



Halton Borough Council

Strategic Housing Land Availability Assessment

(Based date 31st March 2017)

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PLEASE NOTE:

- The identification of land with potential for housing in the SHLAA does not imply that the Council will grant planning permission for residential development on that land or allocate land for residential development through the Local Plan. All planning applications will continue to be determined against the development plan and material planning considerations, including the National Planning Policy Framework.
- The SHLAA is a 'living document' which the Council intends to update regularly.
- The inclusion of land for residential development in the SHLAA does not preclude it being developed for uses other than residential.
- The exclusion of sites from the SHLAA (either because they were discounted or not identified) does not preclude the possibility of planning permission being granted on excluded sites for residential development. The Council acknowledges that appropriate sites will continue to come forward as planning applications even if they have not been identified in the SHLAA.
- The identified site boundaries in the SHLAA are based on the best information available at the time of study. The SHLAA does not limit an expansion or contraction of these boundaries for the purpose of a planning application or future allocation through the Local Plan process.
- The determination of a site's deliverability/developability is based on the best information available at the time of writing. Assumptions made in the SHLAA will not prevent planning applications being submitted on any site at any time.
- The estimation of housing potential is based on the best information available at the time of writing. The housing potential indicated in this report does not preclude densities being increased or decreased on sites, subject to further information and assessment at such time as a planning application is made.
- The Council does not accept liability for any factual inaccuracies or omissions in the SHLAA. It should be acknowledged that there may be additional constraints on sites that are not identified within this document, and that planning applications will continue to be determined on their own merits rather than on the information contained within this document. Issues may arise during the planning application process that were not, or could not, have been foreseen at the time of publication of the SHLAA. Applicants are advised to carry out their own analysis of site constraints for the purpose of the planning application and should not rely on the information contained within this SHLAA.

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Executive Summary

The Strategic Housing Land Availability Assessment (SHLAA) is a key component of the evidence base to support the delivery of sufficient land for housing; to meet the community's need for homes; and to inform housing policy within the Halton Local Plan. This assessment is required by national planning policy, set out in the National Planning Policy Framework (NPPF).

Policy Context

The National Planning Policy Framework (NPPF) requires local planning authorities to identify a supply of specific deliverable sites for the first five years of the plan period (including a relevant buffer) and identify a supply of specific developable sites or broad locations for growth for years 6-10, and where possible, for years 11-15.

SHLAA Methodology

This SHLAA follows the methodology set out in the national Planning Policy Guidance (PPG), with the first stage being to identify the sites, followed by an assessment of these sites to review their capacity and deliverability and finally followed by the assessment of supply in relation to the housing requirement.

Sites included in this document are those that have been included in previous SHLAA documents, with new sites identified through the planning application process and through the Call for Sites exercises that have been undertaken for the both the SHLAA and the Local Plan process.

Standard information has then been gathered about each of these sites including for example the site size, the current and surrounding uses and the constraints on the sites. Each of the sites have then been assessed to determine their development potential, their suitability for development, the availability of the site, the achievability of the site and the overall deliverability of the site.

Calculating the Housing Supply

In total the SHLAA identifies land supply with a potential for **7,141 dwellings**. This is comprised of: a supply of specific *deliverable* sites (including sites under construction and with planning permissions) capable of delivering **3,120 dwellings** within the next 5 years; a supply of specific *developable* sites capable of delivering **1,858 dwellings**, with **1,789 dwellings** in the period 6-10 years. A borough-wide windfall allowance of **52.33 dwellings each year** is also included as a source of supply, whilst an allowance is also included for the non-delivery or slippage of sites without permission.

This has led to a deliverable supply of **3,261 dwellings** within the next 5 years, with a supply of 4,190 dwellings for the period beyond that.

Calculating the Housing Requirement

The housing requirement for Halton is set out in the Mid-Mersey Strategic Housing Market Assessment (2016). It sets out an objectively assessed need (OAN) for **466 dwellings** each year, for the period 2014 to 2039.

A total of **1,675 dwellings** were constructed from April 2014 up to 31st March 2017. This is 277 dwellings more than expected, if it were assumed that the OAN had been completed each year.

Following the Sedgefield approach, this oversupply is subtracted from the housing requirement for the next five years, this brings the housing figure down to 411 dwellings each year for the next five years.

The NPPF requires that local planning authorities should identify a buffer to ensure choice and competition, for Halton the buffer is expected to be an additional 5%. This will add a further 102.65 dwellings to the housing figure for the next five years, this brings the housing figure up to **432 dwellings** each year.

Conclusions

The assessment suggests that at present Halton has a deliverable housing land supply with a potential capacity of **3,261.57 dwellings**, this equates to **7.56 years** of housing supply (based on 432 dwellings each year).

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I. Introduction

- I.1 This report is Halton Borough Council's Draft Strategic Housing Land Assessment (SHLAA) 2017 and provides an update to previous SHLAAs, it has a base date of 31st March 2017. This is the fifth iteration of the SHLAA to be prepared, following the publication of reports in 2008, 2010, 2012 and 2015. The results from this SHLAA will be used to inform the allocation of sites through the Halton Local Plan.

2. Purpose of the Assessment

2.1 The main purpose of the SHLAA is to identify a future supply of land which is suitable, available and achievable for housing uses over the plan period. It will identify sites that are;

- considered suitable, available and achievable now: these are known as deliverable sites, and
- sites that could be considered suitable, available and achievable within the plan period: these are known as developable sites.

The sites that are considered to be deliverable will form part of the Council's 5-year housing land supply.

2.2 According to the Department for Communities and Local Government's (CLG) national Planning Practice Guidance (PPG) the primary role of a SHLAA is to:

- Identify sites and broad locations with potential for development;
- Assess their development potential; and
- Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

2.3 This will demonstrate whether the Council is in a position to deliver the desired level of housing and will form a key part of the evidence base of the Halton Local Plan. The key objectives of the SHLAA are to:

- Assess land availability by identifying buildings or areas of land (including previously developed land and greenfield sites) that have development potential for housing.
- Assess the potential level of housing that can be provided on identified land.
- Identify constraints that might make a particular site unavailable and/or unviable for development.
- Assess which sites are likely to be deliverable¹ and which are likely to be developable².

2.4 The results from this SHLAA will be used to inform the identification of sites in the preparation of the Halton Local Plan, although the identification of sites in this report will not determine allocations for housing development.

¹Deliverable sites are sites that are available now, offer a suitable location for development now, that are achievable, with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable

²Developable sites are sites in a suitable location for housing development where there is a reasonable prospect that the site is available and could be viably developed at the point envisaged. These sites are usually taken as being developable within the next 6-15 year period.

3. Policy Context

National Context

- 3.1 The National Planning Policy Framework (known as the NPPF) was published on 27th March 2012 and replaces the previous system of Planning Policy Statements, Planning Policy Guidance Notes and Circulars that provided policy guidance to local planning authorities. The NPPF sets out the Government's planning policies on economic, social and environmental issues and how these are expected to be applied. At the heart of the NPPF is the presumption in favour of sustainable development and makes clear that development which is sustainable can be approved without delay. For plan-making, this means that local planning authorities should positively seek opportunities to meet the development needs of their area.
- 3.2 A key Government aim set out by the National Planning Policy Framework (NPPF) is to boost significantly the supply of housing and deliver a wide choice of quality homes. One of the NPPF's core planning principles is to: *"proactively drive and support sustainable economic development to deliver the homes...that the country needs. Every effort should be made objectively to identify and then meet the housing...needs of an area, and respond positively to wider opportunities for growth"*.
- 3.3 CLG's 'Planning for the right homes in the right places' consultation document³ seeks to create a standardised, simple methodology to calculate housing need for each local authority in a manner that is clear and transparent. CLG propose that the starting point should continue to be a demographic baseline, which is then modified to account for market signals (the price of homes). CLG suggest that the indicative assessment of housing need based on the standardised methodology for Halton, in the 10 year period 2016 to 2026, is 285 dwellings each year.

SHLAA

- 3.4 NPPF paragraph 158 requires local planning authorities to ensure that their Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of their area. Paragraph 159 states that authorities should prepare a SHLAA to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period. This will help illustrate whether the Council is in a position to meet the full, objectively assessed needs for market and affordable housing in the housing market area.
- 3.5 The NPPF states that in order to be considered:
- Deliverable: sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will

³ Planning for homes in the right places (CLG, 2017)
<https://www.gov.uk/government/consultations/planning-for-the-right-homes-in-the-right-places-consultation-proposals>

be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

- Developable: sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

- 3.6 NPPF paragraph 48 states that local planning authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the SHLAA, historic windfall delivery rates and expected future trends, and should not include residential gardens.

5-Year Supply

- 3.7 To help with boosting the supply of housing, the NPPF requires local planning authorities to identify and keep up-to-date a deliverable five year housing land supply. Without this, even recently adopted [local] planning policies for the supply of housing will be considered out of date. This is particularly important given that the NPPF states that where relevant [local] policies are out-of-date, permission should be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.
- 3.8 NPPF paragraph 47 requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements. Paragraph 47 further requires that authorities add an additional buffer of 5% (moved forward from later in the plan period), or 20% where there has been a record of persistent under delivery of housing. Authorities should also identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.

Sub-Regional Context

- 3.9 Sub-regionally Halton have worked with St.Helens and Warrington in relation to housing issues as part of the Mid-Mersey (Strategic) Housing Market Area. This housing market area was originally identified by the 2007 Liverpool City Region Housing Strategy. The sub-region have also worked together to produce the Mid Mersey Strategic Housing Market Assessment (SHMA), which was published in May 2011 and updated in October 2011 (in light of the Affordable Rent tenure). The Mid Mersey SHMA provides a full SHMA for St.Helens and Halton and links in with the results of from the Warrington SHMA (undertaken in 2007 and updated in 2009) to provide an overarching picture of housing need across the sub-region. It was part of the evidence used in the production of the now adopted Halton Core Strategy.

- 3.10 Halton continues to work with St Helens and Warrington as part of the Mid-Mersey (Strategic) Housing Market Area and in 2016 GL Hearn produced a SHMA for the Mid Mersey area. This provided the Objectively Assessed Need⁴ (OAN) for the Housing Market Area and for the Borough and will form part of the evidence base for the Halton Local Plan. It sets an OAN of 466 dwellings for the Borough each year.
- 3.11 Halton also continues to work with the Liverpool City Region and has jointly commissioned a Strategic Housing and Employment Land Market Assessment (SHELMA). This work has again confirmed the Mid-Mersey housing market area. It sets out a demographic housing need of 254 dwellings based on the 2014 based Sub-National Population Projections, with an adjusted headship rate, to allow for a more positive household formation rate within specified age groups. It then goes onto consider the links between economic development and housing it suggests that there is an economic-led baseline housing requirement of 326 dwellings each year, this is based on Oxford Economics forecasts. The report then considers the potential economic growth scenario, this takes into account enhanced sector performance, planned and potential development and regeneration projects and assumes an increase in economic participation. The economic growth scenario would require a housing figure of 565 dwellings each year.

Local Context

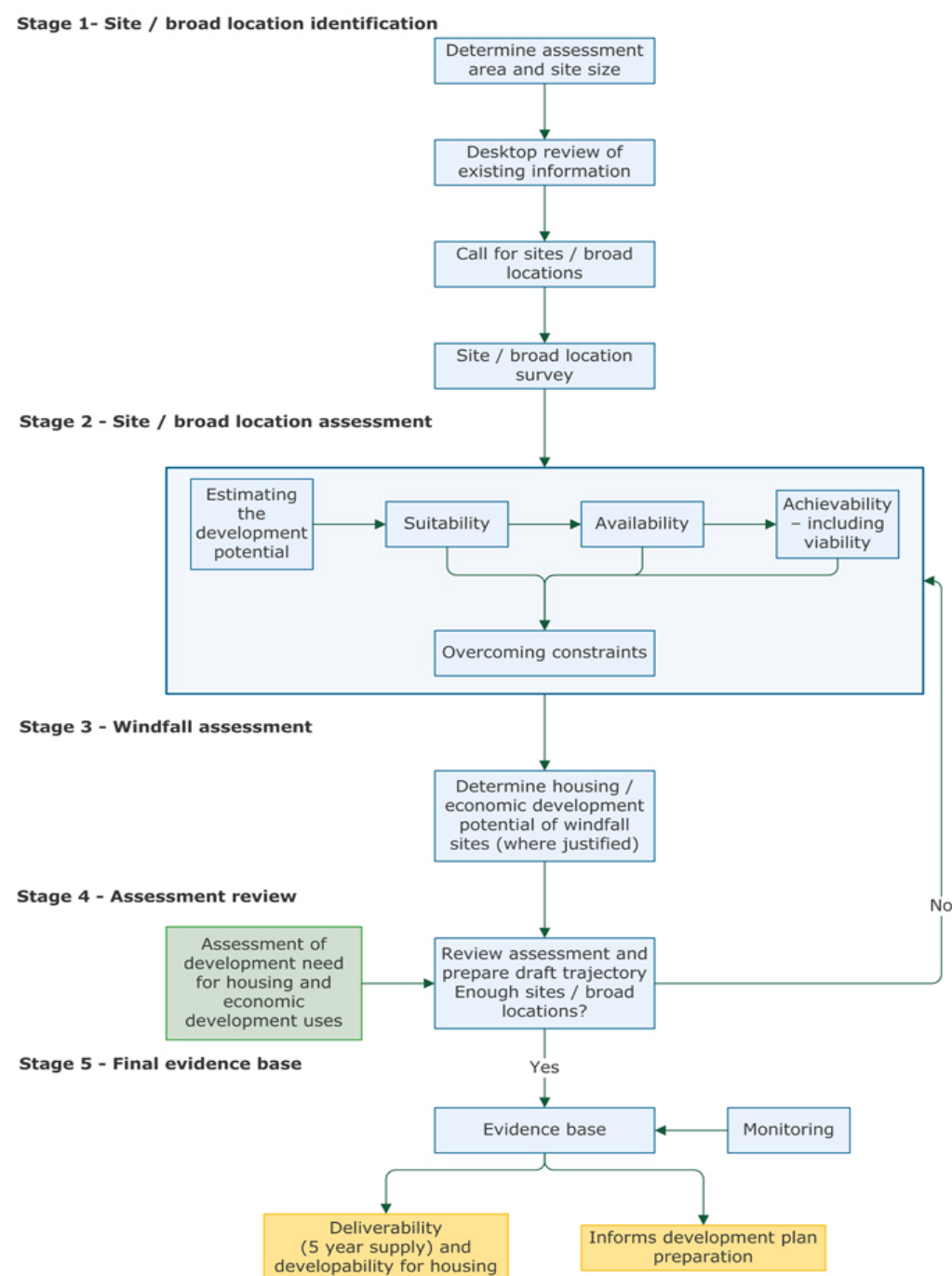
- 3.12 The Halton Core Strategy adopted in April 2013. Policy CS3 states that a minimum of 9,930 dwellings will be provided between 2010 and 2028 at an average of 552 dwelling per annum. This figure was based on the housing requirement set out in the Regional Spatial Strategy, as was required at the time the Core Strategy was adopted. Whilst, current guidance set out in the NPPF looks for authorities to meet the objectively assessed needs of their Borough.
- 3.13 The Core Strategy goes on to state that about 5,660 of the total dwellings will be in Runcorn and 4,270 to be in Widnes and Hale. It also looks for an average of at least 40% of residential development to be delivered on previously developed land over the plan period and for development to be built at a minimum of 30 dwellings per hectare and in more accessible locations at 40 dwellings, or more, per hectare.
- 3.14 The Delivery and Allocations Local Plan incorporating revised Core Strategy policies (DALP) is expected to update the number of dwellings that will be provided during the Plan period, based on the most up to date information and the Objectively Assessed Need for the Borough.

⁴ This is defined by the Planning Advisory Service as 'The housing that households are willing and able to buy or rent, either from their own resources or with assistance from the state'. PAS Technical Advice Note
<http://www.pas.gov.uk/documents/332612/6549918/OANupdatedadvicenote/f1bfb748-11fc-4d93-834c-a32c0d2c984d>

4. Methodology

4.1 Figure 4.1 outlines the key stages involved in preparing a SHLAA, as detailed by the (PPG) guidance. It states that the process has five main Stages (as shown in Figure 4.1 below), although stage 3 on windfall assessment is only appropriate where justified.

Figure 4.1: Stages in the SHLAA process



(Source: CLG Planning Practice Guidance, 2014)

5. Stage 1: Identification of Sites and Broad Locations

Geographical Area

- 5.1 This particular SHLAA considers the area covered by Halton Borough Council, although SHLAAs following a similar methodology have been undertaken by St. Helens and Warrington who are also with the same (Mid-Mersey) strategic housing market area.

Identifying Sites

- 5.2 A desktop review has been undertaken to identify sites for inclusion in the SHLAA, this has included a review of a number of existing sources of information. The existing sources of information reviewed are as follows:
- a. Sites allocated in the Halton Core Strategy and in the Halton UDP not yet the subject of planning permission;
 - b. Planning permissions;
 - c. Sites under construction;
 - d. Sites with planning applications pending determination or approved, subject to the signing of a Section 106 Agreement;
 - e. Planning applications that have been refused or withdrawn;
 - f. Site specific development briefs;
 - g. Urban Capacity Study (2003 and 2007) – the predecessors to SHLAAs;
 - h. National Land Use Database (NLUD)⁵;
 - i. Land in the Council's ownership;
 - j. Aerial photography;
 - k. Scaled base maps;
 - l. Call for Sites; and
 - m. Sites promoted for development in the preparatory work of the Local Plan.
- 5.3 All of the sites included in the previous SHLAA were taken forward into this SHLAA update, unless they have since been built out or developed for alternate uses, together with a number of new sites. New sites were derived from a number of sources:
- Planning Applications and Permissions - Since the previous SHLAA has been completed a number of new sites have come forward through new planning permissions and applications and these will be considered as part of this assessment.
 - Call for Sites - Again since the previous SHLAA has been completed the Council have undertaken a 'Call for Sites' exercise through which members of the public and key stakeholders were invited to submit sites with the potential for residential development as part of the Green Belt Study, as part of the

⁵ It should be noted that although this has fed into previous SHLAA documents, the NLUD database is no longer kept up to date by the Homes and Communities Agency, and is no longer accessible online.

Delivery and Allocation Local Plan Scoping Document Consultation and as part of the preparation of this SHLAA.

- 5.4 These sites were then assessed against national policies and designations to establish whether they had a reasonable potential for development.
- 5.5 As a large amount of information required for the survey was available electronically, a desktop survey was conducted prior to site visits. Any information that could not be obtained through the information already held was collected through subsequent site visits.
- 5.6 For all sites the following information was collected from the desk top review and, where required, site visits:
- a. Site size in hectares;
 - b. The site location and boundary with a polygon digitised on Ordnance Survey Mastermap;
 - c. The current land use(s) and character;
 - d. The surrounding land use(s);
 - e. The character of the surrounding area;
 - f. Physical constraints e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure and utilities;
 - g. Potential environmental constraints;
 - h. Where relevant, development progress (e.g. Ground works completed, number of units started, number of units completed)
 - i. Initial assessment of where the site is suitable for a particular type of use or as part of mixed use development; and
 - j. Policy considerations.
- 5.7 Maps showing the general location of each of these sites are provided in Appendix B.

Development Potential

- 5.8 Following completion of the first stage the potential development capacity of each site has been estimated. Halton's Core Strategy states that the density of new residential development should not be less than 30 dwellings per hectare. It suggests higher densities in more accessible locations, such as those close to town / local centres or transport interchanges, to facilitate inclusive and cohesive communities through good design.
- 5.9 Taking all of the above into account, for each site surveyed within the Halton SHLAA, a density figure of 30 or 40 dwellings per hectare was applied. Where sites already had an extant planning permission the number of dwellings approved was used.
- 5.10 The majority of sites will be considered at a standard density of 30 dwellings per hectare. In sustainable locations such as within 400m of a town / district centre and sites within 800m of railway stations a higher figure of 40 dwellings per hectare has been used.

- 5.11 For sites with expired permissions, the recommended density was applied rather than the lapsed application density in order to demonstrate what could potentially be delivered on such sites.
- 5.12 Consideration has been given to the potential net developable area, smaller sites typically make use of existing infrastructure, thus potentially enabling up to 100% of the site area to be developed for housing. However, on larger sites the area for housing development may be reduced through the provision of internal access roads and other infrastructure such as open space and landscaping. The following gross to net ratios⁶ in calculating the net developable area for sites identified within the SHLAA were applied:

Site Size	Gross to Net Ratios
Less than 0.4ha	100%
0.4ha to 2ha	90%
2ha to 5ha	80%
Over 5ha	70%

- 5.13 In some cases the development potential has been adjusted further to take account of individual site characteristics and physical constraints.

⁶ These ratios have been based on historic examples from across Halton.

6. Assessing When and Whether Sites are Likely to be Developed

- 6.1 Paragraph 19 of the PPG guidance states that ‘assessing the suitability, availability and achievability of sites including whether the site is economically viable will provide the information on which the judgement can be made in the plan-making context as to whether a site can be considered deliverable over the plan period.’
- 6.2 A proforma was therefore produced to assess the suitability, availability and achievability of each site. A copy of the proformas for each of the sites with capacity for five or more dwellings has been provided in Appendix A.

