

38.1 Windmill Hill local centre is situated in Runcorn between the two wings of Windmill Hill residential estate and in close proximity to Norton residential area. It is located at bottom of Windmill Hill Avenue West. The surrounding area is quite heavily wooded (Windmill Hill Wood), whilst the local residential area is predominantly terraced red brick 1970s bungalows in the form of the Windmill Hill area and detached 1980s houses and bungalows to the west.



38.2 The centre is currently the closest centre to Manor Park commercial area and the newer housing on Sandymoor, the latter intended to be served by its own local centre in due course. This centre is well used, and is observed to be particularly busy as people are travelling to and from work past this centre.



Proximity to other Local Centres

38.3 Windmill Hill Local Centre is remote from other Local Centres with Castlefields being the closest at around 1.4km away. It currently serves quite a large catchment area potentially capturing trade from the Norton, Windmill Hill and Sandymoor residential areas as well as workers from the Manor Park area.

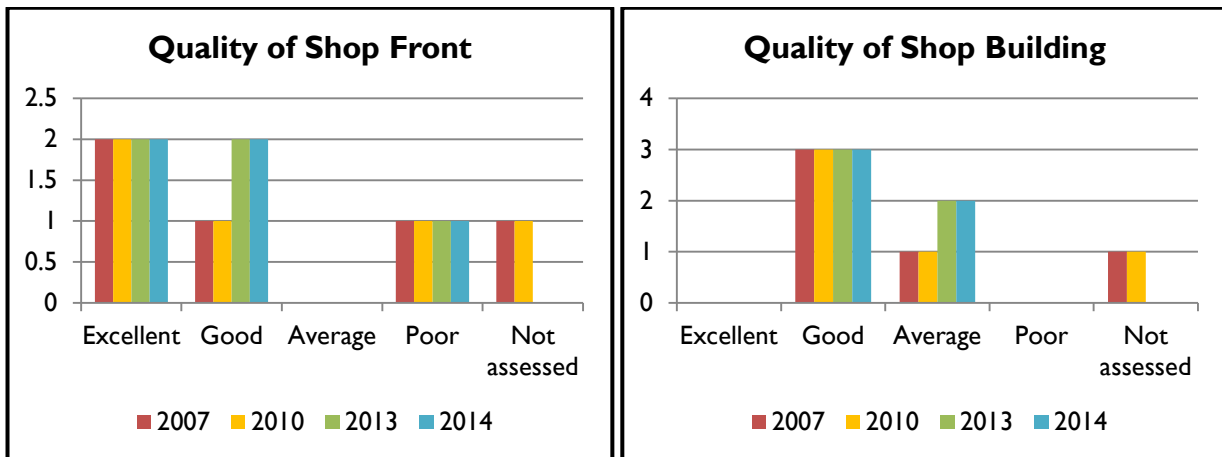


Accessibility

38.4 This centre is served by a dedicated car park and is adjacent to the busway. There is level access available from both the car park and public transport services. However, one side of the busway does include shallow steps and therefore it may be necessary to cross the busway to access the appropriate services.

Range of Uses

38.5 The centre currently comprises of five units; a general store, incorporating a Post Office; a hot food take-away; a pharmacy; a betting office; and the Windmill Pub. The largest unit is 385sqm and is currently occupied by the Co-operative Store and the Post Office.

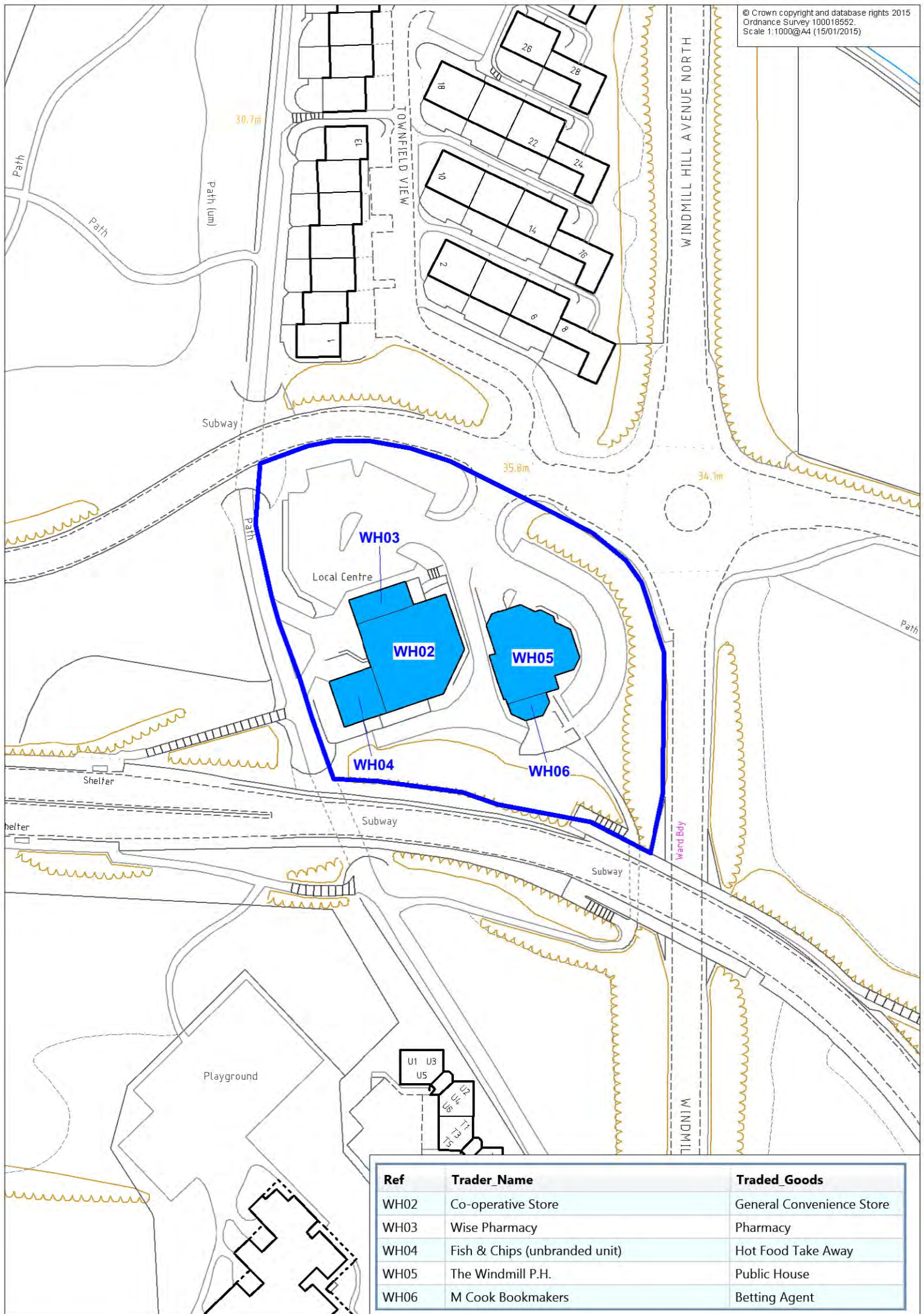
Quality of the CentreImprovement Potential and Potential Development Sites

38.6 There are no potential development sites within or on edge of this local centre.

Potential Amendments

38.7 The boundaries for this centre are considered appropriate and no amendments are proposed to the boundary for this centre.

38.8 Alternatives considered, and discounted at this time, include extending the local centre to include community uses such as the School, Church, Children's Centre and Health Centre which are located to the south of the current centre along Windmill Hill Avenue South.



39 Summary

- 39.1 As part of the overall consideration of the Local Centres detailed within this document the Council used a summary matrix. This considered:
- a) The convenience provision within the centre;
 - b) The vacancy level within each centre;
 - c) The level of AI provision;
 - d) The potential relationship to other nearby local, district or town centres; and
 - e) The opportunities for improvement and / or development within the local centre.
- 39.2 This was then used to filter the local centres to determine which should: continue to be protected by planning policies; be highlighted for potential improvements; and those to no longer be protected and to be allowed to be developed for alternate uses.
- 39.3 A copy of the Summary Matrix is provided below.
- 39.4 This highlights the areas of concern within each local centre, for example, those with a high level of vacancy, or in close proximity to other centres or with a low level of AI provision. Those centres with a number of areas of concern are the centres that have been identified as being potentially appropriate for removal. It is proposed that these centres (Bancroft Road, Castle Rise, Ditchfield Road, Halton Lodge and Weston Point) will no longer be protected by planning policy and will no longer be designated within the Local Plan as a Local Centre. Potentially, the Council could identify these centres as potential development opportunity sites for alternate uses such as residential development or office development, dependent on what is appropriate in that area.