Suitability

- 6.3 According to the Guidance, the Council should assess the suitability of the site for housing that may meet the needs of the community including market, private rented, affordable, self-build and housing for older people. It goes on to state that assessing the suitability of sites should be guided by the development plan, emerging plan policy and national policy as well as market and industry requirements in the housing market.
- 6.4 Although the suitability of sites with extant planning permissions or already allocated within the Local Plan or UDP have already been confirmed as suitable through the appropriate planning processes, these sites still were assessed against the proforma for reference and to ensure that circumstances have not altered affecting their suitability. Sites with expired permissions, however, were rejected if they did not meet the suitability criteria.
- 6.5 It is important to state that the policy restrictions were not applied in an absolute way. That is to say sites have not been excluded solely on the existence of a policy allocating it for a different use. These criteria have been examined at the holistic level, considered alongside current use, surrounding uses and possible mitigation measures that could be employed to deal with any constraints. The consideration of all these factors will together lead to a determination of suitability or otherwise.
- 6.6 The Guidance also suggests that the following factors are given consideration in determining the suitability of the sites:
- a) Physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risk, pollution or contamination;
 - b) Potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
 - c) Appropriateness and likely market attractiveness for housing;
 - d) Contribution to regeneration priority areas (in Halton these are identified as key areas of change in the Local Plan); and
 - e) Environmental or amenity impacts experienced by would be occupiers and neighbouring areas.

- 6.7 Where constraints have been identified the Council have given consideration to potential mitigation measures, how quickly these potential mitigation measures could be put in place and how likely it would be for these actions to be taken. Mitigation measures could include investment in new infrastructure, environmental improvements, alternate development layouts or the need to review a development plan policy that is currently constraining development.

Suitability Assumptions

- 6.8 Each site was assessed on the basis of whether it was suitable, had the potential to be suitable with appropriate mitigation or whether it was unsuitable. Some examples of potential mitigation measures include the remediation of contaminated land or the provision of a compensatory area of open space. Where detailed information was unavailable, the following assumptions have been made:
- a. Sites with a known heavy industrial past, where potential contamination has been identified over a large proportion of the site, and where there is no current development interest or mitigation proposal, have been assumed to not be suitable for development at this time.
 - b. In terms of infrastructure, it was assumed that all sites with a previous use would have a level of infrastructure and service provision. In addition it was also assumed that all sites within existing urban areas would have suitable access to utility services. Discussions with United Utilities confirmed this approach for water and sewerage connections.
 - c. With regard to flood risk, the Halton Council Strategic Flood Risk Assessment Part I (2007) and Part II (2011) were used to assess which sites were unsuitable. The general principle is that residential development should be located away from flood risk areas, preferably in Zone 1.
 - d. Finally, sites that have been identified within an Inner consultation zone for a Hazardous Installation (identified as an Inner PADHI on the proformas), have at this time been considered to be unsuitable for further residential development.
- 6.9 Sites were also considered unsuitable if they had already been developed and had no remaining capacity, they had much greater potential for other uses e.g. as valuable employment land or retail or a substantial part of the site was located in Flood Zone 3. Other factors such as poor access were considered and where mitigation measures were possible, they were considered to be suitable.

Availability

- 6.10 According to the PPG guidance, 'a site is considered available for development, when, on the best information available, there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners'.
- 6.11 In order to establish whether the site was in single ownership, records held by the Local Authority were used to identify sites belonging to Halton Council. Furthermore, details of ownership of the sites submitted as part of the call for sites exercises were available and sites owned by Halton Housing Trust were also cross-

referenced. Where owners and tenants were encountered on site visits these persons were asked for information. For the remaining sites for which no information was available, the ownership details have been entered as 'unknown'.

- 6.12 In order to establish whether the site was in active use, the following criteria were used: If the site was in use as a dwelling(s), school or nursery, hospital, business or retail units, recreational ground, park or allotment it was considered to be in active use.
- 6.13 Those dwellings with large gardens capable of sections being developed were not counted as being in 'active use'. Private residential gardens are excluded from the definition of previously developed land and are considered as greenfield development.
- 6.14 Where availability issues have been identified consideration has been given to the likelihood of the issue being overcome. For sites where issues have not been identified, or where it is believed they can be resolved, consideration has also been given to any relevant history of the site, such as previous unimplemented permissions, and to the known delivery record of the developer or landowner concerned.

Availability Assumptions

- 6.15 Where detailed information was unavailable, the following assumptions have been made:
 - a) Where the ownership details have been identified as 'unknown' it has been assumed that this site will not be available in the short term; and
 - b) Where ownership issues are identified and no additional information has been provided on how these may be overcome it has been assumed that this site will not be available in the short term.
 - c) Where a site is currently identified as being in use, and no additional information has been provided it has been assumed that the site is not available in the short term.

Achievability

- 6.16 The Guidance states that 'a site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time'. This is a judgement about economic viability and the capacity of a developer to complete and sell the housing over a certain period.
- 6.17 Consideration of the achievability of each site has been based on a combination of market factors, cost factors and delivery factors. Where sites have planning permission for dwellings it has been assumed that the proposed development would be economically viable. This is on the basis that the applicant would have had to pay the planning fees and invest in the preparation of planning submissions and would only do this where the scheme could be built out economically or present an attractive proposition to the market where a site would be sold on after obtaining planning permission.

Achievability Assumptions

- 6.18 Where local knowledge suggests very high contamination levels e.g. a closed landfill the limited achievability of these sites has been noted and they have not been included in the deliverable supply.
- 6.19 Where a developer has been established as being involved in relation to a site it has generally been assumed to be achievable, unless information had been provided to the contrary. It was assumed that developer interest would increase the likelihood of a site being delivered within the plan period. This criteria was assessed from planning application submissions, questionnaire survey of outstanding planning permissions and staff knowledge from interaction with the industry and land owners.

How is Deliverability and Developability Determined?

- 6.20 Assessing the suitability, availability and achievability (including the economic viability of a site) has provided the information as to whether a site can be considered deliverable, developable or not currently developable for housing.
- 6.21 Footnote 11 of the NPPF states that 'to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans'.
- 6.22 Whilst Footnote 12 of the NPPF states that 'to be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.'
- 6.23 The guidance highlights that sites do not have to have planning permission or be allocated in the Development Plan to be considered deliverable. However, the Council will need to provide robust, up to date evidence to support their assertion of deliverability. It goes on to say that *'if there are no significant constraints to overcome such as infrastructure, sites not allocated within a development plan or without planning permission can be considered capable of being delivered within a five-year timeframe'*.
- 6.24 The following definitions have been used within this SHLAA to determine which category a site should be considered to fall into.
- 6.25 The definition of '**deliverable**' is that a site is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within five years and in particular that the development of the site is viable.

- A site is considered available for housing if (to the best of our knowledge) it is controlled by a housing developer, or the landowner has expressed an interest to sell or to develop the site.
- A site is considered suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.
- A site is considered viable for housing if there is a reasonable prospect that housing will be developed on the site. The viability of the site can be affected by market, cost and delivery factors.

6.26 The definition of **‘developable’** is that a site is in a suitable location for housing development and there should be a reasonable prospect that it will be available for development and could be viably developed at a specific point in time.

- A site is considered suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.
- A site is considered viable for housing if there is a reasonable prospect that housing will be developed on the site. The viability of the site can be affected by market, cost and delivery factors.
- Inclusion within the ‘developable’ category does not necessarily mean a site will move into the ‘deliverable’ category or that it will come forward for development. This may require a change in availability of the site; changes to the existing policy covering the site; or changes to the current viability of the scheme (for example improved technologies or improvements to the housing market).

6.27 The definition of ‘not currently developable’ is where it is not known when a site could be developed. This may be, for example, because one of the constraints to development is severe, and it is not known if or when it might be overcome.

Timescales and Rate of Development

6.28 The results of this assessment of suitability, availability and achievability have then been used to help to determine the timescale within which each site is capable of being developed.

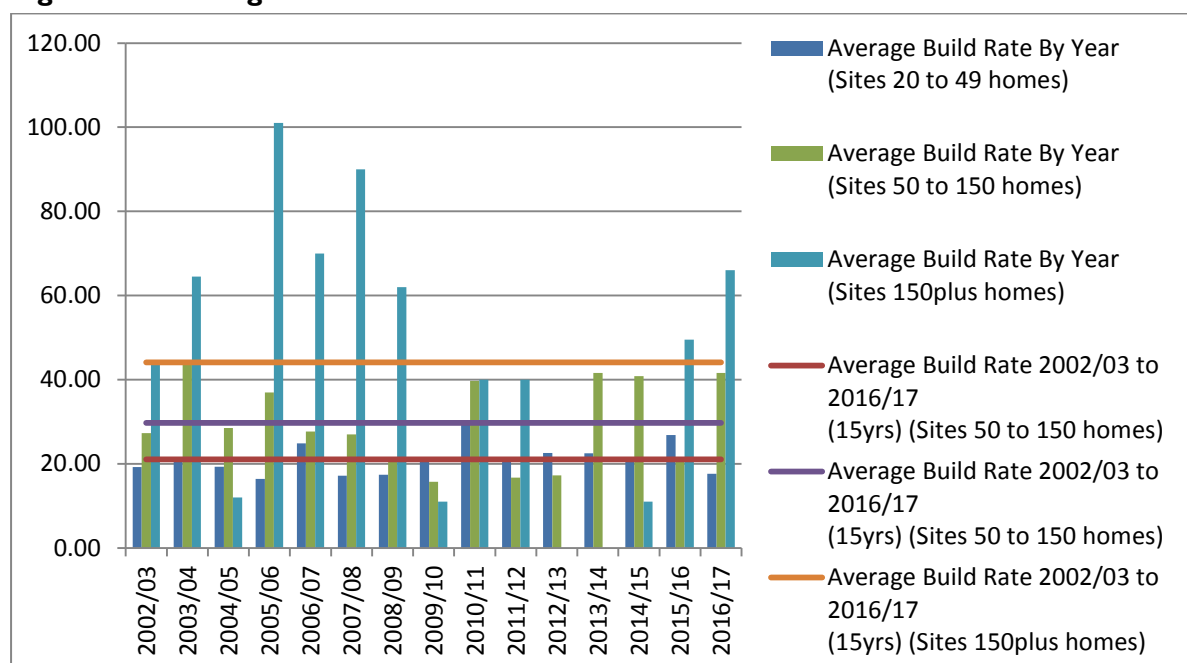
Standard Build Rates

6.29 In relation to the delivery of the sites within the Strategic Housing Land Availability Assessment it is proposed that a consistent approach is applied to all sites, dependent on the stage within the planning process and the size of the site. Alternative build rates will be considered where additional information has been provided or in line with any current planning permissions. The Guidance accepts that this is an appropriate method and that allowances should be made on larger sites for more than one developer to bring a site forward.

6.30 It is suggested that the build rates are kept under review, to make sure that they accurately reflect the current market situation. It is noted from a review of 6 of the major house builders⁷ delivery rates; (based on the 2011, 2012, 2013, 2014, 2015 and 2016 Annual Reports) that the average delivery of units per outlet has risen each year from 28.6 in 2011 up to 43.68 in 2016⁸, and it is expected to continue to improve in 2017 onwards.

6.31 Monitoring information 2002/3 to 2016/17 show that the average build rate for sites with between 20 and 49 homes is 21.09 each year, whilst the average build rate for sites of between 50 and 150 is 29.73 homes each year and for sites of more than 150 it is 44.11 homes each year. However, this is skewed by a couple of years without any sites of more than 150 dwellings being under construction, if these years are not counted the average is 50.9 dwellings. This is shown in Figure 6.1 below.

Figure 7.1: Average Build Rates in Halton 2002/3 to 2016/17



⁷ Redrow, Taylor Wimpey, Barratt Homes (including David Wilson Homes), Galliford Try (including Linden Homes), Bellway and Persimmon (including Charles Church and Westbury).

⁸ 30.5 units per outlet in 2012; 33.5 in 2013; 38.6 in 2014; and 41.22 in 2015

6.32 Monitoring information shows that lead-in times on recent examples e.g. Barrows Green, Sandymoor North and Glebe Farm, have shown that dwellings continue to be capable of being delivered in less than 18months from Full Permission.

6.33 This information has then been used to set standard build rates for use in the SHLAA.

Table 7.1: Standard Build Rates (based on market at 31st March 2017)					
Site Status		Site Size			Notes
		Less than 50	50 to 150	More than 150	
Under Construction	Lead in time	None	None	None	Build Rate applied to residual capacity.
	Build Rate (each year)	20	30	50	
Full Permission / Reserved Matters	Lead in time	1yr	1.5yr	2yr	
	Build Rate (each year)	20	30	50	
Outline Permission	Lead in time	1.5yrs	2yrs	2.5yrs	
	Build Rate (each year)	20	30	50	
Deliverable Sites without Permission	Lead in time	2yrs	2.5yrs	3yrs	
	Build Rate (each year)	20	30	50	
Developable Sites without Permission	Lead in time	7yrs	7.5yrs	8yrs	
	Build Rate (each year)	20	30	50	

7. Assessment of sites

7.1 The assessment sites tables are available within Appendix C, whilst the more detailed proformas for the sites with capacity for more than 10 dwellings can be found in Appendix A. The Summary tables from the appendices can be found below.

Table 7.1: Runcorn Summary									
	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
Sites Under Construction	247	163	56	28	0	494	0	0	0
Sites with Planning Permission (Full)	0	73	200	168	150	591	349	48	0
Sites with Planning Permission (Outline)	0	8	120	106	32	266	30	0	0
Sites without Planning Permission	0	0	249	443	385	1,077	2,449	319	271
Totals	247	244	625	745	567	2,428	2,828	367	271

Table 7.2: Widnes Summary									
	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
Sites Under Construction	134	113	74	26	0	347	0	0	0
Sites with Planning Permission (Full)	0	73	86	43	17	219	0	0	0
Sites with Planning Permission (Outline)	0	2	0	0	0	2	0	0	0

Sites without Planning Permission	0	19	88	17	0	124	555	0	0
Totals	134	207	248	86	17	692	555	0	0

Table 7.3: Overall Summary									
	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1 to 5	Years 6 to 10	Years 11 to 15	Years 16+
Sites Under Construction	381	276	130	54	0	841	0	0	0
Sites with Planning Permission (Full)	0	146	286	211	167	810	349	48	0
Sites with Planning Permission (Outline)	0	10	120	106	32	268	30	0	0
Sites without Planning Permission	0	19	337	460	385	1201	3004	319	271
Totals	381	451	873	831	584	3,120	3,383	367	271

8. Stage 3: Windfall Assessment

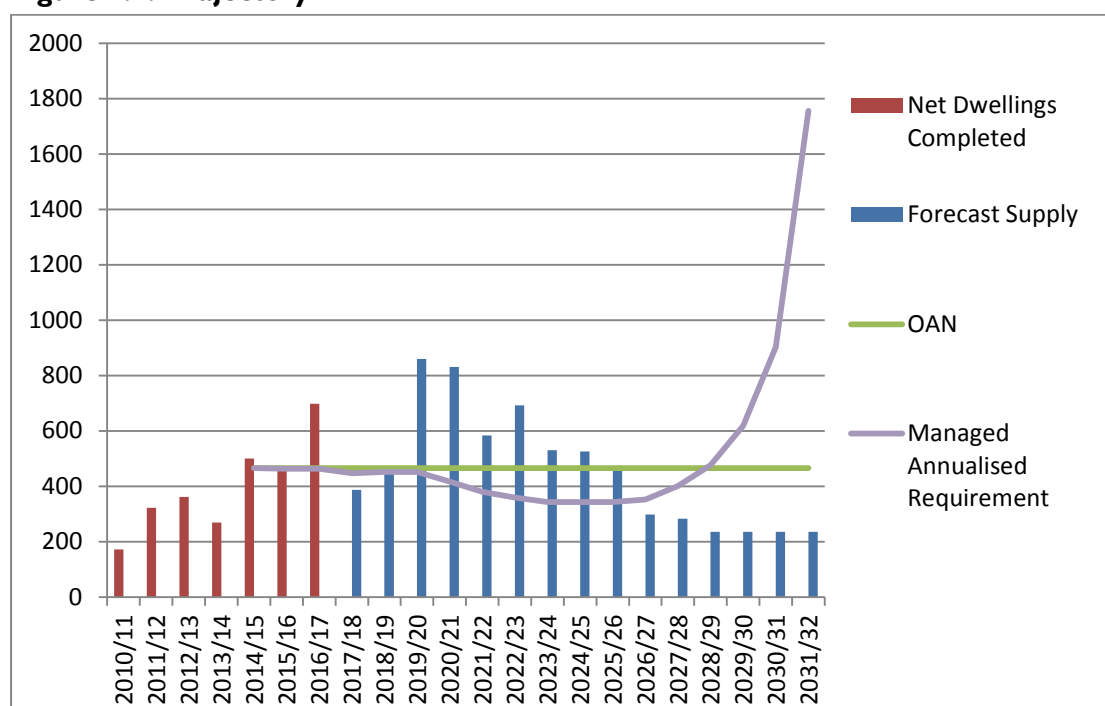
- 8.1 Both the Guidance and the NPPF make it clear that a windfall allowance may be justified in the 5-year supply if a local planning authority has compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. The NPPF defines windfall as *'Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available'*. However, the NPPF makes clear this windfall should not include residential gardens. It could however include large sites resulting from, for example, a factory closure or small sites such as a residential conversion or a new flat over a shop.
- 8.2 For the purposes of preparing this SHLAA and to avoid double counting of sites, windfall is also taken to mean sites that have not only not been identified in the Development Plan but also sites that have not been identified in the SHLAA in place at that time.
- 8.3 Windfall sites have historically contributed significantly to dwelling completions in Halton. Since the first SHLAA in 2008/09 the Council have had an average of 57.89 dwellings granted planning permission each year on sites that were not considered in the preceding SHLAA or the Development Plan (in place at that time) and were located on brownfield land, these sites are considered to be windfall. There has also been an average of 5.56 dwellings windfall losses; this is dwellings that had granted permission for change or use, conversion or demolition not been identified in the SHLAA or Development Plan. **This gives an average of 52.33 net dwellings in the housing supply from windfall each year.**
- 8.4 With a presumption in favour of sustainable development (when in accordance with the Development Plan), there is no reason to believe windfall would not continue to form a notable part of the overall supply of new housing.

9. Stage 4: Assessment Review

Assessment Review

- 9.1 There were 923 sites assessed as part of this SHLAA review with a potential capacity for 44,268 dwellings. Of these there are 127 sites with a potential capacity for 5,283 dwellings that are considered to be deliverable, with 3,120 of these dwellings capable of delivery in the first five years. There are an additional 139 sites that are considered to be developable; these have a potential capacity of 1,858 dwellings of which 1,789 are considered capable of delivery in years 6-10. The remainder of the sites assessed were considered not currently developable.
- 9.2 The graph below shows net dwelling gain since 2010 and the potential housing supply within the Borough over the next 15 years. The deliverable supply is calculated using the standard build rates used in the SHLAA assessment and has been plotted for each year until all of these sites have been completed. The 1,858 dwellings considered developable in the 6-15 year period have been averaged out during the period (2022/23 – 2031/32). This has been done, as there is much less certainty as to when these sites could come forward and they are likely to be guided by the market and the ability to address any constraints or availability issues that may have prevented them from being considered deliverable in the first instance.
- 9.3 The trajectory does not include sites that are proposed to be allocated within the Delivery and Allocations Local Plan. It is expected that once these are included the trajectory would look very different with a much lower managed annualised requirement.

Figure 9.1: Trajectory



Windfall

- 9.4 As highlighted in the previous section on average **52.33** net dwellings are added into the housing supply each year from windfall.

Slippage

- 9.5 To allow for some non-delivery of the sites identified within the supply that do not have planning permission a discount has been included in the supply.

Table 9.1: Housing Supply

	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
Sites Under Construction	381	276	130	54	0	841	0	0	0
Sites with Planning Permission	0	156	406	317	199	1078	379	48	0
Sites without Planning Permission	0	19	337	460	385	1201	3004	319	271
Discount	0	0	-33.7	-46	-38.5	-120.1	-300.4	-31.9	-27.1
Windfall	52.33	52.33	52.33	52.33	52.33	261.67	261.67	261.67	0
Totals	433.33	503.33	891.63	837.33	597.83	3,261.57	3,344.27	596.77	243.9

Housing Requirements

- 9.6 The Guidance states that 'housing requirement figures in up-to-date adopted Local Plans should be used as the starting point for calculating the five year supply'. It goes on to state that 'considerable weight should be given to housing requirement figures in adopted Local Plans, which have successfully passed through the examination process'. It does also say that where evidence in Local Plans has become outdated, and where there is no robust recent assessment of full housing needs, the household projections published by CLG should be used as the starting point.
- 9.7 Halton Core Strategy Local Plan states that '*a minimum of 9,930 net additional homes should be provided between 2010 and 2028 at an average rate of 552 dwellings per annum*'. This would suggest a 5-year supply requirement of 2,760 dwellings, however, this does not take account of any undersupply or oversupply, or the 5% or 20% buffer required by NPPF, considered later in this section.

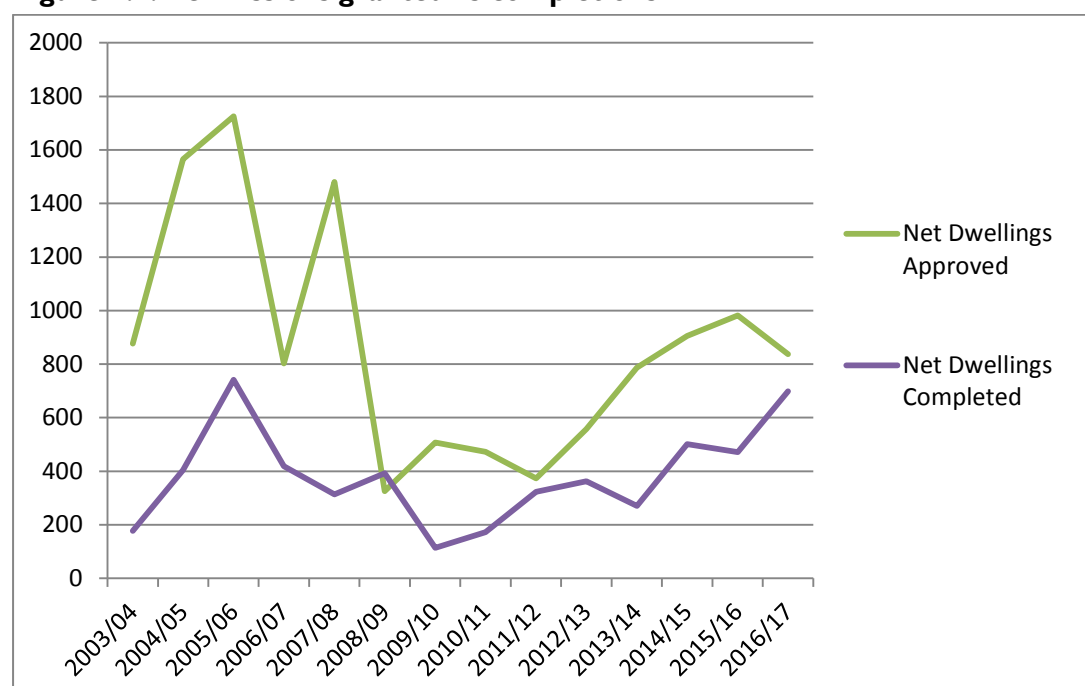
Housing Completions

- 9.8 As is shown in the Housing Monitoring information in Table 10.2 below, since the base date of the Halton Core Strategy there have been 2,732 net dwelling completions. This compares to a housing requirement of 3,864 net dwellings, creating a shortfall of 1,132 dwellings. However, the table also shows the overprovision against the Mid-Mersey SHMA OAN figure and the more recent CLG Planning for Homes consultation figure.

Table 9.2: Housing Monitoring – Dwelling Completions										
		Core Strategy (2010-2017)			Mid-Mersey SHMA (2014-2017)			CLG Planning for Homes (2016-2017)		
Year	Net Completions	Requirement	Difference	Cumulative difference	Requirement	Difference	Cumulative difference	Requirement	Difference	Cumulative difference
2010/11	171	552	-381	-381						
2011/12	317	552	-235	-616						
2012/13	340	552	-212	-828						
2013/14	229	552	-323	-1151						
2014/15	496	552	-56	-1207	466	30	30			
2015/16	480	552	-72	-1279	466	14	44			
2016/17	699	552	147	-1132	466	233	277	285	414	414
Total	2,732	3,864	-1,132		1,398	277		285	414	

9.9 Figure 10.2 shows the very significant drop in the numbers of dwellings given planning permission in 2008/09 when the national recession hit and the number of applications dropped away, and the related drop in completions in the period post 2008/09. However, it also shows the more recent increases in dwellings given planning permission as the market starts to pick up again and the latest years associated rise in dwelling completions. It is evident that the number of dwellings granted planning permission has exceeded numbers of dwellings completed in every year except 2008/09.

Figure 9.2: Permissions granted vs completions



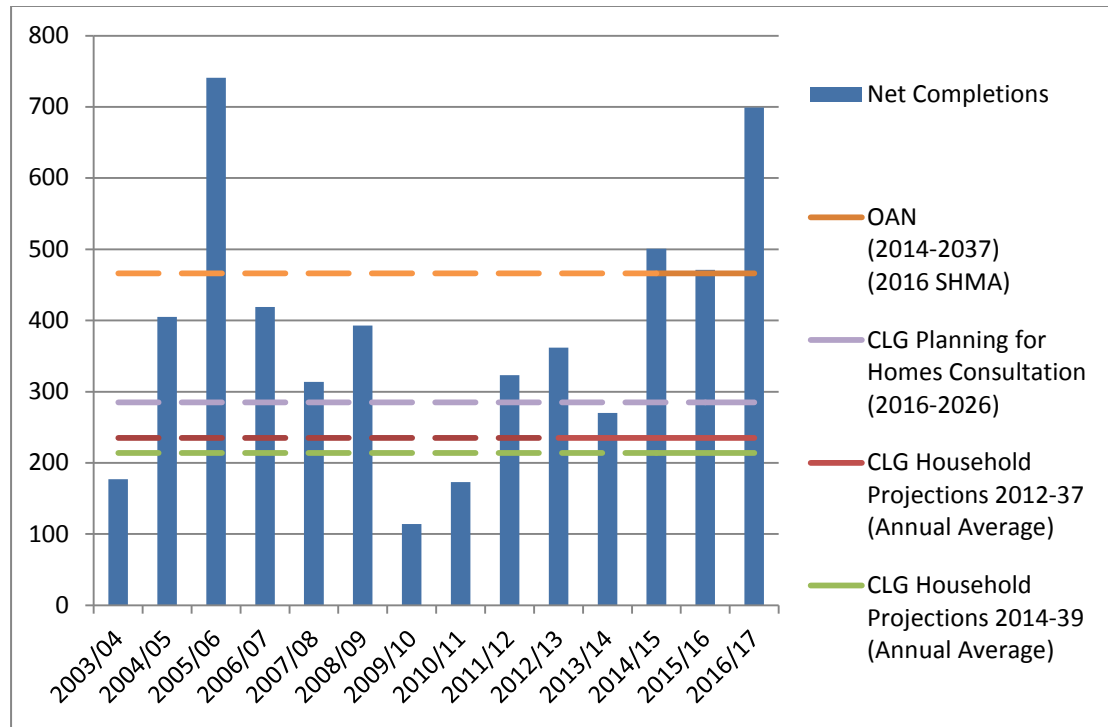
Sedgefield vs Liverpool

- 9.10 As a backlog in housing delivery has been identified through the housing monitoring information, it is necessary for the Council to consider how best to address this. There are two commonly accepted approaches known as 'Sedgefield' and 'Liverpool' methods, this came from the 'Land Supply Assessment Checks' document produced in May 2009 where the named authorities employed different methods to address their backlogs.
- 9.11 The 'Liverpool approach' is to seek to meet this backlog over the whole plan period. It is also known as the residual approach. The 'Sedgefield approach' is to front load the provision of this backlog within the first five years.
- 9.12 The Guidance suggests that 'local planning authorities should aim to deal with any undersupply within the first five years of the plan period where possible'. Therefore Halton will continue to use the Sedgefield method to calculate their 5-year housing rate.

Buffer

- 9.13 The NPPF states that local planning authorities should identify a supply of specific deliverable sites sufficient to provide five years' worth of housing, *'with an additional buffer 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land'*.
- 9.14 The Guidance states that 'the approach to identifying a record of persistent under delivery of housing involves questions of judgement for the decision maker'. It goes on to state that 'the assessment of a local delivery record is likely to be more robust if a longer view is taken, since this is likely to take account of the peaks and troughs of the housing market cycle'.
- 9.15 Halton will be using the 5% buffer as part of their calculations to reflect the identified over delivery against the Objectively Assessed Need set out in the 2016 SHMA.

Figure 9.3 Net Completions compared to CLG Household Projections, CLG Planning for Homes Consultation figure and the OAN



5-Year Housing Requirement

Based on the Objectively Assessed Need (from the 2016 Mid-Mersey SHMA)		
A	OAN (2014-2037)	10,718
B	OAN annual housing rate (=A/23years)	466
C	Five Year housing rate (=B x 5) (=466 x 5)	2,330
D	Actual Completions (2014/15 to 2016/17)	1,675
E	OAN expected Completions (B x 3) (=466 x 3)	1,398
F	Surplus / Shortfall in housing delivery (D – E) (=1,675-1,398)	+277
G	Five Year requirement(incorporating surplus/shortfall) (C-F) (=2,330-277)	2,053
H	Buffer (5%) (G x 5%) (=2,053 x 5%)	102.65
I	Five Year requirement incorporating surplus/shortfall and buffer (G+H) (=2,053+102.65)	2,156
J	Annual target for next 5 years (I / 5) (=2156/5)	431.13
K	Deliverable Supply	3,261
L	Housing Land Supply (K / J)	7.56 years supply

5-Year Housing Requirement

Based on the Indicative Housing Need (from the CLG Planning for Homes Consultation)		
A	OAN (2016-2026)	2,850
B	OAN annual housing rate (=A/10years)	285
C	Five Year housing rate (=B x 5) (=285 x 5)	1,425
D	Actual Completions (2016/17)	699
E	OAN expected Completions (B x 1) (=285 x 1)	285
F	Surplus / Shortfall in housing delivery (D – E) (=699-285)	+414
G	Five Year requirement(incorporating surplus/shortfall) (C-F) (=1,425-414)	1,011
H	Buffer (5%) (G x 5%) (=1,011 x 5%)	50.55
I	Five Year requirement incorporating surplus/shortfall and buffer (G+H) (=1,011+50.55)	1061.55
J	Annual target for next 5 years (I / 5) (=1061.55/5)	212.31
K	Deliverable Supply	3,261
L	Housing Land Supply (K / J)	15.36 years supply

10. Stage 5: Content Checklist

10.1 The Guidance suggests that the following list of outputs should be produced from the SHLAA to ensure consistency, accessibility and transparency:

Outputs	Where they can be found in the SHLAA
1. A list of all sites or broad locations considered, cross-reference to their locations on maps;	Table 6.2 to 6.10 provide a list of all sites considered alongside a reference number which can be used to locate the sites on Figures 5.1 and 5.2.
2. An assessment of each site or broad location, in terms of its suitability for development, availability and achievability including whether the site / broad location is viable, to determine whether a site is realistically expected to be developed and when;	Table 6.2 to 6.10 provide a list of all sites considered along with an assessment of their deliverability and the likely timescales. Further details are provided for sites with a capacity for 5 or more dwellings on the individual site proformas.
3. Contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;	Further details are provided for sites with a capacity for 5 or more dwellings on the individual site proformas.
4. The potential type and quantity of development that could be delivered on each site / broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;	Table 6.2 to 6.10 provide a list of all sites considered along with an assessment of their deliverability and the likely timescales. Further details are provided for sites with a capacity for 5 or more dwellings on the individual site proformas.
5. An indicative trajectory of anticipated development and consideration of associated risks.	An indicative trajectory is provided in Figure 8.1.

11. Gypsy and Traveller Accommodation

Reporting Requirements

- 11.1 Government's Planning Policy for Traveller Sites (August 2015) is separate to, but should be read in conjunction with the National Planning Policy Framework. This states (paragraph 4);
- 11.2 "Government's aims in respect of traveller sites are:
- *that local planning authorities should make their own assessment of need for the purposes of planning*
 - *to ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites*
 - *to encourage local planning authorities to plan for sites over a reasonable timescale*
 - *that plan-making and decision-taking should protect Green Belt from inappropriate development*
 - *to promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites*
 - *that plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective*
 - *for local planning authorities to ensure that their Local Plan includes fair, realistic and inclusive policies*
 - *to increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply*
 - *to reduce tensions between settled and traveller communities in plan-making and planning decisions*
 - *to enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure*
 - *for local planning authorities to have due regard to the protection of local amenity and local environment."*
- 11.3 Paragraph 9 states;
- "Local planning authorities should, in producing their Local Plan:
- *identify and update annually, a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets"*
- 11.4 Halton, together with Cheshire East, Cheshire West and Chester and Warrington Councils commissioned specialist consultants ORS to produce the Gypsy and Traveller Accommodation Needs Assessment (2014).
- 11.5 This quantified the current supply of pitches, the current number of households (including concealed households) and quantified the demand for additional pitches in five year periods. The demand for additional pitches is broken down into five year periods as set out in Figure 44 of the report, thus;

Extra Pitch Provision by Local Authority in 5 year periods

	2013-2018	2018-2023	2023-2028	Total
Identified requirement	12	6	7	25

Committed Supply (April 2017)

	2013-2018	2018-2023	2023-2028	Total
Completions	20			
Outstanding Permissions	0			
Total	20			

11.6 Since the completion of the GTAA report Halton has constructed an additional 12 residential pitches at Warrington Road, Runcorn. This is a Council run permanent site known as 'Canalside'. A permanent permission for a further 8 caravans was granted on appeal for the Ivy House site at Astmoor, Runcorn. Separately, the Council has also met its requirement for transit pitches with a site for 14 pitches.

11.7 The 'Canalside' and 'Ivy House' sites exceed the 5 year need set out in the GTAA to 2018, and significantly contribute to meeting the full need of 24 to 2028.

11.8 The Government requires that Council's identify specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets. The provision and delivery of the 'Canalside' and 'Ivy House' sites satisfy this requirement.

11.9 The GTAA identifies a total requirement for 25 pitches to 2028 (of which 20 have already been delivered). The Council has set out its intention to address the identified requirements for Gypsy and Traveller, as well as bricks and mortar housing through the Delivery and Allocations Plan which is currently being prepared.

11.10 The SHLAA identifies two further sites that are capable of delivering the remainder of the need identified in the GTAA to 2028:

Potential Traveller Sites	
Deliverable Sites	
SHLAA REF	TOTAL PITCHES
H1768	12
Developable Sites	
SHLAA REF	TOTAL PITCHES
H1769	7

11.11 In addition, tables 6.4 and 6.8 of this SHLAA report identify a total of 60 sites covering 212 Ha. that are considered 'deliverable' but are not yet committed for bricks and mortar housing,

whilst a further 147 sites covering an additional 152 Ha. are identified as 'developable' that again are not yet committed for bricks and mortar housing.

Appendix A: Site Proformas

Please see separate document

Appendix B: Site Maps

Please see separate document

Appendix C: Site Assessments

The following list of sites have been identified and assessed as potentially suitable, and are available and achievable or have a reasonable prospect of becoming available or achievable.

Runcorn

Table C.1: Runcorn Sites Under Construction

Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Dwellings	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
H1014	Land Off Beechwood Avenue	0.61	Greenfield	18	11	Deliverable	11	0	0	0	0	11	0	0	0
H1088	Lakeside, Castlefields Avenue East, Castlefields	4.45	Greenfield	79	12	Deliverable	12	0	0	0	0	12	0	0	0
H1091	Land to the north of Chester Road and east of Monks Way, Chester Road, Preston Brook	2.37	Greenfield	34	34	Deliverable	20	14	0	0	0	34	0	0	0
H1276	89 High Street	0.06	Brownfield	13	13	Deliverable	13	0	0	0	0	13	0	0	0
H1277	Old Quay, Mersey Road (aka The Deck)	2.12	Brownfield	466	178	Deliverable	50	50	50	28	0	178	0	0	0
H1631	Land to the south of Walsingham Drive, Sandymoor Phase 1	7.94	Greenfield	110	47	Deliverable	30	17	0	0	0	47	0	0	0
H1686	Land to the rear of 106 Ivy Street	0.1	Greenfield	1	1	Deliverable	1	0	0	0	0	1	0	0	0
H1784	The Old Bridgewater Centre, Castlefields Avenue North	0.36	Brownfield	20	18	Deliverable	18	0	0	0	0	18	0	0	0
H1790	74 High Street	0.01	Brownfield	2	2	Deliverable	2	0	0	0	0	2	0	0	0

H1793	Masonic Arms, Devonshire Place	0.03	Brownfield	4	4	Deliverable	-1	4	0	0	0	3	0	0	0
H1837	Sandymoor North Phase 1 (The Meadows), Land Off Wharford Road	9.11	Greenfield	219	104	Deliverable	50	50	4	0	0	104	0	0	0
H1947	Land east of Pine Road, Grangeway	0.89	Greenfield	42	42	Deliverable	20	20	2	0	0	42	0	0	0
H2081	Little Manor Farm, Summer Lane	0.05	Greenfield	1	1	Deliverable	1	0	0	0	0	1	0	0	0
H2087	Victoria House, Holloway Runcorn	0.46	Brownfield	28	28	Deliverable	20	8	0	0	0	28	0	0	0
				1037	495		247	163	56	28	0	494	0	0	0

Table C.2: Runcorn Sites with Full Planning Permission and Prior Approval

Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
H1028	Land To The Rear Of 54 The Underway	0.06	Greenfield	1	Deliverable	0	1	0	0	0	1	0	0	0
H1098	Land to south of Percival Lane (Old Town)	0.16	Brownfield	16	Deliverable	0	16	0	0	0	16	0	0	0
H1109	East Lane House, East Lane (aka The White House)	1.14	Brownfield	448	Deliverable	0	0	50	50	50	150	250	48	0
H1133	South Bank Hotel, 15 Lord Street	0.06	Brownfield	2	Deliverable	0	2	0	0	0	2	0	0	0
H1140	Panorama Hotel, Castle Road	0.22	Brownfield	13	Deliverable	0	13	0	0	0	13	0	0	0
H1201	Former DofE Offices, Castle View House, East Lane	1.53	Brownfield	241	Deliverable	0	0	50	50	50	150	38	0	0
H1268	Land Adjacent To 132 Halton Road	0.06	Brownfield	1	Deliverable	0	1	0	0	0	1	0	0	0
H1404	5 Holt lane	0.11	Brownfield	4	Deliverable	0	4	0	0	0	4	0	0	0
H1642	Manor Farm, Land to North of Manor Farm Road	0.53	Brownfield	18	Deliverable	0	-1	18	0	0	17	0	0	0
H1685	Land adjoining 5 Weston Road	0.06	Greenfield	1	Deliverable	0	1	0	0	0	1	0	0	0
H1756	Land between Keckwick Brook and West Coast Mainline, Sandymoor	14.06	Greenfield	205	Deliverable	0	0	50	50	50	150	55	0	0
H1843	Hilltop Farm, Windmill Lane	0.12	Greenfield	2	Deliverable	0	2	0	0	0	2	0	0	0
H2001	Site Of The Former Jolly Brewer, The Ridgeway	0.46	Brownfield	18	Deliverable	0	18	0	0	0	18	0	0	0
H2026	Grosvenor House, Northway	2.32	Brownfield	63	Deliverable	0	15	30	18	0	63	0	0	0
H2031	40 - 42 High Street (Roche House)	0.04	Brownfield	3	Deliverable	0	3	0	0	0	3	0	0	0

H2034	Land Between The Old Post Office And Rock Garth, Chester Road	0.12	Greenfield	2	Deliverable	0	2	0	0	0	2	0	0	0
H2035	Grangeway Court	0.53	Brownfield	6	Deliverable	0	-12	0	0	0	-12	6 ⁹	0	0
H2172	Adjacent to 19 Canalside Cottages, Chester Road	0.07	Brownfield	1	Deliverable	0	1	0	0	0	1	0	0	0
H2173	Whitehouse Farm, Barkers Hollow Road	0.36	Brownfield	3	Deliverable	0	3	0	0	0	3	0	0	0
H2176	54A Devonshire Place	0.01	Brownfield	1	Deliverable	0	1	0	0	0	1	0	0	0
H2178	36 - 38 Balfour Street	0.01	Brownfield	2	Deliverable	0	2	0	0	0	2	0	0	0
H2183	Land To The North West Of The Rookery, Hobb Lane	0.08	Greenfield	1	Deliverable	0	1	0	0	0	1	0	0	0
H2185	Morphany Cottage, Windmill Lane	0.03	Brownfield	2	Deliverable	0	-1	2	0	0	1	0	0	0
H2189	Land Off Murdishaw Avenue And Stockham Lane	3.16	Brownfield	1	Deliverable	0	1	0	0	0	1	0	0	0
				1,055		0	73	200	168	150	591	349	48	0

⁹ These 6 dwellings do not have permission, they are an assumed potential based on the standard density multiplier. The loss of 12 dwellings does have permission. The site has been recorded here for ease, rather than the record appearing twice in the document.