Table 1: Summary Matrix

Local Centre		Convenience Store	Within Proposed Boundary ¹					Proximity to Local, District and Town Centres		Comment
			Units	Vacant		AI Units				
		Yes /No	No.	No.	(%)	No.	(%)	(m)		
Alexander Drive	Widnes	Yes	5	1	20%	3	60%	510	Closest local centre is Hale Road (510m) but there is proximity to Liverpool Road and Queens Avenue Local Centres as well.	It is considered appropriate to retain and protect this centre.
Ascot Avenue	Runcorn	Yes	3	0	0%	2	67%	827	Remote from other local, district or town centres. Closest centre is Grangeway (827m) however, it is much further than the as the crow flies distance if walking or driving.	It is considered appropriate to retain and protect this centre.
Bancroft Road	Widnes	No	6	2	33%	2	33%	180	Closest local centre is Moorfield Road (180m) and there is proximity to Warrington Road and Halton View Road Local Centres.	It is considered appropriate to allow this local centre to be converted to alternate uses.
Bechers	Widnes	Yes	8	2	25%	4	50%	708	Remote from other local, district or town centres. Closest local centre is Hough Green (708m).	It is considered appropriate to retain this centre and to promote its improvement.
Beechwood	Runcorn	Yes	2	0	0%	1	50%	817	Remote from other local, district or town centres. Closest local centre is Halton Lodge (817m).	It is considered appropriate to retain and protect this centre.

¹ Existing boundaries have been used where Local Centre is proposed to be removed.

Local Centre		Convenience Store	Within Proposed Boundary ¹					Proximity to Local, District and Town Centres		Comment
			Units	Vacant		AI Units				
		Yes /No	No.	No.	(%)	No.	(%)	(m)		
Brookvale	Runcorn	Yes	2	0	0%	1	50%	876	Remote from other local, district or town centres. Closest local centre is Palacefields (876m).	It is considered appropriate to retain this centre and to promote its improvement.
Castlefields	Runcorn	Yes	6	2	33%	3	50%	839	Remote from other local, district or town centres. Closest local centre is Halton Village (839m).	It is considered appropriate to retain and protect this centre.
Castle Rise	Runcorn	No	3	1	33%	0	0%	224	Proximity to Halton Road (224m) and Halton Brook Local Centres.	It is considered appropriate to allow this local centre to be converted to alternate uses.
Cronton Lane	Widnes	Yes	9	0	0%	5	56%	1220	Remote from other local, district or town centres. Closest local centre is Farnworth (1220m).	It is considered appropriate to retain and protect this centre.
Ditchfield Road	Widnes	No	4	1	25%	3	75%	324	Proximity to Hough Green (324m) and Queens Avenue Local Centres.	It is considered appropriate to allow this local centre to be converted to alternate uses.
Farnworth	Widnes	Yes	25	0	0%	16	64%	959	Remote from other local, district or town centres. Closest local centre is Bancroft Road (959m).	It is considered appropriate to retain and protect this centre.
Grangeway	Runcorn	Yes	10	1	10%	8	80%	683	Proximity to Halton Lodge Local Centre (683m).	It is considered appropriate to retain and protect this centre.
Greenway Road	Runcorn	Yes	16	1	6%	13	81%	260	Proximity to Runcorn Old Town District Centre (260m) and Langdale Road Local Centre (474m).	It is considered appropriate to retain and protect this centre.

Local Centre		Convenience Store	Within Proposed Boundary ¹					Proximity to Local, District and Town Centres		Comment
			Units	Vacant		AI Units				
		Yes /No	No.	No.	(%)	No.	(%)	(m)		
Halebank	Widnes	Yes	5	0	0%	3	60%	992	Remote from other local, district or town centres. Closest local centre is Hale Road (992m).	It is considered appropriate to retain this centre and to promote its improvement.
Hale Road	Widnes	Yes	10	0	0%	5	50%	510	Proximity to Alexander Drive (510m) and Queens Avenue Local Centres.	It is considered appropriate to retain and protect this centre.
Halton Brook	Runcorn	Yes	4	0	0%	3	75%	431	Proximity to Runcorn Shopping Centre (551m) and Castle Rise Local Centre (431m).	It is considered appropriate to retain this centre and to promote its improvement.
Halton Lodge	Runcorn	Yes	6	3	50%	1	17%	283	Proximity to Runcorn Shopping Centre (283m) and Grangeway Local Centre (683m).	It is considered appropriate to allow this local centre to be converted to alternate uses.
Halton Road	Runcorn	Yes	3	0	0%	1	33%	224	Proximity to Castle Rise (224m) Local Centre. However, it is proposed to no longer protect Castle Rise Local Centre.	It is considered appropriate to retain and protect this centre.
Halton View Road	Widnes	Yes	11	0	0%	7	64%	110	Proximity to Warrington Road (110m) and Bancroft Road Local Centres.	It is considered appropriate to retain and protect this centre. Keep under review in relation to proximity to other centres and risk of oversupply.
Halton Village	Runcorn	Yes	2	0	0%	2	100%	148	Proximity to Runcorn Shopping Centre (148m).	It is considered appropriate to retain and protect this centre.
Hough Green	Widnes	Yes	7	0	0%	7	100%	324	Proximity to Ditchfield Road (324m) and Queens Avenue Local Centres. However, it is proposed to no longer protect Ditchfield Road Local Centre.	It is considered appropriate to retain and protect this centre.