Table C.3: Runcorn Sites with Outline Planning Permission

Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
H1080	Picow Farm Road Playing Fields	1.9	Greenfield	62	Deliverable	0	0	30	30	2	62	0	0	0
H1085	Paramount Foods, Halton Road	3.71	Brownfield	53	Deliverable	0	0	30	23	0	53	0	0	0
H1178	Scout Headquarters, Pool Lane	0.06	Brownfield	3	Deliverable	0	3	0	0	0	3	0	0	0
H1674	The Bungalow, Sandy Lane, Preston Brook	0.1	Brownfield	2	Deliverable	0	2	0	0	0	2	0	0	0
H1733	Land at The Heath Business Park, Heath Road South (Site C)	4.26	Brownfield	53	Deliverable	0	0	30	23	0	53	0	0	0
H1962	Fomer Riverside College, Campus Drive	4	Brownfield	120	Deliverable	0	0	30	30	30	90	30	0	0
H2180	Land Between Windmill Farm And Windmill Farm Cottage, Windmill Lane	0.17	Greenfield	2	Deliverable	0	2	0	0	0	2	0	0	0
H2199	Barn To The Rear Of Morphany Cottage	0.08	Brownfield	1	Deliverable	0	1	0	0	0	1	0	0	0
				296		0	8	120	106	32	266	30	0	0

Table C.4 Runcorn Sites without Planning Permission

Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
H1001	Land adjacent to 39 Norton Village	0.03	Greenfield	1	Developable	0	0	0	0	0	0	1	0	0
H1002	Land adjacent to White Cottage, Northwich Road	0.06	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1003	Land at Gaunts Way	0.23	Greenfield	6	Developable	0	0	0	0	0	0	6	0	0
H1006	34 Runcorn Road	0.01	Brownfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1009	Land Adj. Woodfalls Farm, Stockham Lane	0.36	Greenfield	10	Developable	0	0	0	0	0	0	10	0	0
H1010	Land to the rear of Halton Station Road	0.81	Greenfield	21	Not currently	0	0	0	0	0	0	0	0	0

Table C.4 Runcorn Sites without Planning Permission														
Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
					developable									
H1011	Land off Southland Mews, Moughland Lane	0.42	Greenfield	15	Developable	0	0	0	0	0	0	14	0	0
H1015	Land Adjoining Holy Trinity Church, Trinity Street	0.06	Brownfield	2	Deliverable	0	0	2	0	0	2	0	0	0
H1024	Land at Grange Road North / Wicksten Drive	0.06	Brownfield	1	Developable	0	0	0	0	0	0	1	0	0
H1025	Land to south east of hospital site, Palacefields Avenue	0.12	Greenfield	4	Developable	0	0	0	0	0	0	4	0	0
H1029	Land to the rear of Pure Gym, Okell Street	0.15	Brownfield	6	Developable	0	0	0	0	0	0	6	0	0
H1032	Former bridge street p.f.s. / busway, Bridge Street	0.9	Brownfield	32	Deliverable	0	0	20	12	0	32	0	0	0
H1039	Webbs Garden Centre, Halton Road	0.18	Brownfield	5	Not currently developable	0	0	0	0	0	0	0	0	0
H1040	Land adjacent to 27 South Road (Dockside PH)	0.18	Brownfield	5	Not currently developable	0	0	0	0	0	0	0	0	0
H1043	Applications Port (Parliament) Emp 299/0, Mersey View	15.88	Brownfield	333	Not currently developable	0	0	0	0	0	0	0	0	0
H1075	Land to the west of 24 Highlands Road	0.43	Mixed	8	Not currently developable	0	0	0	0	0	0	0	0	0
H1076	Halton Sports, Murdishaw Avenue, Murdishaw	8.54	Greenfield	179	Not currently developable	0	0	0	0	0	0	0	0	0
H1077	Highways Agency Depot, Chester Road, Preston Brook	0.88	Brownfield	23	Developable	0	0	0	0	0	0	23	0	0
H1078	St.Chads School Field (Openspace)	3.43	Greenfield	82	Developable	0	0	0	0	0	0	75	7	0
H1079	Land to the south of Old Quay Street and Mason Street	1.46	Greenfield	39	Developable	0	0	0	0	0	0	39	0	0
H1081	TDG, Picow Farm Road	2.56	Brownfield	82	Not currently developable	0	0	0	0	0	0	0	0	0
H1082	Land to the south of Picow Farm Road	4.11	Brownfield	131	Not currently	0	0	0	0	0	0	0	0	0

Table C.4 Runcorn Sites without Planning Permission														
Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
					developable									
H1083	Land to the west of Stocham Lane, Palacefields Avenue	2.04	Greenfield	27	Developable	0	0	0	0	0	0	27	0	0
H1084	Land and buildings within the Queensway Loop	1.33	Brownfield	47	Not currently developable	0	0	0	0	0	0	0	0	0
H1086	Openspace Langdale Rd opp Cemetery	1.21	Greenfield	43	Not currently developable	0	0	0	0	0	0	0	0	0
H1087	Land to the east of the Astmoor Interchange	1.91	Greenfield	51	Developable	0	0	0	0	0	0	51	0	0
H1089	Clifton Road Allotment Gardens, Railway Triangle	2.37	Greenfield	57	Not currently developable	0	0	0	0	0	0	0	0	0
H1092	Land off Coronation Road, Coronation Road, Preston Brook	1.62	Greenfield	20	Developable	0	0	0	0	0	0	20	0	0
H1093	The Heath School & Playing Fields	11.51	Greenfield	241	Not currently developable	0	0	0	0	0	0	0	0	0
H1095	Holy Spirit Primary School Playing Fields	0.97	Greenfield	26	Not currently developable	0	0	0	0	0	0	0	0	0
H1096	Palacefields Community Park, The Glen	3.08	Greenfield	49	Developable	0	0	0	0	0	0	49	0	0
H1097	Land off Harrow Drive	0.83	Greenfield	22	Not currently developable	0	0	0	0	0	0	0	0	0
H1099	Land to the south of Crescent Row, Percival Lane	0.18	Brownfield	7	Not currently developable	0	0	0	0	0	0	0	0	0
H1100	Canal Walk, Halton Road Royal Navy Club	0.57	Brownfield	15	Not currently developable	0	0	0	0	0	0	0	0	0
H1101	Bridge Timber, Halton Road	0.16	Brownfield	4	Not currently developable	0	0	0	0	0	0	0	0	0
H1103	Land off Astmoor Bridge Lane, Castlefields	0.19	Greenfield	5	Developable	0	0	0	0	0	0	5	0	0
H1104	Former Polar Ford and surrounds, Victoria Road	1.44	Brownfield	20	Deliverable	0	0	20	0	0	20	0	0	0

Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6- 10	Years 11-15	Years 16+
H1105	Bold Street - Garage	0.06	Brownfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1106	Land between Runcorn Spur Road and the Bridgewater Expressway, Heath Road	1.82	Greenfield	65	Developable	0	0	0	0	0	0	65	0	0
H1107	Kwik Fit, Mersey Road	0.11	Brownfield	4	Not currently developable	0	0	0	0	0	0	0	0	0
H1108	Land adjacent to Runcorn Station Car Park, Picow Street	0.18	Brownfield	7	Developable	0	0	0	0	0	0	7	0	0
H1128	Land adj. to 18 Cholmondeley Road	0.01	Brownfield	1	Developable	0	0	0	0	0	0	1	0	0
H1129	Clifton Farm, Cholomondley Road	6.97	Greenfield	146	Not currently developable	0	0	0	0	0	0	0	0	0
H1130	Farming M56 Preston Brook (openspace)	0.72	Greenfield	19	Not currently developable	0	0	0	0	0	0	0	0	0
H1131	Surrey Street Garage, Surrey Street	0.2	Brownfield	8	Deliverable	0	0	8	0	0	8	0	0	0
H1134	Land to the rear of South Bank Hotel, Lord Street	0.03	Brownfield	3	Deliverable	0	0	1	0	0	1	0	0	0
H1137	Post Office block, 9 to 27 High Street	0.09	Brownfield	3	Not currently developable	0	0	0	0	0	0	0	0	0
H1138	Moore Primary School, Lindfield Close, Moore	1.41	Mixed	38	Not currently developable	0	0	0	0	0	0	0	0	0
H1142	Weston Village Rear of School Hse	0.14	Greenfield	4	Not currently developable	0	0	0	0	0	0	0	0	0
H1148	Land surrounding Hanover Court and the Telephone Exchange	1.06	Greenfield	15	Developable	0	0	0	0	0	0	15	0	0
H1149	The Lord Taverners & land adjacent, Palacefields Avenue, Brookvale	1.29	Greenfield	20	Developable	0	0	0	0	0	0	20	0	0

Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6- 10	Years 11-15	Years 16+
H1150	Land north of Beechwood Ave., east of Wood Lane and south of A533	0.98	Greenfield	26	Developable	0	0	0	0	0	0	26	0	0
H1151	Land south of Beechwood Ave. & north of M56	1.45	Greenfield	33	Developable	0	0	0	0	0	0	33	0	0
H1153	Behind Harrow Estates, Chester Road	0.29	Greenfield	8	Not currently developable	0	0	0	0	0	0	0	0	0
H1155	Former Polar Ford Second Hand Cars Site, Victoria Road	0.37	Brownfield	14	Deliverable	0	0	14	0	0	14	0	0	0
H1156	Bridgewater Foundry, Land north of former Polar Ford, south of canal, east of busway, Victoria Road	0.49	Brownfield	17	Not currently developable	0	0	0	0	0	0	0	0	0
H1159	Former Express Dairies Site, Sewell St / Perry St	0.66	Brownfield	17	Deliverable	0	0	17	0	0	17	0	0	0
H1162	Land to rear of 65-71 Norman Road	0.14	Brownfield	4	Not currently developable	0	0	0	0	0	0	0	0	0
H1166	Parking area land adjacent to 18 Sydney Street	0.28	Brownfield	8	Not currently developable	0	0	0	0	0	0	0	0	0
H1167	Parking area off Lydiate Lane	0.36	Brownfield	10	Not currently developable	0	0	0	0	0	0	0	0	0
H1169	Car park opposite No.49 South Parade	0.75	Brownfield	20	Not currently developable	0	0	0	0	0	0	0	0	0
H1170	Land to the north and east of 39 Sandy Lane	0.6	Brownfield	16	Not currently developable	0	0	0	0	0	0	0	0	0
H1171	Land to the rear of 13-27 Sandy Lane	0.28	Greenfield	8	Not currently developable	0	0	0	0	0	0	0	0	0
H1172	Land adjacent No.27 Stanley Street	0.03	Greenfield	1	Developable	0	0	0	0	0	0	1	0	0
H1175	Land between Malpas Road and the Heath School	0.34	Greenfield	10	Not currently developable	0	0	0	0	0	0	0	0	0
H1176	Rear of 117 Heath Road South	0.28	Greenfield	8	Developable	0	0	0	0	0	0	8	0	0

Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6- 10	Years 11-15	Years 16+
H1177	Site of former Rathbone Institute, Waterloo Road	0.65	Brownfield	23	Deliverable	0	0	0	0	0	0	23	0	0
H1179	Old Quay Street	0.03	Brownfield	1	Developable	0	0	0	0	0	0	1	0	0
H1180	Builders Yard, Runcorn Road	0.07	Brownfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1202	Pavillions, Sandy Lane	6.97	Mixed	146	Not currently developable	0	0	0	0	0	0	0	0	0
H1203	Rear of 16 to 20 Bold Street	0.05	Brownfield	2	Developable	0	0	0	0	0	0	2	0	0
H1212	Land north of Six Acre Lane	3.74	Greenfield	89	Not currently developable	0	0	0	0	0	0	0	0	0
H1213	Land to the west of Russell Road (Runcorn Youth Club)	1.06	Mixed	28	Not currently developable	0	0	0	0	0	0	0	0	0
H1216	Land between Weston Road and Weston Point Expressway (A557)	3.12	Greenfield	74	Not currently developable	0	0	0	0	0	0	0	0	0
H1217	Land south of Weston Primary School	1.18	Greenfield	31	Not currently developable	0	0	0	0	0	0	0	0	0
H1218	Land to west of Bankes Lane (Manor Farm Yard)	0.18	Greenfield	5	Not currently developable	0	0	0	0	0	0	0	0	0
H1223	Moss Lane Nursery	5.46	Mixed	114	Not currently developable	0	0	0	0	0	0	0	0	0
H1225	Land adj Promenade Caravan Park, Moss Lane	17.5	Greenfield	367	Not currently developable	0	0	0	0	0	0	0	0	0
H1226	Land to north of Warrington Road (Eastern parcel)	8.38	Greenfield	188	Not currently developable	0	0	0	0	0	0	0	0	0
H1227	Land south of Cholmondeley	11.56	Greenfield	242	Not currently developable	0	0	0	0	0	0	0	0	0
H1229	Land between 74 and 88 Weston Road	0.43	Greenfield	11	Not currently developable	0	0	0	0	0	0	0	0	0

Table C.4 Runcorn Sites without Planning Permission														
Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
H1230	Land at corner of Heath Road South and Cavendish Farm Road	0.3	Greenfield	9	Not currently developable	0	0	0	0	0	0	0	0	0
H1231	Land to the rear of Ashton Close and Heath Road South	2.13	Greenfield	51	Not currently developable	0	0	0	0	0	0	0	0	0
H1232	Runcorn Docks, Off Percival Lane	27.93	Brownfield	782	Not currently developable	0	0	0	0	0	0	0	0	0
H1233	Land to north of Preston Brook Marina	8.07	Greenfield	150	Deliverable	0	0	15	30	30	75	75	0	0
H1234	Land south of Rocksavage Expressway, north of Cholmondeley Road	2.32	Greenfield	55	Not currently developable	0	0	0	0	0	0	0	0	0
H1235	Land to the South of Pitts Heath Lane, Sandymoor	1.98	Greenfield	53	Not currently developable	0	0	0	0	0	0	0	0	0
H1236	Heathside Day Nursery, Heath Road South	0.31	Brownfield	9	Not currently developable	0	0	0	0	0	0	0	0	0
H1239	Land to the south of Crown Gate	1.35	Brownfield	48	Not currently developable	0	0	0	0	0	0	0	0	0
H1243	Land between Castlefields Avenue North, Central Expressway and Bridgewater Canal	3.32	Greenfield	79	Not currently developable	0	0	0	0	0	0	0	0	0
H1250	Daresbury Sci Tech, Keckwick Lane	2.72	Greenfield	65	Not currently developable	0	0	0	0	0	0	0	0	0
H1258	Land to the north of Brookvale Avenue North	0.75	Greenfield	20	Developable	0	0	0	0	0	0	20	0	0
H1260	Land adj Norton Water Tower, Norton Lane	0.61	Greenfield	2	Developable	0	0	0	0	0	0	2	0	0
H1261	Stockham Country Club, Stockham Lane	0.06	Brownfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1265	48 - 50 Church Street	0.03	Brownfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1266	2 Edgerton Street	0.01	Brownfield	0	Not currently developable	0	0	0	0	0	0	0	0	0

Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6- 10	Years 11-15	Years 16+
H1272	Land adj. to 1 Norton Tower Cottage, Norton Lane	0.11	Greenfield	4	Developable	0	0	0	0	0	0	4	0	0
H1278	Former Coach House, Perry Street / Sewell Street	0.02	Brownfield	1	Deliverable	0	0	1	0	0	1	0	0	0
H1279	St Faiths Mission Church, Hill Top Road	0.09	Brownfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1285	35 Irwell Lane	0.08	Brownfield	3	Developable	0	0	0	0	0	0	3	0	0
H1288	Land at 79 - 83 High Street, Runcorn Old Town	0.24	Brownfield	9	Developable	0	0	0	0	0	0	9	0	0
H1294	57 High Street	0.03	Brownfield	1	Developable	0	0	0	0	0	0	1	0	0
H1295	Closed Garage and Forecourt, Public Hall Street	0.06	Brownfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1296	Taylor's Row, Halton Road	0.12	Brownfield	3	Not currently developable	0	0	0	0	0	0	0	0	0
H1297	Adjacent 15 Pool Lane	0.07	Greenfield	2	Developable	0	0	0	0	0	0	2	0	0
H1298	Land off Hankey Street	0.2	Mixed	4	Deliverable	0	0	4	0	0	4	0	0	0
H1299	34 Ashridge Street (Openspace)	0.06	Greenfield	2	Developable	0	0	0	0	0	0	2	0	0
H1301	Land between ULockIt and Bridgewater Canal	0.97	Brownfield	26	Not currently developable	0	0	0	0	0	0	0	0	0
H1302	Block Of Terraces 1 To 22 Portland Street	0.06	Greenfield	2	Developable	0	0	0	0	0	0	2	0	0
H1303	Land to the east of Kestrel's Way	1.61	Brownfield	29	Developable	0	0	0	0	0	0	29	0	0
H1304	Land Adjacent to Weston House, Bankes Lane, Weston	0.39	Greenfield	11	Not currently developable	0	0	0	0	0	0	0	0	0
H1305	6 8 And 10 Cheshyres Lane	0.16	Greenfield	4	Not currently developable	0	0	0	0	0	0	0	0	0
H1306	Land adjacent to 7 Sandy Lane	0.53	Brownfield	14	Not currently developable	0	0	0	0	0	0	0	0	0

Table C.4 Runcorn Sites without Planning Permission														
Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
H1313	Land to the north of Teva Pharmaceuticals, Chester Road, Whitehouse	2.29	Brownfield	54	Not currently developable	0	0	0	0	0	0	0	0	0
H1315	Land adjacent to Brindley Road and Astmoor Road	0.96	Brownfield	25	Not currently developable	0	0	0	0	0	0	0	0	0
H1326	Land to the east of Weston Road	1.84	Mixed	49	Not currently developable	0	0	0	0	0	0	0	0	0
H1332	Land off Runcorn Docks Road between Weston Point Expressway and Rail Line	2.02	Brownfield	32	Not currently developable	0	0	0	0	0	0	0	0	0
H1335	Former Crosville Site & Land around Leiria Way	2.92	Brownfield	93	Not currently developable	0	0	0	0	0	0	0	0	0
H1339	Land to the north of Roehampton Drive	1.23	Brownfield	44	Not currently developable	0	0	0	0	0	0	0	0	0
H1340	Land Opposite Speakman Cottages, Clifton Road	0.11	Brownfield	3	Not currently developable	0	0	0	0	0	0	0	0	0
H1341	Old Petrol Station Garage, Cavendish Farm Road	0.12	Brownfield	3	Not currently developable	0	0	0	0	0	0	0	0	0
H1358	3 Verbena Close	0.1	Greenfield	3	Not currently developable	0	0	0	0	0	0	0	0	0
H1359	15 Kingfisher Close	0.05	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1400	51 Main Street	0.03	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1401	59 Main Street	0.12	Greenfield	4	Not currently developable	0	0	0	0	0	0	0	0	0
H1402	50 The Underway	0.04	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1403	Old Chapel Cottage, Main Street	0.23	Greenfield	9	Not currently developable	0	0	0	0	0	0	0	0	0

Table C.4 Runcorn Sites without Planning Permission														
Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
H1405	6 Stockham Close	0.07	Greenfield	2	Developable	0	0	0	0	0	0	2	0	0
H1406	16 The Underway	0.03	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1407	37 Main Street	0.05	Greenfield	1	Developable	0	0	0	0	0	0	1	0	0
H1408	The Old Hall, The Common	0.14	Greenfield	5	Not currently developable	0	0	0	0	0	0	0	0	0
H1409	41 Riversdale Road	0.06	Greenfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1477	20a Downs Road	0.07	Greenfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1478	39 Kingsley Crescent	0.06	Greenfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1479	9 Whitby Road	0.04	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1480	43 Whitby Road	0.05	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1481	15 Rydal Grove	0.03	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1482	27 Beech Road	0.02	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1509	58 Stenhills Crescent	0.08	Greenfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1510	7 Halton Court	0.02	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1511	136 Halton Road	0.09	Greenfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1512	5 Quarry Close	0.04	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1513	10 Marina Grove	0.02	Greenfield	0	Not currently	0	0	0	0	0	0	0	0	0

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					developable									
H1514	19 Claremont Road	0.05	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1515	15 Stenhills Crescent	0.05	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1516	13 Kent Grove	0.05	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1517	66 Stonehills Lane	0.04	Brownfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1518	22 Clifton Road	0.08	Greenfield	2	Developable	0	0	0	0	0	0	2	0	0
H1519	Land to the rear of 11-19 Weston Road	0.22	Greenfield	8	Not currently developable	0	0	0	0	0	0	0	0	0
H1520	29 Weston Road	0.11	Greenfield	4	Not currently developable	0	0	0	0	0	0	0	0	0
H1521	22 Perrin Avenue	0.03	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1522	12 Lancaster Avenue	0.03	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1523	141 Sandy Lane	0.02	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1524	Land south of 2 Russell Road	0.05	Brownfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1525	Land to the rear of 32-38 Weston Road	0.33	Greenfield	9	Not currently developable	0	0	0	0	0	0	0	0	0
H1526	Gardens to the rear of 33-43 Weston Road	0.18	Greenfield	5	Not currently developable	0	0	0	0	0	0	0	0	0
H1527	83 Weston Road	0.06	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1528	88 Weston Road	0.09	Greenfield	2	Not currently	0	0	0	0	0	0	0	0	0

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					developable									
H1529	32 Weston Road	0.03	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1530	Land to the rear of 78 Oxford Road and 71 Moughland Lane	0.18	Greenfield	5	Not currently developable	0	0	0	0	0	0	0	0	0
H1531	26 RILEY DRIVE	0.04	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1532	Land to the rear of 8-18 Moughland Lane	0.39	Greenfield	15	Not currently developable	0	0	0	0	0	0	0	0	0
H1533	Land to the rear of 25-39 Highlands Road	0.16	Greenfield	6	Not currently developable	0	0	0	0	0	0	0	0	0
H1534	31 Maryhill Road	0.1	Greenfield	3	Not currently developable	0	0	0	0	0	0	0	0	0
H1535	181 Heath Road	0.03	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1536	Gardens to 159-167 Heath Road	0.28	Greenfield	8	Not currently developable	0	0	0	0	0	0	0	0	0
H1538	6 BEAUFORT CLOSE	0.1	Greenfield	3	Not currently developable	0	0	0	0	0	0	0	0	0
H1539	Gardens to the rear of 14-20 Heath Road South	0.15	Greenfield	4	Not currently developable	0	0	0	0	0	0	0	0	0
H1540	19 Weston Crescent	0.07	Greenfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1541	37 Weston Crescent	0.06	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1542	10 Cresta Drive	0.02	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1543	38 Tildsley Crescent	0.05	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0

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H1544	Paddock adjacent to 38 Clifton Road	0.38	Greenfield	11	Developable	0	0	0	0	0	0	11	0	0
H1545	30 Clifton Road	0.06	Greenfield	1	Developable	0	0	0	0	0	0	1	0	0
H1547	14 Beaufort Close	0.04	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1548	Gardens to the rear of 13-21 Malpas Road	0.19	Greenfield	5	Not currently developable	0	0	0	0	0	0	0	0	0
H1549	43 Malpas Road	0.06	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1550	14 Lynn Close	0.05	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1551	55 Clifton Road	0.05	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1552	7 Tarvin Close	0.04	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1553	29 Bunbury Drive	0.03	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1554	Gardens to the rear of properties on Clifton Road	0.47	Greenfield	12	Not currently developable	0	0	0	0	0	0	0	0	0
H1555	118 CLIFTON ROAD	0.07	Greenfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1556	Land to the rear of 128-150 Sandy Lane	0.21	Greenfield	6	Not currently developable	0	0	0	0	0	0	0	0	0
H1590	Land to the rear of 18-26 Weston Road	0.17	Greenfield	5	Not currently developable	0	0	0	0	0	0	0	0	0
H1591	28 Hazel Avenue	0.03	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1592	27 Hazel Avenue	0.03	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1593	92 Roscoe Crescent	0.11	Greenfield	3	Not currently	0	0	0	0	0	0	0	0	0

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					developable									
H1594	33 Castner Avenue	0.02	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1595	50 Sandy Lane	0.11	Greenfield	3	Not currently developable	0	0	0	0	0	0	0	0	0
H1596	65 South Parade	0.03	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1597	85 Russell Road	0.02	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1598	79 Russell Road	0.05	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1599	32 Hale View	0.11	Greenfield	3	Not currently developable	0	0	0	0	0	0	0	0	0
H1600	Land at rear of 12 Crofton Road	0.04	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1601	2 Norton Village	0.03	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1602	Gardens to the rear of 2-12 Norton Village	0.27	Greenfield	10	Not currently developable	0	0	0	0	0	0	0	0	0
H1616	Car park north of High Street, Land Adjacent to 78 High Street	0.25	Brownfield	10	Not currently developable	0	0	0	0	0	0	0	0	0
H1617	Land to rear of Post Office block, High Street	0.13	Brownfield	5	Not currently developable	0	0	0	0	0	0	0	0	0
H1622	Car Park between High Street and Bridgewater Canal	0.72	Brownfield	26	Developable	0	0	0	0	0	0	26	0	0
H1628	Land between Rail Line, Bridgewater Canal and Keckwick Lane	1.99	Greenfield	53	Not currently developable	0	0	0	0	0	0	0	0	0
H1629	East of Delph Lane	6.55	Greenfield	137	Developable	0	0	0	0	0	0	75	62	0

Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6- 10	Years 11-15	Years 16+
H1630	Land between Rail Line, Bridgewater Canal and Delph Lane South	13.01	Greenfield	273	Deliverable	0	0	0	50	50	100	173	0	0
H1632	Lilac Crescent	0.08	Brownfield	2	Developable	0	0	0	0	0	0	2	0	0
H1638	Thomas Street	0.09	Brownfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1639	Land to the rear of properties on Stenhills Crescent	0.21	Brownfield	6	Not currently developable	0	0	0	0	0	0	0	0	0
H1641	Land to the south of Stockham Lane (1)	1.18	Greenfield	31	Developable	0	0	0	0	0	0	31	0	0
H1645	54 Spark Lane	0.11	Brownfield	3	Not currently developable	0	0	0	0	0	0	0	0	0
H1647	Former Esso Garage, Bridge Street	0.1	Brownfield	4	Developable	0	0	0	0	0	0	4	0	0
H1648	Land to the south of Stalbridge Drive, Sandymoor	2.47	Greenfield	59	Deliverable	0	0	15	30	14	59	0	0	0
H1653	Land to north of A533; south of Brookvale Childrens' Centre, Ridding Lane	1.37	Greenfield	36	Not currently developable	0	0	0	0	0	0	0	0	0
H1654	Town Park - north west of Palace Fields Avenue, Brookvale	4.51	Greenfield	79	Not currently developable	0	0	0	0	0	0	0	0	0
H1655	Land north of Palace Fields Avenue	2.36	Greenfield	20	Not currently developable	0	0	0	0	0	0	0	0	0
H1660	Land to the rear of 1 Cornwall Avenue	0.06	Brownfield	2	Developable	0	0	0	0	0	0	2	0	0
H1662	Car park St Edwards Church, Ivy Street	0.09	Brownfield	3	Not currently developable	0	0	0	0	0	0	0	0	0
H1663	Land adj. to 10 Campbell Avenue	0.06	Greenfield	1	Developable	0	0	0	0	0	0	1	0	0
H1664	Heath Road South	0.04	Brownfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1665	Coombe Drive	0.04	Greenfield	1	Developable	0	0	0	0	0	0	1	0	0

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H1666	Land at rear of Maple Avenue	0.12	Greenfield	3	Not currently developable	0	0	0	0	0	0	0	0	0
H1667	Ingleton Grove	0.08	Greenfield	2	Developable	0	0	0	0	0	0	2	0	0
H1668	Bentwick Street	0.02	Brownfield	1	Developable	0	0	0	0	0	0	1	0	0
H1669	Fieldsway	0.1	Greenfield	3	Not currently developable	0	0	0	0	0	0	0	0	0
H1670	Lamsickle Lane	0.05	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1671	Preston Brook Marina, Marina Lane	6.63	Brownfield	112	Deliverable	0	0	15	30	25	70	0	0	0
H1675	Rear Stokesay, Off Gorsewell Lane	0.1	Greenfield	3	Developable	0	0	0	0	0	0	3	0	0
H1678	Barkers Hollow Road	4.67	Greenfield	112	Not currently developable	0	0	0	0	0	0	0	0	0
H1682	Daresbury Hall, Daresbury Lane	7.19	Mixed	31	Deliverable	0	0	20	11	0	31	0	0	0
H1687	Glenda Hill Theatreworks (The Dray Former PH), Mullion Close	0.19	Brownfield	2	Deliverable	0	0	2	0	0	2	0	0	0
H1688	1 Pipestrelle Barn, Chester Road	0.03	Brownfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1691	Peva Petrol Station & Garage, Halton Brow Road	0.21	Brownfield	6	Not currently developable	0	0	0	0	0	0	0	0	0
H1696	Land adjacent to 90 Weston Road	0.25	Brownfield	7	Not currently developable	0	0	0	0	0	0	0	0	0
H1698	Land to the east of Chester Road, Daresbury	7.58	Greenfield	161	Not currently developable	0	0	0	0	0	0	0	0	0
H1714	The Heath, Heath Road South (Site D)	1.74	Brownfield	46	Deliverable	0	0	20	20	6	46	0	0	0
H1718	Land off Birch Road	0.78	Greenfield	21	Developable	0	0	0	0	0	0	21	0	0
H1735	Land at Beechwood Avenue (South of Whimbrel Close)	0.85	Greenfield	10	Deliverable	0	0	10	0	0	10	0	0	0

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H1736	Garages off Surrey Street	0.06	Brownfield	3	Developable	0	0	0	0	0	0	3	0	0
H1746	Land between the expressway and the Bridgewater Canal and to the west of Norton Priory	12.48	Greenfield	262	Deliverable	0	0	0	50	50	100	162	0	0
H1748	Land adjacent to Sandymoor Community Centre	1.35	Mixed	34	Developable	0	0	0	0	0	0	34	0	0
H1751	Land to the East of Village Street, Sandymoor	4.36	Greenfield	104	Deliverable	0	0	15	30	30	75	29	0	0
H1758	Sandymoor 17A	0.69	Greenfield	18	Deliverable	0	0	18	0	0	18	0	0	0
H1759	Crows Nest Farm, Central Housing Area 2, Delph Lane West	18.58	Greenfield	300	Deliverable	0	0	0	50	50	100	200	0	0
H1760	Land adjacent to J12 of M56, Rocksavage Expressway	1.53	Greenfield	41	Not currently developable	0	0	0	0	0	0	0	0	0
H1761	Land between the expressway and Astmoor Industrial Estate	2.31	Mixed	55	Not currently developable	0	0	0	0	0	0	0	0	0
H1763	Land between Daresbury Expressway and Manor Park Avenue, Manor Park	1.72	Greenfield	46	Developable	0	0	0	0	0	0	46	0	0
H1764	Land To The South West Of Junction Between Newton Lane And Chester Road (Ponderosa Caravan Park)	0.78	Mixed	21	Not currently developable	0	0	0	0	0	0	0	0	0
H1765	Land between Rocksavage Way and the expressway	1.44	Greenfield	38	Not currently developable	0	0	0	0	0	0	0	0	0
H1766	Land adjacent to Slip Road	0.3	Greenfield	9	Not currently	0	0	0	0	0	0	0	0	0

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					developable									
H1768	Land to north of Warrington Road (Western Parcel)	0.88	Greenfield	24	Deliverable Potential Gypsy and Traveller Site	0	0	0	0	12 ¹⁰	0	0	0	0
H1769	Land on Warrington Road adjacent to the Wastewater Treatment Plant	2.28	Greenfield	54	Developable Potential Gypsy and Traveller Site	0	0	0	0	0	0	0	7 ¹¹	0
H1770	Land adjacent to Daresbury Expressway and Slip Road, Manor Park Avenue, Manor Park	1.17	Greenfield	31	Not currently developable	0	0	0	0	0	0	0	0	0
H1781	Land adjacent to Tunnel Top Cottage, Northwich Road, Dutton	0.1	Greenfield	1	Deliverable	0	0	1	0	0	1	0	0	0
H1804	Daresbury Dental Academy and surrounds, Chester Road	5.38	Greenfield	112	Not currently developable	0	0	0	0	0	0	0	0	0
H1807	The Fiddlers Three PH, The Butts (Pendennis Court), Castlefields	0.13	Brownfield	3	Deliverable	0	0	3	0	0	3	0	0	0
H1808	Land to the rear of Gaunts Way	1.88	Mixed	67	Developable	0	0	0	0	0	0	67	0	0
H1810	72 Halton Road (Wicksten Cottage)	0.01	Brownfield	1	Developable	0	0	0	0	0	0	1	0	0
H1828	Land North of Daresbury Lane	6.49	Greenfield	136	Not currently developable	0	0	0	0	0	0	0	0	0

¹⁰ Gypsy and Traveller Pitches¹¹ Gypsy and Traveller Pitches

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H1829	Land South of Daresbury Lane	1.79	Greenfield	48	Not currently developable	0	0	0	0	0	0	0	0	0
H1830	Land at Chester Road (South)	1.99	Greenfield	53	Not currently developable	0	0	0	0	0	0	0	0	0
H1834	Land between 16-30 Woodall Drive and Heath Road	0.36	Greenfield	10	Not currently developable	0	0	0	0	0	0	0	0	0
H1835	The Heath Business & Technical Park, North of Heath Road (Site A)	3.04	Greenfield	72	Not currently developable	0	0	0	0	0	0	0	0	0
H1836	The Heath Business & Technical Park, North of Heath Road (Site B)	1.94	Greenfield	52	Not currently developable	0	0	0	0	0	0	0	0	0
H1909	Woodland to the Rear of Bridgewater Grange, Aston Lane North / Bridgewater Grange	2.19	Greenfield	52	Not currently developable	0	0	0	0	0	0	0	0	0
H1910	Land between Chester Road and the Rail Line	2.35	Greenfield	56	Not currently developable	0	0	0	0	0	0	0	0	0
H1911	Land between Murdishaw Avenue and the M56	5.49	Greenfield	153	Not currently developable	0	0	0	0	0	0	0	0	0
H1912	Land to the south of Dukes Wharf, Murdishaw Avenue, Murdishaw	2.44	Greenfield	78	Not currently developable	0	0	0	0	0	0	0	0	0
H1913	Wharford Farm, Red Brow Lane	18.82	Greenfield	300	Deliverable	0	0	0	50	50	100	200	0	0
H1914	Land between St Berteline's School and the busway, Norton Lane	5.02	Greenfield	140	Not currently developable	0	0	0	0	0	0	0	0	0
H1916	Land between The Office Village, Daresbury Park and Bridgewater Canal	23.45	Greenfield	492	Not currently developable	0	0	0	0	0	0	0	0	0
H1917	Land adjacent to the Office Village, Daresbury Park, Daresbury	1.93	Greenfield	52	Not currently developable	0	0	0	0	0	0	0	0	0

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H1918	Land between Daresbury Park and Bridgewater Canal	10.76	Greenfield	225	Not currently developable	0	0	0	0	0	0	0	0	0
H1919	Land between Delph Lane and Daresbury Sci Tech	2.28	Greenfield	54	Not currently developable	0	0	0	0	0	0	0	0	0
H1920	Daresbury Firs, Keckwick Lane, Daresbury	20.87	Greenfield	438	Not currently developable	0	0	0	0	0	0	0	0	0
H1921	Land between Rail Line, Bridgewater Canal and Keckwick Lane North	1.21	Greenfield	32	Developable	0	0	0	0	0	0	32	0	0
H1923	Land to the south of Otterburn Lane	1.88	Greenfield	50	Not currently developable	0	0	0	0	0	0	0	0	0
H1924	Land between Windmill Hill Avenue and Bridgewater Canal	0.99	Mixed	26	Not currently developable	0	0	0	0	0	0	0	0	0
H1927	Land to the rear of Beechmoor and Hollybank	12.62	Greenfield	264	Not currently developable	0	0	0	0	0	0	0	0	0
H1928	Land south of Manor Farm, Runcorn Road	1.7	Greenfield	45	Not currently developable	0	0	0	0	0	0	0	0	0
H1929	Land to the east of Runcorn Road	4.45	Greenfield	106	Not currently developable	0	0	0	0	0	0	0	0	0
H1930	Moore Meadows South	1.44	Greenfield	38	Not currently developable	0	0	0	0	0	0	0	0	0
H1931	Moore Meadows at Six Acre Lane	2.56	Greenfield	61	Not currently developable	0	0	0	0	0	0	0	0	0
H1932	Land off Blackheath Lane (Manor Park 3), Manor Park	2.62	Greenfield	128	Not currently developable	0	0	0	0	0	0	0	0	0
H1933	Woodland to north of Manor Farm Road	6.88	Greenfield	144	Not currently developable	0	0	0	0	0	0	0	0	0
H1934	Land to north of Manor Farm Road, Manor Park ii site	1.12	Greenfield	30	Not currently developable	0	0	0	0	0	0	0	0	0

Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6- 10	Years 11-15	Years 16+
H1935	Land to north of Manor Farm Road	0.87	Greenfield	23	Not currently developable	0	0	0	0	0	0	0	0	0
H1936	Land south of Tudor Road	1.26	Greenfield	33	Not currently developable	0	0	0	0	0	0	0	0	0
H1937	Land north of Tudor Road	1.11	Brownfield	29	Not currently developable	0	0	0	0	0	0	0	0	0
H1938	Land at Domino Street, south of Warrington Road	0.17	Brownfield	5	Not currently developable	0	0	0	0	0	0	0	0	0
H1939	Haddocks Wood, Warrington Road, Astmoor / Manor Park	11.93	Greenfield	250	Not currently developable	0	0	0	0	0	0	0	0	0
H1940	Woodland between Astmoor Road and former Busway	1.45	Greenfield	39	Not currently developable	0	0	0	0	0	0	0	0	0
H1941	Arkwright Court and Car Park, Astmoor	1.45	Brownfield	39	Not currently developable	0	0	0	0	0	0	0	0	0
H1942	Land off Brindley Road and Arkwright Road	6.78	Brownfield	142	Not currently developable	0	0	0	0	0	0	0	0	0
H1943	Land between Astmoor Road and the busway, Astmoor	3.12	Mixed	75	Not currently developable	0	0	0	0	0	0	0	0	0
H1945	The Grange School Playing Fields	5.29	Greenfield	111	Not currently developable	0	0	0	0	0	0	0	0	0
H1946	Former Stenhills Quarry	5.87	Greenfield	123	Not currently developable	0	0	0	0	0	0	0	0	0
H1948	Halton Lodge Primary School Playing Fields, Grangeway	0.96	Greenfield	25	Not currently developable	0	0	0	0	0	0	0	0	0
H1949	Land south of Cholmondeley Road, Rocksavage	6.56	Greenfield	137	Not currently developable	0	0	0	0	0	0	0	0	0
H1951	Land Adj. to Woodfalls Farm	0.23	Greenfield	6	Developable	0	0	0	0	0	0	6	0	0
H1952	Ormiston Bolingbroke Academy Playing Fields	7.09	Greenfield	70	Developable	0	0	0	0	0	0	70	0	0

Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6- 10	Years 11-15	Years 16+
H1953	Land to the north of Towers Lane, Norton	1.4	Greenfield	5	Deliverable	0	0	5	0	0	5	0	0	0
H1954	Land to the rear of Kings Meadow	0.91	Greenfield	32	Not currently developable	0	0	0	0	0	0	0	0	0
H1955	Land north of A533 Southern expressway and west of Hallwood Link Road	2.85	Greenfield	68	Not currently developable	0	0	0	0	0	0	0	0	0
H1956	Land to the rear of the Red Admiral, Boston Avenue	2.51	Greenfield	60	Developable	0	0	0	0	0	0	60	0	0
H1957	Heath Playing Fields between Clifton Road and Heath Road South	2.81	Greenfield	67	Not currently developable	0	0	0	0	0	0	0	0	0
H1958	Heath Playing Fields adjacent Heath Road South	4.59	Greenfield	110	Not currently developable	0	0	0	0	0	0	0	0	0
H1959	Heath Playing Fields adjacent to Heath Road South and Park Road	2.82	Greenfield	67	Not currently developable	0	0	0	0	0	0	0	0	0
H1960	Land between Weston Road and Westfield Crescent	2.25	Greenfield	72	Not currently developable	0	0	0	0	0	0	0	0	0
H1961	Land to the north of Frogs Mouth, Runcorn Hill	1.27	Greenfield	45	Not currently developable	0	0	0	0	0	0	0	0	0
H1963	Docks & Industrial	6.34	Brownfield	133	Not currently developable	0	0	0	0	0	0	0	0	0
H1964	Land adjacent to Weston Court	0.82	Mixed	22	Not currently developable	0	0	0	0	0	0	0	0	0
H1965	Land at The Heath Business and Technical Park, Heath Road South, Weston	0.35	Greenfield	10	Not currently developable	0	0	0	0	0	0	0	0	0
H1966	Land at Ashville Industrial Estate, Ashville Way	3.58	Brownfield	85	Not currently developable	0	0	0	0	0	0	0	0	0
H1967	ULockIt Storage, Halton Road	0.75	Brownfield	20	Not currently developable	0	0	0	0	0	0	0	0	0

Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6- 10	Years 11-15	Years 16+
H1973	Land to the east of Eastgate Road, Manor Park	1.17	Greenfield	31	Not currently developable	0	0	0	0	0	0	0	0	0
H1974	Land to the south of Rivington Road	1.62	Greenfield	43	Not currently developable	0	0	0	0	0	0	0	0	0
H1978	Land to the rear of Moss Lane Nursery	1.13	Greenfield	30	Not currently developable	0	0	0	0	0	0	0	0	0
H1979	Land to the north and east of Six Acre Lane	2.59	Greenfield	62	Not currently developable	0	0	0	0	0	0	0	0	0
H1980	Land to the south west of Moss Lane	4.09	Greenfield	98	Not currently developable	0	0	0	0	0	0	0	0	0
H1981	Land to the south east of Blackheath Lane	1.18	Brownfield	31	Not currently developable	0	0	0	0	0	0	0	0	0
H1982	Land to south of Moss Lane Nursery	2.49	Greenfield	59	Not currently developable	0	0	0	0	0	0	0	0	0
H1983	Land between Stalbridge Drive and West Cost Mainline, Sandymoor	2.418	Greenfield	57	Developable	0	0	0	0	0	0	57	0	0
H1987	Land to north of Warrington Road / Domino Street Junction	0.48	Brownfield	12	Not currently developable	0	0	0	0	0	0	0	0	0
H1989	Land to the west of Grangeway	0.5	Greenfield	13	Developable	0	0	0	0	0	0	13	0	0
H1990	Land north of Thorn Road	0.19	Mixed	5	Developable	0	0	0	0	0	0	5	0	0
H1991	TA Base, Crown gate	1.43	Mixed	38	Not currently developable	0	0	0	0	0	0	0	0	0
H1992	The Heath Play Area and Pond, Park Road	1.52	Greenfield	41	Not currently developable	0	0	0	0	0	0	0	0	0
H1993	Land at the Heath Business and Technical Park, Heath Road South	0.42	Mixed	11	Not currently developable	0	0	0	0	0	0	0	0	0

Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6- 10	Years 11-15	Years 16+
H1994	Land at the Heath Business and Technical Park, Heath Road South	0.94	Mixed	25	Not currently developable	0	0	0	0	0	0	0	0	0
H1996	Land adjacent to the Church of Jesus Christ of the Latter Day Saints, Rocksavage Way / Clifton Road	0.21	Greenfield	6	Not currently developable	0	0	0	0	0	0	0	0	0
H1997	Land to the north of the Brindley (former Brindley Mound), Leiria Way, Runcorn Old Town	0.42	Brownfield	15	Not currently developable	0	0	0	0	0	0	0	0	0
H1998	Bus Interchange, Car Park and former HDL, High Street, Runcorn Old Town	0.54	Brownfield	19	Not currently developable	0	0	0	0	0	0	0	0	0
H2011	The Red Admiral PH, Boston Avenue	0.27	Brownfield	8	Not currently developable	0	0	0	0	0	0	0	0	0
H2014	Haddocks Wood, Warrington Road, Astmoor / Manor Park	11.75	Greenfield	246	Not currently developable	0	0	0	0	0	0	0	0	0
H2016	Land to the south Walsingham Drive (1 of 2)	4.81	Greenfield	115	Deliverable	0	0	15	30	30	75	40	0	0
H2017	Land to the south Walsingham Drive (2 of 2)	11.18	Greenfield	313	Deliverable	0	0	0	50	50	100	213	0	0
H2022	Land to the rear of Blythe Close, Murdishaw	12.84	Greenfield	269	Not currently developable	0	0	0	0	0	0	0	0	0
H2023	Land between southern expressway and M56	4.69	Greenfield	112	Not currently developable	0	0	0	0	0	0	0	0	0
H2024	Sutton Quays Busines Park, Clifton Road (Residue 1 Unit)	0.11	Brownfield	13	Not currently developable	0	0	0	0	0	0	0	0	0
H2037	Land to the south of Davy Road, Astmoor	0.91	Brownfield	24	Not currently developable	0	0	0	0	0	0	0	0	0
H2038	Sci Tech Daresbury, Keckwick Lane	1.39	Brownfield	37	Not currently developable	0	0	0	0	0	0	0	0	0
H2039	Land North of Daresbury, Keckwick Lane	1.26	Greenfield	33	Not currently developable	0	0	0	0	0	0	0	0	0

Table C.4 Runcorn Sites without Planning Permission														
Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
H2040	Land at Chester Road (North)	1.45	Greenfield	39	Not currently developable	0	0	0	0	0	0	0	0	0
H2041	Land Between School House And Smithy House, Chester Road	0.28	Greenfield	5	Deliverable	0	0	8	0	0	8	0	0	0
H2042	Land Adjacent To Delph Lane, Daresbury	28.96	Greenfield	621	Deliverable	0	0	0	0	0	0	100	250	271
H2063	Ineos Chlor Vinyls Ltd, Castner Kellner	0.18	Brownfield	5	Not currently developable	0	0	0	0	0	0	0	0	0
H2075	LIDL Distribution Centre Blackheath Lane Manor Park	8.41	Brownfield	176	Not currently developable	0	0	0	0	0	0	0	0	0
H2076	Little Manor Farm, Summer Lane	0.02	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H2123	Land adjacent to Trinity Methodist Church, Halton Village	0.42	Greenfield	11	Developable	0	0	0	0	0	0	11	0	0
H2130	Land in the M56 J12 Slip Road Loop	2.36	Greenfield	56	Not currently developable	0	0	0	0	0	0	0	0	0
H2131	Town Park to the south and west of Halton Village	4.59	Greenfield	110	Not currently developable	0	0	0	0	0	0	0	0	0
H2132	Land between Astmoor Road and the Busway	0.56	Greenfield	15	Not currently developable	0	0	0	0	0	0	0	0	0
H2133	Halton Independent Living Centre and adjacent Green Space, Collier Street	0.68	Brownfield	18	Not currently developable	0	0	0	0	0	0	0	0	0
H2134	Land to the west of Faraday Road	0.4	Brownfield	10	Not currently developable	0	0	0	0	0	0	0	0	0
H2135	Access routes to the SJB, Queensway	0.82	Brownfield	22	Not currently developable	0	0	0	0	0	0	0	0	0
H2136	Land between Greenway Road, Expressway and SJB Loops	1.78	Mixed	48	Not currently developable	0	0	0	0	0	0	0	0	0

Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6- 10	Years 11-15	Years 16+
H2137	Percival Lane Employment Area and SJB Slip Road	1.02	Brownfield	27	Not currently developable	0	0	0	0	0	0	0	0	0
H2139	Land between Chadwick Road and Brindley Road	4.82	Brownfield	115	Not currently developable	0	0	0	0	0	0	0	0	0
H2140	Land to the east of Goddard Road	1.05	Brownfield	28	Not currently developable	0	0	0	0	0	0	0	0	0
H2141	Omya (UK) Ltd / Arven Chemicals, Goddard Road	0.65	Brownfield	17	Not currently developable	0	0	0	0	0	0	0	0	0
H2142	Dalton Court, Davy Road	0.45	Brownfield	12	Not currently developable	0	0	0	0	0	0	0	0	0
H2143	Lancer Court, Chadwick Road	0.29	Brownfield	8	Not currently developable	0	0	0	0	0	0	0	0	0
H2144	Land to the east of Davy Road, Astmoor	0.47	Brownfield	12	Not currently developable	0	0	0	0	0	0	0	0	0
H2145	Land to the north and south of Goddard Road, Astmoor	0.87	Brownfield	23	Not currently developable	0	0	0	0	0	0	0	0	0
H2146	Land to the west of Chadwick Road, Astmoor	1.01	Brownfield	27	Not currently developable	0	0	0	0	0	0	0	0	0
H2194	Land adjoining 27 Leinster Street	0.01	Brownfield	1	Developable	0	0	0	0	0	0	1	0	0
H2195	Land at Preston Brook (Off Chester Road)	6.98	Greenfield	146	Not currently developable	0	0	0	0	0	0	0	0	0
H2196	Land at Runcorn Road, Moore	2.17	Greenfield	52	Not currently developable	0	0	0	0	0	0	0	0	0
H2201	Land to the rear of 18 - 20 Hollybank Road	0.1	Greenfield	3	Developable	0	0	0	0	0	0	3	0	0
H2204	Land adjacent to 1 Collier Street	0.08	Brownfield	3	Developable	0	0	0	0	0	0	3	0	0
H2206	Land to the south of Stockham Lane (2)	1.192	Greenfield	32	Not currently developable	0	0	0	0	0	0	0	0	0
H2207	Hilltop Farm, Windmill Lane	0.1	Brownfield	3	Not currently developable	0	0	0	0	0	0	0	0	0

Table C.4 Runcorn Sites without Planning Permission

Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6- 10	Years 11-15	Years 16+
H2218	33 Church Street	0.01	Brownfield	1	Deliverable	0	0	1	0	0	1	0	0	0
H2219	126 Greenway Road	0.01	Brownfield	-1	Deliverable	0	0	-1	0	0	-1	0	0	0
H2222	Land at Runcorn Town Hall, Boston Avenue	2.19	Greenfield	52	Developable	0	0	0	0	0	0	52	0	0
				16620		0	0	249	443	385	1,077	2,449	319	271

Table C.5: Runcorn Summary

	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
Sites Under Construction	247	163	56	28	0	494	0	0	0
Sites with Planning Permission (Full)	0	73	200	168	150	591	349	48	0
Sites with Planning Permission (Outline)	0	8	120	106	32	266	30	0	0
Sites without Planning Permission	0	0	249	443	385	1,077	2,449	319	271
Totals	247	244	625	745	567	2,428	2,828	367	271

Widnes

Table C.6: Widnes Sites Under Construction

Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Gross Remaining Dwellings	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
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H1037	1-5 Ollier Street	0.04	Brownfield	12	12	Deliverable	12	0	0	0	0	12	0	0	0
H1073	Dawsons Dance Centre, Off Lunts Heath Road (Green Belt)	0.95	Greenfield	13	4	Deliverable	4	0	0	0	0	4	0	0	0
H1195	Former site (1) of Marley Eternit UK Ltd., Derby Road	5.24	Brownfield	116	116	Deliverable	30	30	30	26	0	116	0	0	0
H1238	Land at Kilnamartyra Stables, Norlands Lane	2.87	Greenfield	77	51	Deliverable	30	21	0	0	0	51	0	0	0
H1391	Land adjacent 192 Liverpool Road	0.04	Brownfield	1	1	Deliverable	1	0	0	0	0	1	0	0	0
H1449	St.Lukes Vicarage, Farnworth	0.15	Brownfield	2	1	Deliverable	1	0	0	0	0	1	0	0	0
H1713	Pingot Extra Care Development, Dundalk Road	1.07	Brownfield	59	4	Deliverable	4	0	0	0	0	4	0	0	0
H1839	Land At Rose View Avenue	0.29	Brownfield	4	4	Deliverable	4	0	0	0	0	4	0	0	0
H1899	Former Fairfield School Site	4.6	Brownfield	162	144	Deliverable	50	50	44	0	0	144	0	0	0
H2033	101 Albert Road, Widnes	0.04	Brownfield	1	1	Deliverable	1	0	0	0	0	1	0	0	0
H2110	25 Eric Street	0.01	Brownfield	1	1	Deliverable	-2	1	0	0	0	-1	0	0	0
H2119	Land bounded by Warrington Road and Watkinson Way	0.81	Brownfield	10	10	Deliverable	0	10	0	0	0	10	0	0	0
H2181	153 Pit Lane	0.04	Brownfield	1	0	Deliverable	-1	1	0	0	0	0	0	0	0
				459	349		134	113	74	26	0	347	0	0	0

Table C.7: Widnes Sites with Full Planning Permission

Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
H1147	Jasmin Cottage, Town Lane	0.32	Brownfield	1	Deliverable	0	1	0	0	0	1	0	0	0
H1165	Land to the rear of 61 Coroners Lane	0.17	Brownfield	1	Deliverable	0	1	0	0	0	1	0	0	0
H1262	Land Adj. to 22 Kemberton Drive	0.04	Greenfield	1	Deliverable	0	1	0	0	0	1	0	0	0
H1271	Lilycross Care Centre, Wilmere Lane	0.41	Brownfield	12	Not currently developable	0	0	0	0	0	0	0	0	0

Table C.7: Widnes Sites with Full Planning Permission														
Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
H1275	Land At Terrace Road (RMC House), West Bank	0.51	Brownfield	92	Deliverable	0	15	30	30	17	92	0	0	0
H1283	79 Albert Road	0.01	Brownfield	1	Deliverable	0	1	0	0	0	1	0	0	0
H1635	Greenoaks Farm Industrial Estate, Warrington Road	0.3	Brownfield	58	Deliverable	0	15	30	13	0	58	0	0	0
H1689	Land adj. 152 Hale Road	0.06	Brownfield	1	Deliverable	0	1	0	0	0	1	0	0	0
H1777	Land adjacent to 105 Ireland Street	0.02	Brownfield	1	Deliverable	0	1	0	0	0	1	0	0	0
H1787	The Albert Hotel, 160 Albert Road	0.05	Brownfield	6	Deliverable	0	6	0	0	0	6	0	0	0
H1796	Land adj. to 88 Hale Road, Hale	0.06	Brownfield	1	Deliverable	0	1	0	0	0	1	0	0	0
H1864	Site Of Hale Village Nursery, Pepper Street	0.24	Brownfield	2	Deliverable	0	2	0	0	0	2	0	0	0
H2015	Land Adjacent To 4 Hale Road, Hale Village	0.04	Brownfield	1	Deliverable	0	1	0	0	0	1	0	0	0
H2028	Place Farm, Warrington Road	0.04	Brownfield	1	Deliverable	0	1	0	0	0	1	0	0	0
H2032	Land east of 31 Northern Lane	0.04	Greenfield	1	Deliverable	0	1	0	0	0	1	0	0	0
H2096	Blackhorse Post Office, 8 Cronton Lane	0.03	Brownfield	1	Deliverable	0	1	0	0	0	1	0	0	0
H2112	Lenox Farm, Ramsbrook Lane	0.04	Brownfield	1	Deliverable	0	1	0	0	0	1	0	0	0
H2116	School Bungalow, Edward Street	0.06	Brownfield	-1	Deliverable	0	-1	0	0	0	-1	0	0	0
H2182	Midwood House, Travis Street	0.21	Brownfield	34	Deliverable	0	20	14	0	0	34	0	0	0
H2191	180 Albert Road	0.05	Brownfield	5	Deliverable	0	-2	5	0	0	3	0	0	0
H2192	265 Cherry Sutton	0.14	Brownfield	7	Deliverable	0	-1	7	0	0	6	0	0	0
H2193	Car Park Site adjacent to 265 Cherry Sutton	0.06	Brownfield	4	Deliverable	0	4	0	0	0	4	0	0	0
H2202	Mill Brow Social Club, Mill Brow	0.15	Brownfield	2	Deliverable	0	2	0	0	0	2	0	0	0
H2210	Unit 5, Salisbury Street	0.01	Brownfield	1	Deliverable	0	1	0	0	0	1	0	0	0

Table C.7: Widnes Sites with Full Planning Permission

Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
				234		0	73	86	43	17	219	0	0	0

Table C.8: Widnes Sites with Outline Planning Permission

Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
H1111	Land To The East Of 247 Lunts Heath Road	0.06	Brownfield	1	Deliverable	0	1	0	0	0	1	0	0	0
H1461	Land Adjacent To 23 Claremont Avenue	0.06	Greenfield	1	Deliverable	0	1	0	0	0	1	0	0	0
				2		0	2	0	0	0	2	0	0	0

Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
H1004	Land adjacent to 253 Ditchfield Road	0.29	Greenfield	11	Not currently developable	0	0	0	0	0	0	0	0	0
H1005	Land to the rear of 217-235 Ditchfield Road	0.08	Brownfield	3	Not currently developable	0	0	0	0	0	0	0	0	0
H1016	Land at Mersey View Road	0.51	Greenfield	13	Not currently developable	0	0	0	0	0	0	0	0	0
H1017	Land at Mersey View Road	0.28	Greenfield	8	Not currently developable	0	0	0	0	0	0	0	0	0
H1018	24 - 28 Widnes Road, (Upper floors)	0.02	Brownfield	1	Developable	0	0	0	0	0	0	1	0	0
H1019	Land Between 51 & 57 Tynwald Crescent	0.07	Greenfield	2	Developable	0	0	0	0	0	0	2	0	0
H1022	Playmates 2 Nursery, 136 Hough Green Road	0.03	Greenfield	1	Developable	0	0	0	0	0	0	1	0	0
H1023	Land to rear of 8 Kershaw Street	0.04	Brownfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1031	QUARTZ SERVICE STATION, DEACON ROAD	0.1	Brownfield	4	Not currently developable	0	0	0	0	0	0	0	0	0
H1033	Unit 1 Rodney Court, Waterloo Road	0.07	Brownfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1035	British Gypsum, Dennis Road Site	2.85	Brownfield	58	Not currently developable	0	0	0	0	0	0	0	0	0
H1036	Optimum House, Hale Road	0.26	Brownfield	7	Not currently developable	0	0	0	0	0	0	0	0	0
H1038	BYK Additives and Instruments (formerly Rockwood Additives), Moorfield Road	10.23	Brownfield	214	Not currently developable	0	0	0	0	0	0	0	0	0
H1041	Land at 386 Hale Road	0.07	Brownfield	2	Developable	0	0	0	0	0	0	2	0	0
H1044	Widnes Golf Course, Highfield Road	25.06	Greenfield	701	Not currently	0	0	0	0	0	0	0	0	0

Table C.9: Widnes Sites without Planning Permission														
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					developable									
H1046	Stobarts, Desoto Road	8.05	Brownfield	168	Not currently developable	0	0	0	0	0	0	0	0	0
H1048	Land off Grizzdale/ Arley Drive (Openspace)	8.26	Greenfield	50	Developable	0	0	0	0	0	0	50	0	0
H1049	Leigh Recreation Ground (Openspace)	6.24	Greenfield	174	Not currently developable	0	0	0	0	0	0	0	0	0
H1051	Land North of Eight Towers PH, Weates Close	0.43	Greenfield	11	Developable	0	0	0	0	0	0	11	0	0
H1052	Land off Weates Close (Openspace)	0.75	Greenfield	20	Developable	0	0	0	0	0	0	20	0	0
H1053	Kingsway Health Centre, Kingsway	0.27	Brownfield	10	Not currently developable	0	0	0	0	0	0	0	0	0
H1054	Police Station and Adjoining Magistrates Court, Kingsway	0.76	Brownfield	27	Not currently developable	0	0	0	0	0	0	0	0	0
H1055	Mersey Hotel, 146 Mersey Road	0.25	Brownfield	7	Not currently developable	0	0	0	0	0	0	0	0	0
H1056	Land North of Speke Road (Expressway) (South of Ashwood Close)	1.13	Greenfield	30	Not currently developable	0	0	0	0	0	0	0	0	0
H1057	Lower House Depot, Lower House Lane	1.8	Brownfield	64	Not currently developable	0	0	0	0	0	0	0	0	0
H1058	Prescot Road Playing Fields (Openspace)	9.59	Greenfield	70	Developable	0	0	0	0	0	0	70	0	0
H1061	Ford Recreation Ground (Green Belt)	2.53	Mixed	60	Not currently developable	0	0	0	0	0	0	0	0	0
H1062	Derby Road / Lunts Heath Road Employment Site	1.18	Brownfield	31	Not currently developable	0	0	0	0	0	0	0	0	0
H1063	Site to the Rear of Lytham Road	0.98	Greenfield	26	Not currently	0	0	0	0	0	0	0	0	0

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Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
	(Openspace)				developable									
H1064	Riverside College Halton	1.52	Brownfield	54	Not currently developable	0	0	0	0	0	0	0	0	0
H1065	Moor Lane Business Park	1.35	Brownfield	48	Not currently developable	0	0	0	0	0	0	0	0	0
H1066	Halton Bus Depot - Moor Lane	0.35	Brownfield	14	Not currently developable	0	0	0	0	0	0	0	0	0
H1067	Open Bus Park - Caldwell Road	0.17	Brownfield	6	Not currently developable	0	0	0	0	0	0	0	0	0
H1068	Catalyst Museum (openspace)	3.84	Brownfield	92	Not currently developable	0	0	0	0	0	0	0	0	0
H1069	Business Park, Upper Mersey Road / Waterloo Road	1.06	Brownfield	28	Not currently developable	0	0	0	0	0	0	0	0	0
H1070	Halebank - Mersey View Rd	0.93	Greenfield	25	Not currently developable	0	0	0	0	0	0	0	0	0
H1071	6th Form College, Cronton Lane (Openspace)	6.19	Mixed	129	Not currently developable	0	0	0	0	0	0	0	0	0
H1072	Land at Bruner Road / Mond Road (Open Space)	1.04	Greenfield	37	Deliverable	0	0	20	17	0	37	0	0	0
H1074	Widnes Garden Centre, Birchfield Road	1.21	Brownfield	43	Not currently developable	0	0	0	0	0	0	0	0	0
H1110	Ditchfield Road	0.57	Brownfield	15	Not currently developable	0	0	0	0	0	0	0	0	0
H1113	Albion Public House (& Done Bros), Liverpool Road	0.32	Brownfield	9	Not currently developable	0	0	0	0	0	0	0	0	0
H1115	94 - 96 Victoria Road	0.03	Brownfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1116	45 Leigh Ave	0.07	Brownfield	2	Not currently	0	0	0	0	0	0	0	0	0

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					developable									
H1117	Post Office / Sorting Office, Widnes Rd	0.14	Brownfield	5	Not currently developable	0	0	0	0	0	0	0	0	0
H1118	Brosley House, Widnes Road	0.33	Brownfield	13	Deliverable	0	0	13	0	0	13	0	0	0
H1120	The Foundry / Back of Church, Lugsdale Road (fellowship)	0.39	Brownfield	15	Developable	0	0	0	0	0	0	15	0	0
H1121	Chester Street Garages/Carparking	0.12	Brownfield	4	Developable	0	0	0	0	0	0	4	0	0
H1122	Rear of 353 to 363 Hale Road	0.41	Brownfield	11	Not currently developable	0	0	0	0	0	0	0	0	0
H1123	Land off Harrison Street (Camerons), Halebank	1.4	Brownfield	37	Not currently developable	0	0	0	0	0	0	0	0	0
H1124	Gold Triangle Complex	3.51	Brownfield	84	Not currently developable	0	0	0	0	0	0	0	0	0
H1125	Hilary Close Allotment Gardens	0.11	Brownfield	3	Not currently developable	0	0	0	0	0	0	0	0	0
H1126	Univar, Pickerings Road, Halebank	3.29	Brownfield	78	Not currently developable	0	0	0	0	0	0	0	0	0
H1132	Land South of 34 Farnedale	0.14	Greenfield	2	Developable	0	0	0	0	0	0	2	0	0
H1136	Ring o Bells Bowling Green, Farnworth Street (Openspace)	0.22	Greenfield	8	Not currently developable	0	0	0	0	0	0	0	0	0
H1139	Land to Rear of The Globe PH	0.28	Greenfield	8	Developable	0	0	0	0	0	0	8	0	0
H1143	Wellington Hotel PH Bowling Green, Town Lane	0.16	Greenfield	4	Not currently developable	0	0	0	0	0	0	0	0	0
H1144	Arklow Drive Site, Ramsbrook Lane	0.25	Brownfield	10	Not currently developable	0	0	0	0	0	0	0	0	0
H1145	Hale Road	0.11	Brownfield	3	Not currently developable	0	0	0	0	0	0	0	0	0