Local Centre		Convenience Store	Within Proposed Boundary ¹					Proximity to Local, District and Town Centres		Comment
			Units	Vacant		AI Units				
		Yes /No	No.	No.	(%)	No.	(%)	(m)		
Ivy Farm Court (Hale Parade)	Hale	Yes	8	0	0%	6	75%	2528	Remote from other local, district or town centres. Closest local centre is Halebank (2528m).	It is considered appropriate to retain and protect this centre.
Langdale Road	Runcorn	Yes	9	2	22%	6	67%	474	Proximity to Greenway Road (474m) and Picton Avenue Local Centres.	It is considered appropriate to retain and protect this centre.
Liverpool Road	Widnes	Yes	17	1	6%	12	71%	552	Proximity to Alexander Drive Local Centre (552m).	It is considered appropriate to retain and protect this centre.
Moorfield Road	Widnes	Yes	12	1	8%	8	67%	180	Proximity to Bancroft Road (180) and Warrington Road Local Centres. However, it is proposed to no longer protect Bancroft Road Local Centre.	It is considered appropriate to retain and protect this centre.
Murdishaw	Runcorn	Yes	2	0	0%	1	50%	886	Remote from other local, district or town centres.	It is considered appropriate to retain this centre and to promote its improvement.
Palacefields	Runcorn	Yes	3	0	0%	2	67%	868	Proximity to Runcorn Shopping Centre (383m).	It is considered appropriate to retain and protect this centre.
Picton Avenue	Runcorn	Yes	3	1	33%	2	67%	529	Proximity to Langdale Road Local Centre (563m) and Runcorn Old Town (529m).	It is considered appropriate to retain and protect this centre.
Preston Brook	Runcorn	Yes	1	0	0%	1	100%	886	Remote from other local, district or town centres. Closest local centre is Murdishaw (886m).	It is considered appropriate to retain and protect this centre.

Local Centre		Convenience Store	Within Proposed Boundary ¹					Proximity to Local, District and Town Centres		Comment
			Units	Vacant		AI Units				
		Yes /No	No.	No.	(%)	No.	(%)	(m)		
Queens Avenue	Widnes	Yes	22	4	18%	14	64%	394	Proximity to Ditchfield Road (394m), Hough Green, Hale Road and Alexander Drive Local Centres. However, it is proposed to no longer protect Ditchfield Road Local Centre.	It is considered appropriate to retain and protect this centre.
Russell Road	Runcorn	Yes	5	2	40%	3	60%	713	Remote from other local, district or town centres. Closest local centre is Weston Point (713m).	It is considered appropriate to retain this centre and to promote its improvement.
Upton Rocks	Widnes	Yes	2	0	0%	1	50%		Remote from other local, district or town centres.	It is considered appropriate to retain and protect this centre.
Warrington Road	Widnes	Yes	12	1	8%	6	50%	110	Proximity to Halton View Road (110m), Moorfield Road and Bancroft Road Local Centres and to Widnes Town Centre (693m).	It is considered appropriate to retain and protect this centre. Keep under review in relation to proximity to other centres and risk of oversupply.
West Bank	Widnes	Yes	5	1	20%	1	20%	1246	Remote from other local, district or town centres. Closest local centre is over the Mersey at Greenway Road (1246m).	It is considered appropriate to retain this centre and to promote its improvement.
Weston Point	Runcorn	Yes	7	2	29%	1	14%	713	Remote from other local, district or town centres. Closest local centre is Russell Road (713m).	It is considered appropriate to allow this local centre to be converted to alternate uses.