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H1146	HALE ROAD SERVICE STATION	0.13	Brownfield	3	Not currently developable	0	0	0	0	0	0	0	0	0
H1154	Barrow Green Lane / Wheates Close	0.16	Greenfield	4	Developable	0	0	0	0	0	0	4	0	0
H1160	Car Sales site, West of No. 150 Albert Road	0.11	Brownfield	4	Not currently developable	0	0	0	0	0	0	0	0	0
H1161	110 and land to rear Upper Mersey Road	0.03	Brownfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1163	Car Parking Hanley close	0.1	Brownfield	3	Not currently developable	0	0	0	0	0	0	0	0	0
H1164	Behind No.9 Cunningham Road	0.12	Greenfield	3	Not currently developable	0	0	0	0	0	0	0	0	0
H1168	Parking court to rear of No.45 Frank Street	0.13	Brownfield	5	Not currently developable	0	0	0	0	0	0	0	0	0
H1173	Land To The South Of 114 Edinburgh Road	0.11	Brownfield	3	Developable	0	0	0	0	0	0	3	0	0
H1181	Land To The Rear Of 126 Birchfield Road	0.17	Brownfield	2	Deliverable	0	0	2	0	0	2	0	0	0
H1182	Garages to rear of Birchfield Avenue	0.1	Brownfield	4	Not currently developable	0	0	0	0	0	0	0	0	0
H1183	Land at Hall Avenue / Ditchfield Road	0.15	Greenfield	6	Developable	0	0	0	0	0	0	6	0	0
H1184	Rear of MGS Tyres, Acrefield Road	0.11	Brownfield	1	Developable	0	0	0	0	0	0	1	0	0
H1185	Land at rear of 160 Liverpool Road	0.07	Brownfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1186	Land adj. to 93 Heath Road	0.19	Greenfield	1	Developable	0	0	0	0	0	0	1	0	0
H1187	Garages, Southway	0.06	Brownfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1188	Garages, Hale Road	0.11	Brownfield	2	Developable	0	0	0	0	0	0	2	0	0

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H1189	Adj to 7 St Johns Villas, Broadheath Terrace	0.06	Greenfield	2	Developable	0	0	0	0	0	0	2	0	0
H1190	Factory at 59 Ditchfield Road	1.93	Brownfield	52	Not currently developable	0	0	0	0	0	0	0	0	0
H1191	Land to rear west 217 - 223 Ditchfield Road	0.1	Greenfield	4	Not currently developable	0	0	0	0	0	0	0	0	0
H1192	Garages, Wellington Gate	0.05	Brownfield	1	Developable	0	0	0	0	0	0	1	0	0
H1194	Rear 17- 29 Crown Avenue	0.14	Brownfield	5	Not currently developable	0	0	0	0	0	0	0	0	0
H1196	Land Adjacent to 20 Rock Lane	0.4	Greenfield	10	Developable	0	0	0	0	0	0	10	0	0
H1197	22 Rock Lane	0.04	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1198	Land west of Gorsey Lane	15.6	Brownfield	327	Not currently developable	0	0	0	0	0	0	0	0	0
H1199	Ramsbrook Lane	9.15	Greenfield	192	Not currently developable	0	0	0	0	0	0	0	0	0
H1204	Land adjacent to 1 Church End, Hale Village	0.43	Greenfield	11	Deliverable	0	0	11	0	0	11	0	0	0
H1205	Clinic, Chapel Street	0.04	Brownfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1206	Land West of Hammer and Pincers / Rear of Hall Avenue	0.91	Greenfield	32	Not currently developable	0	0	0	0	0	0	32	0	0
H1207	Francis Rose Laveric Trust Site (Rear of Briarfield Avenue)	0.33	Greenfield	5	Developable	0	0	0	0	0	0	5	0	0
H1209	Land at Hale Gate Road, Hale Bank	26.09	Greenfield	547	Not currently developable	0	0	0	0	0	0	0	0	0
H1214	Land off Warrington Road (Green Belt)	4.08	Greenfield	97	Not currently developable	0	0	0	0	0	0	0	0	0

Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
H1215	Land off Norlands Lane (Green Belt)	2.23	Greenfield	53	Not currently developable	0	0	0	0	0	0	0	0	0
H1219	Halebank Road (Allotment Gardens)	1	Greenfield	27	Not currently developable	0	0	0	0	0	0	0	0	0
H1221	Land to the South of Wilmere Playing Fields / 25 Wilmere Lane	0.27	Greenfield	8	Not currently developable	0	0	0	0	0	0	0	0	0
H1224	Place Farm, Land Off Wilmere Lane	2.18	Greenfield	52	Not currently developable	0	0	0	0	0	0	0	0	0
H1228	Land off Cronton Road / North side of Upton Lane, (Site A)	2.21	Greenfield	53	Not currently developable	0	0	0	0	0	0	0	0	0
H1237	Widnes Films Ltd., Warrington Road	1.76	Brownfield	63	Developable	0	0	0	0	0	0	63	0	0
H1240	(Green Belt) Norlands Lane	15.46	Greenfield	324	Not currently developable	0	0	0	0	0	0	0	0	0
H1241	Land to the East of Sandy Lane	3.3	Greenfield	79	Not currently developable	0	0	0	0	0	0	0	0	0
H1244	Rear of Ditton Community Centre, Dundalk Road	1.57	Greenfield	42	Not currently developable	0	0	0	0	0	0	0	0	0
H1246	St Michaels Golf Course, Dundalk Road	17	Greenfield	357	Not currently developable	0	0	0	0	0	0	0	0	0
H1248	Land at Sandy Lane / Upton Lane	0.63	Greenfield	17	Not currently developable	0	0	0	0	0	0	0	0	0
H1249	Halegate Road	2.08	Greenfield	56	Not currently developable	0	0	0	0	0	0	0	0	0
H1251	Ditton Strategic Freight	14.09	Brownfield	295	Not currently developable	0	0	0	0	0	0	0	0	0
H1252	HBC Fields, Halebank Road	31.67	Greenfield	665	Not currently developable	0	0	0	0	0	0	0	0	0
H1253	Ditton Strategic Freight site 2	2.11	Brownfield	50	Not currently	0	0	0	0	0	0	0	0	0

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					developable									
H1254	Land off Norlands Lane (Green Belt)	14.61	Greenfield	306	Not currently developable	0	0	0	0	0	0	0	0	0
H1255	Rivendell Garden Centre, Mill Lane	10.01	Greenfield	210	Not currently developable	0	0	0	0	0	0	0	0	0
H1259	Land South of Bechers Local Centre, Bechers	0.36	Greenfield	14	Deliverable	0	0	14	0	0	14	0	0	0
H1263	1 Edwin Street	0.01	Brownfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1264	Vine Street Community Centre	0.06	Brownfield	2	Developable	0	0	0	0	0	0	2	0	0
H1267	Post Office, 236 Liverpool Road	0.03	Brownfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1269	Land to the Rear of Appleton Village	0.29	Brownfield	5	Developable	0	0	0	0	0	0	5	0	0
H1280	Land Opposite Motherwell Close, Lanark Gardens	0.34	Brownfield	10	Developable	0	0	0	0	0	0	10	0	0
H1282	71a Albert Road	0.01	Brownfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1286	Land adjacent to 32 Marsh Hall Road	0.07	Greenfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1287	Lunts Bridge Farm, Lunts Heath Road	1.5	Greenfield	4	Deliverable	0	0	4	0	0	4	0	0	0
H1291	Rear of Halebank Road	0.28	Brownfield	8	Not currently developable	0	0	0	0	0	0	0	0	0
H1293	Land to rear of 57-59 Victoria Road	0.03	Brownfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1307	Sankey Street Employment Site	0.6	Brownfield	16	Not currently developable	0	0	0	0	0	0	0	0	0
H1308	6 Lugsdale Road, On Junction With	0.01	Brownfield	0	Not currently	0	0	0	0	0	0	0	0	0

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	Major Cross Street				developable									
H1310	Warehouse, Foundry Lane	1.04	Brownfield	28	Not currently developable	0	0	0	0	0	0	0	0	0
H1314	Ditton Junction Station, Ditton Road	0.98	Brownfield	26	Not currently developable	0	0	0	0	0	0	0	0	0
H1316	Units 1 to 5 Ditton Court, Foundry Lane	0.46	Brownfield	12	Not currently developable	0	0	0	0	0	0	0	0	0
H1318	2 Victoria Road	0.05	Brownfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1321	Unit 1, Pickerings Road	0.09	Brownfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1322	Vacant Building, Pickering Road (within Hale Road Industrial Estate)	0.16	Brownfield	4	Not currently developable	0	0	0	0	0	0	0	0	0
H1323	Land North of Ditton Brook	13.35	Brownfield	280	Not currently developable	0	0	0	0	0	0	0	0	0
H1324	Land South Of Johnsons Lane	17.35	Brownfield	364	Not currently developable	0	0	0	0	0	0	0	0	0
H1325	Hedco Closed Landfill Site, Desoto Road	13.35	Brownfield	281	Not currently developable	0	0	0	0	0	0	0	0	0
H1328	Earle Road Site	1.14	Brownfield	41	Not currently developable	0	0	0	0	0	0	0	0	0
H1329	Bowers Business Park Phase 1, Venture Fields, Earle Road	1.56	Brownfield	56	Not currently developable	0	0	0	0	0	0	0	0	0
H1331	Tan House Lane Employment Area (East)	3.36	Brownfield	80	Not currently developable	0	0	0	0	0	0	0	0	0
H1333	Land to the West of Ditton Roundabout	1.49	Brownfield	40	Not currently developable	0	0	0	0	0	0	0	0	0
H1334	Land Adjacent Ditton Brook, Foundry	0.7	Brownfield	18	Not currently	0	0	0	0	0	0	0	0	0

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	Lane (Stobart's Training Centre)				developable									
H1336	Land Adjacent to St. Helens Canal (Routledge Site), Tanhouse Lane	7.56	Brownfield	211	Not currently developable	0	0	0	0	0	0	0	0	0
H1338	Rear Of 276 Hale Road	0.39	Brownfield	11	Not currently developable	0	0	0	0	0	0	0	0	0
H1342	Site at Widnes Waterfront, Moss Bank Road (adjacent St.Helens Canal)	12.07	Brownfield	253	Not currently developable	0	0	0	0	0	0	0	0	0
H1343	Walmsley Street Site	1.12	Brownfield	40	Developable	0	0	0	0	0	0	40	0	0
H1345	Land at Derby Road and Mill Lane Junction Roundabout	0.97	Brownfield	26	Not currently developable	0	0	0	0	0	0	0	0	0
H1346	Site of former Stanley Arms PH, Lugsdale Road (Tesco Staff Car Park)	0.16	Brownfield	6	Not currently developable	0	0	0	0	0	0	0	0	0
H1347	Opposite Beaconsfield Surgery Site, Peel House Lane (Part Fairfield school site)	0.4	Brownfield	14	Deliverable	0	0	14	0	0	14	0	0	0
H1348	Ex Breakers Yard, Croft Street	0.56	Brownfield	20	Not currently developable	0	0	0	0	0	0	0	0	0
H1349	Tesco Distribution Centre	5.31	Brownfield	111	Not currently developable	0	0	0	0	0	0	0	0	0
H1350	Rugby Changing Rooms Site, Site Adjoining Ground, Macdermott Road	0.47	Brownfield	12	Not currently developable	0	0	0	0	0	0	0	0	0
H1352	Croda Tip, Gorse Lane	4.88	Brownfield	118	Not currently developable	0	0	0	0	0	0	0	0	0
H1353	Residential gardens along Lockett Road	0.18	Greenfield	7	Not currently developable	0	0	0	0	0	0	0	0	0
H1354	102 Birchfield Road	0.22	Greenfield	8	Not currently developable	0	0	0	0	0	0	0	0	0
H1355	Horse and Jockey Inn, 18 Birchfield	0.08	Brownfield	3	Not currently	0	0	0	0	0	0	0	0	0

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	Road				developable									
H1356	2 Cove Villa, Mill Brow	0.06	Brownfield	1	Developable	0	0	0	0	0	0	1	0	0
H1357	34 Lockett Road	0.13	Greenfield	5	Not currently developable	0	0	0	0	0	0	0	0	0
H1360	98 Prescott Road	0.03	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1361	2a Chapel Lane	0.04	Greenfield	1	Developable	0	0	0	0	0	0	1	0	0
H1362	22 Chapel Lane	0.04	Greenfield	1	Developable	0	0	0	0	0	0	1	0	0
H1363	85 Cronton Lane	0.03	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1364	46 Norlands Lane	0.05	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1365	50 Norlands Lane	0.05	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1366	41 Norlands Lane	0.03	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1367	178 Lunts Heath Road	0.04	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1368	1 Wilmere Lane	0.07	Greenfield	1	Developable	0	0	0	0	0	0	1	0	0
H1369	8 Tynwald Crescent	0.03	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1370	301 Upton Lane	0.05	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1371	275 Upton Lane	0.05	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1372	262 Upton Lane	0.04	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0

Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
H1373	268 Upton Lane	0.04	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1374	17 Bembridge Close	0.04	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1375	6 Julian Way	0.12	Greenfield	4	Not currently developable	0	0	0	0	0	0	0	0	0
H1376	207 Birchfield Road	0.05	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1377	151 Birchfield Road	0.04	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1378	190 Lunts Heath Road	0.05	Greenfield	1	Developable	0	0	0	0	0	0	1	0	0
H1379	99 Old Upton Lane	0.05	Greenfield	1	Developable	0	0	0	0	0	0	1	0	0
H1380	39 Norlands Lane	0.03	Greenfield	1	Developable	0	0	0	0	0	0	1	0	0
H1381	181 Birchfield Road	0.04	Brownfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1382	70 Prescot Road	0.03	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1383	199 Liverpool Road	0.05	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1384	11 Crossway	0.04	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1386	64 Heath Road	0.02	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1387	46 Heath Road	0.04	Greenfield	1	Developable	0	0	0	0	0	0	1	0	0
H1388	64 Lynton Crescent	0.03	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1389	27 Broadheath Terrace	0.02	Greenfield	0	Not currently	0	0	0	0	0	0	0	0	0

Table C.9: Widnes Sites without Planning Permission														
Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
					developable									
H1390	10 Princes Place	0.05	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1392	15 Heath Road	0.05	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1393	154 Liverpool Road	0.03	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1394	136 Liverpool Road	0.04	Greenfield	1	Developable	0	0	0	0	0	0	1	0	0
H1395	149 Liverpool Road	0.03	Brownfield	1	Developable	0	0	0	0	0	0	1	0	0
H1396	13 Woodville Place	0.05	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1397	47 Avondale Drive	0.06	Greenfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1398	50 Avondale Drive	0.02	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1399	Birch House, Hale Road	0.1	Greenfield	3	Developable	0	0	0	0	0	0	3	0	0
H1410	3 Meadway	0.04	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1411	41 Spinney Avenue	0.06	Greenfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1412	339 Ditchfield Road	0.07	Greenfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1413	1 Hall Avenue	0.09	Greenfield	3	Not currently developable	0	0	0	0	0	0	0	0	0
H1414	301 Ditchfield Road	0.03	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1415	Gardens to the rear of Briarfield Ave	0.24	Greenfield	9	Not currently	0	0	0	0	0	0	0	0	0

Table C.9: Widnes Sites without Planning Permission														
Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
	and Ash Lane				developable									
H1416	68 Mayfield Avenue	0.04	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1417	9 Gutticar Road	0.03	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1418	194 Ditchfield Road	0.13	Greenfield	5	Not currently developable	0	0	0	0	0	0	0	0	0
H1419	200 Ditchfield Road	0.04	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1420	12 York Road	0.03	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1421	62 Heyes Road	0.04	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1422	14 Heyes Road	0.04	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1423	Land Rear Of 1 KENNETH ROAD	0.03	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1424	19 Baguley Avenue	0.09	Greenfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1425	37 Blackburne Avenue	0.07	Greenfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1426	40 Blackburne Avenue	0.05	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1427	16 Blackburne Avenue	0.05	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1428	13 Blackburne Avenue	0.03	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1429	125 Baguley Avenue	0.1	Greenfield	3	Not currently	0	0	0	0	0	0	0	0	0

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Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
					developable									
H1430	59 Baguley Avenue	0.08	Greenfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1431	91 Baguley Avenue	0.06	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1432	9 Meadway	0.02	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1433	88 Lunts Heath Road	0.04	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1434	62 Lunts Heath Road	0.07	Greenfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1435	6 Monica Drive	0.13	Greenfield	3	Not currently developable	0	0	0	0	0	0	0	0	0
H1436	26 Coroners Lane	0.03	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1437	28 Coroners Lane	0.05	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1438	20 Baileys Close	0.04	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1439	104 Coroners Lane	0.04	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1440	191 Lunts Heath Road	0.06	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1441	51 Coroners Lane	0.39	Greenfield	11	Not currently developable	0	0	0	0	0	0	0	0	0
H1442	81 Coroners Lane	0.08	Greenfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1443	21 Buckingham Avenue	0.04	Greenfield	1	Not currently	0	0	0	0	0	0	0	0	0

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Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
					developable									
H1444	28 Clarence Avenue	0.03	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1445	117 Coroners Lane	0.04	Greenfield	1	Developable	0	0	0	0	0	0	1	0	0
H1446	9 St. Lukes Crescent	0.07	Greenfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1447	137 Coroners Lane	0.07	Greenfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1448	40 Pit Lane	0.06	Greenfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1450	113 Pit Lane	0.05	Greenfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1451	Land To The Rear Of 186 To 198 Birchfield Road	0.22	Greenfield	8	Not currently developable	0	0	0	0	0	0	0	0	0
H1452	184 Birchfield Road	0.05	Greenfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1453	Land To The Rear Of 2 To 6 Beaconsfield Crescent	0.04	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1454	166 Birchfield Road	0.04	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1455	Land To The Rear Of 62 & 62A Farnworth Street	0.15	Greenfield	6	Not currently developable	0	0	0	0	0	0	0	0	0
H1456	42 Marsh Hall Road	0.05	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1457	3 Westcliffe Court	0.04	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1458	29 Marsh Hall Road	0.04	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0

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Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
H1459	23 Marsh Hall Road	0.02	Brownfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1460	186 Peel House Lane	0.14	Greenfield	4	Developable	0	0	0	0	0	0	4	0	0
H1462	32 Claremont Avenue	0.05	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1463	152 Birchfield Road	0.1	Greenfield	4	Not currently developable	0	0	0	0	0	0	0	0	0
H1464	2 Ryder Road	0.03	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1465	68 Lunts Heath Road	0.05	Greenfield	1	Developable	0	0	0	0	0	0	1	0	0
H1467	27 Dykin Close	0.04	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1468	26 Dykin Close	0.06	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1469	153 Barrows Green Lane	0.04	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1470	143 Barrows Green Lane	0.02	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1472	147 Moorfield Road	0.04	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1473	9 Chorleys Lane	0.03	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1474	Land to the Rear of Coroners Lane and Glebe Lane	0.18	Greenfield	5	Not currently developable	0	0	0	0	0	0	0	0	0
H1475	35a Derby Road	0.09	Greenfield	3	Not currently developable	0	0	0	0	0	0	0	0	0
H1476	4 Wilmere Lane	0.04	Greenfield	1	Developable	0	0	0	0	0	0	1	0	0

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Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
H1483	24 Daffodil Close	0.09	Greenfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1484	2 Eltham Close	0.04	Greenfield	1	Developable	0	0	0	0	0	0	1	0	0
H1485	7 Lamport Close	0.03	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1486	7 Ribble Close	0.04	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1487	8 Ribble Close	0.03	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1488	12 Cross Gates	0.03	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1489	93 Moorfield Road	0.06	Brownfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1490	27 Barnes Road	0.03	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1491	80 Moorfield Road	0.1	Greenfield	3	Not currently developable	0	0	0	0	0	0	0	0	0
H1492	2 Swinford Avenue	0.03	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1493	40 Ronaldshay	0.07	Greenfield	1	Developable	0	0	0	0	0	0	1	0	0
H1494	18 Ramsey Close	0.06	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1495	11 Calder Close	0.03	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1496	1 Severn Close	0.03	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1497	2 Calder Close	0.09	Greenfield	2	Developable	0	0	0	0	0	0	2	0	0

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Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
H1498	113 Ireland Street	0.03	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1499	112 Ireland Street	0.03	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1500	110 Ireland Street	0.03	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1502	285 Warrington Road	0.04	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1503	23 St. Ambrose Road	0.07	Greenfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1504	47 Bellhouse Road	0.05	Brownfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1505	Chapel Court, Page Lane	0.14	Greenfield	5	Not currently developable	0	0	0	0	0	0	0	0	0
H1506	24 French Street	0.11	Greenfield	4	Not currently developable	0	0	0	0	0	0	0	0	0
H1507	15 Frank Street	0.02	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1508	146 Barrows Green Lane	0.04	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1557	30 Columbine Close	0.03	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1558	61 Chedworth Drive	0.02	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1559	2 Burnsall Drive	0.03	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1560	12 Burnsall Drive	0.03	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0

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H1561	8 Lea Cross Grove	0.02	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1562	31 Clanfield Avenue	0.02	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1563	23 Blackbrook Close	0.05	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1564	28 Hough Green Road	0.04	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1566	93 Hough Green Road	0.02	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1567	81 Prescott Road	0.05	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1568	79 Prescott Road	0.03	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1569	Land adjacent to 18a Hough Green Road	0.06	Greenfield	1	Developable	0	0	0	0	0	0	1	0	0
H1570	102a Hough Green Road	0.13	Greenfield	3	Not currently developable	0	0	0	0	0	0	0	0	0
H1571	111 Birchfield Road	0.11	Greenfield	4	Not currently developable	0	0	0	0	0	0	0	0	0
H1572	Land at 30 Bradshaw Street	0.05	Greenfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1573	3 Addison Square	0.04	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1574	30 Shelley Road	0.04	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1575	44 Shakespeare Road	0.13	Greenfield	5	Not currently developable	0	0	0	0	0	0	0	0	0