Local Centre		Convenience Store	Within Proposed Boundary ¹					Proximity to Local, District and Town Centres		Comment
			Units	Vacant		AI Units				
		Yes /No	No.	No.	(%)	No.	(%)	(m)		
Windmill Hill	Runcorn	Yes	5	0	0%	2	40%	1294	Remote from other local, district or town centres. Closest local centre is Castlefields (1294m).	It is considered appropriate to retain and protect this centre.

Appendix A: Consultation Comments

Consultee	Comment Summary	Council Response	Action Taken
Cllr Kevan Wainwright Hough Green Ward	What evidence is there that suggests that the centre is poorly used. Whilst it is true that the area is in need of a makeover, the centre is well used and is a key hub of the community. It would be fair to say that some parts of the day are busier than others, but in the main there is steady trade from all age groups. The mix of retail and services i.e. the shops, dentist, community centre and medical centre/ pharmacy (the pharmacy is now incorporated within the health centre, which is now the old care home, the former medical centre is now a church), gives this local centre everything in one package.	The Council acknowledge that the survey may have been undertaken at a quiet period for the centre and will take on board Cllr Wainwright's response.	The text in relation to this centre being poorly used has been deleted.
	The parking area whilst also in poor condition is large enough to cater for the centre, traffic or parking has never been an issue.	The Council acknowledge Cllr Wainwright's response in relation to the parking arrangements. However, the text in the report is considered to be mainly in relation to the car park's visibility from the centre, access and surfacing rather than size. It is therefore considered that this remains appropriate.	The text in relation to the centre's parking will remain.

	The shops outside the boundaries i.e. BE8 and BE7, should indeed be included as part of the local centre boundary.	The Council note Cllr Wainwright's support for the inclusion of the additional units.	No change is required in relation to the additional units.
Adam Gordon Development Manager Homes and Communities Agency	The HCA does not have any specific comment to make on the Local Centres Review. We note that the proposed Sandymoor Local Centre, which is identified in the Core Strategy, has not been assessed as part of the current review but will be included in future reviews. As landowner of the site for the proposed Sandymoor Local Centre, the HCA would therefore wish to be consulted on any future review. The HCA will, as the development of Sandymoor continues, be seeking to secure the development of the Local Centre in consultation with Halton Borough Council, local residents and other stakeholders.	The Council acknowledges the HCA's comments in relation Sandymoor Local Centre, it will continue to ensure that the HCA is informed of evidence and information in relation to the Local Centres and in particular the proposed centre at Sandymoor.	Continue to include the HCA on any consultations in relation to Local Centres, in particular at Sandymoor.
Miss Rachael A. Bust Planning & Local Authority Liaison The Coal Authority	Having reviewed the document, I confirm that we have no specific comments to make at this stage.	The Coal Authority's comment is noted.	No action required.
J.R.Roberts The Pavilions	After reading the consultation document in regard to the 'local centre review'	The Pavilions is not a centre that currently exists, nor is it a centre that	Reference to be made to the interest

	I notice no consideration was given to Pavilions in Sandy Lane as a retail outlet. Could Pavilions be considered as an alternative retail centre for the local community. It has ample parking and is served by bus routes with 2 stops outside the entrance.	is currently proposed in any extant planning policies. However, there may be potential for it to be considered as part of the emerging Local Plan as a potential location for a local centre. It is proposed to include reference to this potential within the report.	shown by The Pavilions in being considered as a potential retail outlet or local centre for the area.
Emily Hrycan Historic Environment Planning Adviser (North West) English Heritage	Thank you for consulting English Heritage on the above document. At this stage we have no comments to make on its content.	English Heritage's comment is noted.	No action required.
Justin Wilson Principal Planner Knowsley Council	The majority of proposed changes for centres across Halton are for minor extensions to include existing retail units which currently fall outside of their current local centre boundaries. Of the centres included in the study to which these changes apply, only one (at Beechers, Cronton Lane) is close to the Knowsley boundary. There would not be a significant enough increase in the size of this or any of the other centres to lead to a negative impact on any of Knowsley's existing retail centres or jeopardise their future growth. We are therefore satisfied that the findings of	Knowsley Council's comment is noted.	No action required.

	Halton's Local Centres Review are unlikely to have a material impact on Knowsley's communities. Knowsley Council looks forward to continued involvement in the preparation of the Halton Local Plan and its evidence base.		
Kate Wheeler Lead Advisor Natural England	Natural England does not have any comment to make on this review.	Natural England's comment is noted.	No action required.
Dave Dickinson Asset Manager Highways Agency	At this stage the Agency has no specific comments to make.	The Highways Agency's comment is noted.	No action required.



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