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Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
H1576	26 Shakespeare Road	0.05	Greenfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1577	107 Stewards Avenue	0.02	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1578	7 Burns Crescent	0.03	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1579	8 Burns Crescent	0.04	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1580	45 Stewards Avenue	0.03	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1581	111 Milton Avenue	0.06	Greenfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1582	Land to the rear of properties on Milton Road (South of stadium)	0.31	Greenfield	12	Not currently developable	0	0	0	0	0	0	0	0	0
H1583	56 Rose Street	0.02	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1585	38 Lower House Lane	0.01	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1586	112 Milton Road	0.01	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1587	7 Lewis Crescent	0.01	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1588	23 Highfield Road	0.08	Greenfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1589	121 Birchfield Road	0.07	Greenfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1603	23 Montgomery Road	0.02	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0

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Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
H1604	Land At Rear Of 50 Oxford Street	0.03	Brownfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1605	11 Wyncroft Road	0.06	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1606	87 Cunningham Road	0.06	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1607	3 Trinity Place	0.05	Greenfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1608	36 Montgomery Road	0.04	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1610	Shops And Residential Properties, 360 To 370 Hale Road	0.08	Brownfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1611	RESIDENTIAL PROPERTIES, 375 TO 413 (Odds) HALE ROAD	0.22	Brownfield	6	Not currently developable	0	0	0	0	0	0	0	0	0
H1612	St Bedes WM Club, Appleton Village	0.19	Brownfield	7	Not currently developable	0	0	0	0	0	0	0	0	0
H1613	Land adjacent to 225 Hale Road (Hale Road Local Centre Car Park)	0.17	Brownfield	5	Not currently developable	0	0	0	0	0	0	0	0	0
H1614	Land adjacent to GRENFELL STREET	0.12	Brownfield	4	Not currently developable	0	0	0	0	0	0	0	0	0
H1619	Unit E and Land adjacent, Moor Lane Business Centre, Alexandra Road	0.14	Brownfield	5	Not currently developable	0	0	0	0	0	0	0	0	0
H1621	Land rear of the Bradley Hotel PH, Albert Road	0.1	Brownfield	4	Not currently developable	0	0	0	0	0	0	0	0	0
H1623	Land adjacent 214 Warrington Road	0.06	Brownfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1624	Land adjacent 1 Thomas Street	0.06	Brownfield	2	Not currently developable	0	0	0	0	0	0	0	0	0

Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
H1625	Car Park to South of Riverside College	0.34	Brownfield	13	Not currently developable	0	0	0	0	0	0	0	0	0
H1626	Bishops Way Car Park	0.08	Brownfield	3	Developable	0	0	0	0	0	0	3	0	0
H1627	Mersey View Road	0.34	Brownfield	10	Not currently developable	0	0	0	0	0	0	0	0	0
H1633	Garage, 19 Crow Wood Lane	0.08	Brownfield	1	Developable	0	0	0	0	0	0	1	0	0
H1634	Land Adj to 25 Kirkham Road	0.06	Greenfield	1	Developable	0	0	0	0	0	0	1	0	0
H1636	Foundry Lane	0.11	Brownfield	3	Not currently developable	0	0	0	0	0	0	0	0	0
H1637	Wyncroft Road	0.07	Brownfield	2	Developable	0	0	0	0	0	0	2	0	0
H1640	Birchfield Park Sports & Social Club, Birchfield Road	2.64	Greenfield	84	Not currently developable	0	0	0	0	0	0	0	0	0
H1651	Land off Houghton Close (The Bongs)	0.86	Greenfield	23	Developable	0	0	0	0	0	0	23	0	0
H1652	Land off Naylor Road	2.25	Greenfield	54	Developable	0	0	0	0	0	0	54	0	0
H1656	Rear 2 Sefton Ave	0.08	Greenfield	1	Developable	0	0	0	0	0	0	1	0	0
H1657	Rear of 15 Derby Road	0.02	Greenfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1658	Lunts Heath Road / Grosvenor Road	0.12	Greenfield	3	Developable	0	0	0	0	0	0	3	0	0
H1659	Rear 7 Millfield Road	0.06	Brownfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1672	(Green Belt) South Lane	1.43	Greenfield	38	Not currently developable	0	0	0	0	0	0	0	0	0
H1673	Land off Chedworth Drive / Burnsall Drive	0.21	Greenfield	6	Developable	0	0	0	0	0	0	6	0	0
H1676	Grizedale Site	0.29	Greenfield	11	Developable	0	0	0	0	0	0	11	0	0

Table C.9: Widnes Sites without Planning Permission														
Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
H1677	Arley Drive	0.61	Greenfield	8	Deliverable	0	0	8	0	0	8	0	0	0
H1679	Land adj to 140 Birchfield Road	0.04	Brownfield	1	Developable	0	0	0	0	0	0	1	0	0
H1684	Town Lane	1.67	Greenfield	45	Not currently developable	0	0	0	0	0	0	0	0	0
H1690	155 Barrows Green Road	0.11	Greenfield	3	Not currently developable	0	0	0	0	0	0	0	0	0
H1695	135 Lower House Lane	0.03	Brownfield	0	Not currently developable	0	0	0	0	0	0	0	0	0
H1702	162 - 164 Albert Road	0.03	Brownfield	1	Deliverable	0	0	1	0	0	1	0	0	0
H1703	Land West of Ramsbrook Lane	7.37	Greenfield	7	Not currently developable	0	0	0	0	0	0	0	0	0
H1704	Land West of Ramsbrook Lane	1.02	Mixed	18	Not currently developable	0	0	0	0	0	0	0	0	0
H1719	Widnes Timber Centre, Foundry Lane	0.25	Brownfield	7	Developable	0	0	0	0	0	0	7	0	0
H1722	Land at Mill Green Farm, North of Derby Road	21.92	Greenfield	460	Not currently developable	0	0	0	0	0	0	0	0	0
H1723	Land North East of Hoghton Road, Town Lane	2.01	Greenfield	48	Not currently developable	0	0	0	0	0	0	0	0	0
H1771	Land adj 143 Barrows Green Lane	0.04	Greenfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H1806	Lenox Farm, Ramsbrook Lane, Hale Village	22.67	Greenfield	430	Not currently developable	0	0	0	0	0	0	0	0	0
H1809	Land to the North of Upton Lane and East of Sandy Lane, (Site B)	0.65	Brownfield	17	Not currently developable	0	0	0	0	0	0	0	0	0
H1811	Land at Wilmere Lane	60.37	Greenfield	1197	Not currently developable	0	0	0	0	0	0	0	0	0
H1812	Land at Mill Green Farm, North of	2.13	Greenfield	51	Not currently	0	0	0	0	0	0	0	0	0

Table C.9: Widnes Sites without Planning Permission														
Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
	Derby Road (Green Belt)				developable									
H1813	Land North of Hale Road and West of Ramsbrook Lane	30.29	Greenfield	636	Not currently developable	0	0	0	0	0	0	0	0	0
H1814	Land to the East of Liverpool John Lennon Airport	20.96	Greenfield	440	Not currently developable	0	0	0	0	0	0	0	0	0
H1815	Hop Yard Wood (Mersey Edge)	4.81	Greenfield	115	Not currently developable	0	0	0	0	0	0	0	0	0
H1816	Mill Wood (Mersey Edge)	8.8	Greenfield	184	Not currently developable	0	0	0	0	0	0	0	0	0
H1818	Land off Ramsbrook Lane (Mersey Edge)	28.61	Greenfield	600	Not currently developable	0	0	0	0	0	0	0	0	0
H1822	Land at Manor Farm, Within Way	7.06	Greenfield	148	Not currently developable	0	0	0	0	0	0	0	0	0
H1824	Land South of Hale Road	9.2	Greenfield	193	Not currently developable	0	0	0	0	0	0	0	0	0
H1825	Abbey Farm, South Lane (Plots 46 & 43) (Green Belt)	3.51	Greenfield	84	Not currently developable	0	0	0	0	0	0	0	0	0
H1826	Houghton Towers Field, Ramsbrook Lane	11.11	Greenfield	233	Not currently developable	0	0	0	0	0	0	0	0	0
H1827	Land of 113 Old Upton Road	0.71	Greenfield	19	Not currently developable	0	0	0	0	0	0	0	0	0
H1847	Land to the East of Liverpool John Lennon Airport	8.68	Greenfield	182	Not currently developable	0	0	0	0	0	0	0	0	0
H1849	Land East of Ramsbrook Lane	13.8	Greenfield	289	Not currently developable	0	0	0	0	0	0	0	0	0
H1861	Clinton Wood	1.16	Greenfield	31	Not currently developable	0	0	0	0	0	0	0	0	0
H1862	Brackenwood Drive Site	0.61	Greenfield	16	Not currently	0	0	0	0	0	0	0	0	0

Table C.9: Widnes Sites without Planning Permission														
Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
					developable									
H1863	Widnes Rugby Union Club, Heath Road	4.43	Greenfield	106	Not currently developable	0	0	0	0	0	0	0	0	0
H1866	Land North East of Ditton Road (Blendraven Site)	1.71	Brownfield	46	Not currently developable	0	0	0	0	0	0	0	0	0
H1867	Land Bounded By Bennetts Lane and Dans Road and Gorsey Lane	3.81	Greenfield	91	Not currently developable	0	0	0	0	0	0	0	0	0
H1873	Municipal Car Park	0.47	Brownfield	16	Not currently developable	0	0	0	0	0	0	0	0	0
H1874	Kingsway House Car Park	0.35	Brownfield	14	Not currently developable	0	0	0	0	0	0	0	0	0
H1875	Land South of Moor Ln. S.	1.95	Brownfield	70	Not currently developable	0	0	0	0	0	0	0	0	0
H1876	Land at Finlan Road	0.85	Brownfield	30	Not currently developable	0	0	0	0	0	0	0	0	0
H1877	Land to North of Ditton Road	0.95	Brownfield	34	Not currently developable	0	0	0	0	0	0	0	0	0
H1878	Land to South of Ditton Road (1)	4.78	Brownfield	152	Not currently developable	0	0	0	0	0	0	0	0	0
H1879	Land to South of Ditton Road (2)	1.25	Brownfield	45	Not currently developable	0	0	0	0	0	0	0	0	0
H1880	Croft Street Industrial Area	1.24	Brownfield	44	Not currently developable	0	0	0	0	0	0	0	0	0
H1881	West Bank Employment Area	7.68	Brownfield	162	Not currently developable	0	0	0	0	0	0	0	0	0
H1882	Employment Site along Wandsworth Way	1.79	Brownfield	48	Not currently developable	0	0	0	0	0	0	0	0	0
H1888	Wilmere Playing Fields	13.47	Greenfield	282	Not currently	0	0	0	0	0	0	0	0	0

Table C.9: Widnes Sites without Planning Permission														
Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
					developable									
H1894	Land south of Rivendell Garden Centre, Mill Lane (Green Belt)	0.99	Greenfield	26	Not currently developable	0	0	0	0	0	0	0	0	0
H1898	Moorfield Sports & Social Club & The Bongs, Moorfield Road	5.03	Mixed	105	Not currently developable	0	0	0	0	0	0	0	0	0
H1900	St Gerard's Playing Field.	0.25	Greenfield	10	Not currently developable	0	0	0	0	0	0	0	0	0
H1901	Kingsway Learning Centre	0.37	Brownfield	14	Not currently developable	0	0	0	0	0	0	0	0	0
H1902	Former Muspratt Site	4.19	Brownfield	134	Not currently developable	0	0	0	0	0	0	0	0	0
H1903	Dennis Road Employment Area	4.04	Brownfield	129	Not currently developable	0	0	0	0	0	0	0	0	0
H1904	Earle Road / Moss Bank Park Site	1.34	Brownfield	48	Not currently developable	0	0	0	0	0	0	0	0	0
H1905	Tan House Lane Employment Area (West)	3.12	Brownfield	99	Not currently developable	0	0	0	0	0	0	0	0	0
H1906	Aston Dane Employment Area	2.74	Brownfield	87	Not currently developable	0	0	0	0	0	0	0	0	0
H1907	Top of Gorsey Lane Site	0.33	Greenfield	9	Not currently developable	0	0	0	0	0	0	0	0	0
H1908	Shell Green	2.02	Brownfield	48	Not currently developable	0	0	0	0	0	0	0	0	0
H1950	Land to the south of Tower Lane	3.94	Greenfield	126	Not currently developable	0	0	0	0	0	0	0	0	0
H1968	Industrial Estate South of Mersey View Road	3.16	Brownfield	75	Not currently developable	0	0	0	0	0	0	0	0	0
H1969	Everite Road Site	1.85	Brownfield	49	Not currently	0	0	0	0	0	0	0	0	0

Table C.9: Widnes Sites without Planning Permission														
Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
					developable									
H1970	Speke Road South	2.28	Brownfield	54	Not currently developable	0	0	0	0	0	0	0	0	0
H1972	Land north of Ditton Junction	9.54	Brownfield	200	Not currently developable	0	0	0	0	0	0	0	0	0
H1975	Garages off Hilary Close	0.07	Brownfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H1976	Site off Brown Street	0.64	Brownfield	17	Not currently developable	0	0	0	0	0	0	0	0	0
H1977	Land Off Cornubia Road	0.41	Brownfield	11	Not currently developable	0	0	0	0	0	0	0	0	0
H1984	The Bongs	7.43	Greenfield	156	Not currently developable	0	0	0	0	0	0	0	0	0
H1985	Factory Lane Asbestos Tip	2.13	Brownfield	51	Not currently developable	0	0	0	0	0	0	0	0	0
H1986	Cornerhouse Lane Site	0.56	Greenfield	15	Developable	0	0	0	0	0	0	15	0	0
H1988	Land south of trainline / Arley Drive Playing Pitches	1.03	Greenfield	37	Not currently developable	0	0	0	0	0	0	0	0	0
H1995	Land at Lynton Crescent	1.46	Greenfield	39	Developable	0	0	0	0	0	0	39	0	0
H2000	Land off Norlands Lane (Green Belt)	1.01	Greenfield	27	Not currently developable	0	0	0	0	0	0	0	0	0
H2003	Land west of Cranshaw Hall Farm, Cranshaw Lane	22.22	Greenfield	466	Not currently developable	0	0	0	0	0	0	0	0	0
H2004	Land east of Cranshaw Hall Farm, Cranshaw Lane	22.74	Greenfield	477	Not currently developable	0	0	0	0	0	0	0	0	0
H2005	Land at rear of 68-80 Lunts Heath Road	0.39	Greenfield	11	Not currently developable	0	0	0	0	0	0	0	0	0

Table C.9: Widnes Sites without Planning Permission														
Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
H2006	Garages at Houghton Close	0.05	Brownfield	1	Developable	0	0	0	0	0	0	1	0	0
H2007	Land between Smithy House and Linner Farm	0.16	Greenfield	4	Not currently developable	0	0	0	0	0	0	0	0	0
H2008	Linner Farm	0.26	Brownfield	7	Not currently developable	0	0	0	0	0	0	0	0	0
H2009	Former Queens Arms, 4 Moor Lane	0.04	Brownfield	1	Developable	0	0	0	0	0	0	1	0	0
H2010	Parcels on Halebank Road	2.27	Mixed	14	Developable	0	0	0	0	0	0	14	0	0
H2013	Former Londis Store, 35 High Street	0.11	Brownfield	3	Developable	0	0	0	0	0	0	3	0	0
H2021	St Michaels Golf Course (North), Dundalk Road	35.9	Greenfield	1005	Not currently developable	0	0	0	0	0	0	0	0	0
H2036	Land To The North East Of Junction Between Johnsons Lane And Gorsey Lane	1.24	Brownfield	33	Not currently developable	0	0	0	0	0	0	0	0	0
H2044	Former site (2) of Marley Eternit UK Ltd, Derby Road	2.46	Brownfield	59	Not currently developable	0	0	0	0	0	0	0	0	0
H2045	Upton Rocks Neighbourhood Centre, Lanark Gardens	0.07	Brownfield	2	Not currently developable	0	0	0	0	0	0	0	0	0
H2046	Land East of Desoto Road East / West of Foundry Lane (Stobart Park/3MG)	32.29	Greenfield	678	Not currently developable	0	0	0	0	0	0	0	0	0
H2048	West Bank Dock Site (1) (Stobarts Developments Ltd)	1.37	Greenfield	36	Not currently developable	0	0	0	0	0	0	0	0	0
H2049	West Bank Dock Site (2) (Stobarts Developments Ltd)	0.65	Greenfield	17	Not currently developable	0	0	0	0	0	0	0	0	0
H2050	Oakley House, Dennis Road	0.11	Brownfield	3	Not currently developable	0	0	0	0	0	0	0	0	0
H2059	Frank Armitt & Adj units, Victoria Street	0.87	Brownfield	23	Not currently developable	0	0	0	0	0	0	0	0	0

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Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
H2073	Unit 1, Shell Green, Bennetts Lane	0.67	Brownfield	18	Not currently developable	0	0	0	0	0	0	0	0	0
H2077	Refood UK Ltd, Desoto Road, Mersey Multi Modal Gateway	0.16	Brownfield	4	Not currently developable	0	0	0	0	0	0	0	0	0
H2094	Village Hall, High Street Hale	0.12	Brownfield	3	Developable	0	0	0	0	0	0	3	0	0
H2099	25 Peel House Lane Widnes	0.01	Brownfield	1	Not currently developable	0	0	0	0	0	0	0	0	0
H2124	McDonalds, Moor Lane	0.46	Brownfield	12	Not currently developable	0	0	0	0	0	0	0	0	0
H2125	Land to the north of Hutchinson Street	2.14	Brownfield	51	Not currently developable	0	0	0	0	0	0	0	0	0
H2126	Land between the A533 (SJB Approach) and the slip road	0.59	Greenfield	15	Not currently developable	0	0	0	0	0	0	0	0	0
H2127	Land to the south of the rail line and west of Waterloo Road	0.31	Brownfield	9	Not currently developable	0	0	0	0	0	0	0	0	0
H2128	Land to the south of the rail line and east of Waterloo Road	0.7	Brownfield	18	Not currently developable	0	0	0	0	0	0	0	0	0
H2129	Everite Road West	12.5	Brownfield	262	Not currently developable	0	0	0	0	0	0	0	0	0
H2138	Land between Waterloo Road and Spike Island	3.32	Brownfield	79	Not currently developable	0	0	0	0	0	0	0	0	0
H2147	Agricultural land to the north of Hale Road, Hale Heath (Green Belt)	9.27	Greenfield	194	Not currently developable	0	0	0	0	0	0	0	0	0
H2148	Carr Lane, Green Belt Site	11.55	Greenfield	242	Not currently developable	0	0	0	0	0	0	0	0	0
H2149	Hale C of E Playing Fields, Green Belt Site	1	Greenfield	27	Not currently developable	0	0	0	0	0	0	0	0	0
H2150	Church Willow Bed, Green Belt Site	10.01	Greenfield	210	Not currently	0	0	0	0	0	0	0	0	0

Table C.9: Widnes Sites without Planning Permission														
Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
					developable									
H2151	Hale Park, Green Belt Site	17.44	Greenfield	366	Not currently developable	0	0	0	0	0	0	0	0	0
H2152	Ramsbrook Lane, Green Belt Site	1.5	Mixed	40	Not currently developable	0	0	0	0	0	0	0	0	0
H2153	Manor Farm, Higher Road, Green Belt Site	21.12	Greenfield	443	Not currently developable	0	0	0	0	0	0	0	0	0
H2154	Land north of Marsh Bridge, Hale Gate Road	10.23	Greenfield	214	Not currently developable	0	0	0	0	0	0	0	0	0
H2155	Land north of Decoy Barns, Hale Gate Road	14.12	Greenfield	296	Not currently developable	0	0	0	0	0	0	0	0	0
H2156	Land east of Decoy Barns, Hale Gate Road	7.41	Greenfield	155	Not currently developable	0	0	0	0	0	0	0	0	0
H2157	Land north of Mill Farm House, Hale Gate Road	9.81	Greenfield	205	Not currently developable	0	0	0	0	0	0	0	0	0
H2158	Hope Farm, Hale Bank Road	13.26	Greenfield	278	Not currently developable	0	0	0	0	0	0	0	0	0
H2159	Land north of 30 Chapel Lane	0.91	Greenfield	24	Not currently developable	0	0	0	0	0	0	0	0	0
H2160	Land west of Sandy Lane	4.87	Greenfield	116	Not currently developable	0	0	0	0	0	0	0	0	0
H2161	Land at rear of 99-113 Old Upton Lane	0.91	Greenfield	24	Not currently developable	0	0	0	0	0	0	0	0	0
H2162	Land east of Rose Farm, Chapel Lane	4.68	Greenfield	112	Not currently developable	0	0	0	0	0	0	0	0	0
H2163	Land at Queensbury Way	0.75	Greenfield	29	Not currently developable	0	0	0	0	0	0	0	0	0
H2164	Land west of 77 Cronton Lane	1.21	Greenfield	32	Not currently	0	0	0	0	0	0	0	0	0

Table C.9: Widnes Sites without Planning Permission														
Ref	Address	Size (Ha)	Brownfield / Greenfield	Potential Capacity	Deliverability	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
					developable									
H2165	Land at Wilmere Park, Wilmere Lane	2.64	Greenfield	63	Not currently developable	0	0	0	0	0	0	0	0	0
H2166	Land east of Rainhill Place Farm, Warrington Road	4.04	Greenfield	96	Not currently developable	0	0	0	0	0	0	0	0	0
H2167	Land at Rainhill Place Farm, Warrington Road	5.25	Greenfield	110	Not currently developable	0	0	0	0	0	0	0	0	0
H2168	Land at Model Farmhouse, Twyford Lane	10.24	Greenfield	215	Not currently developable	0	0	0	0	0	0	0	0	0
H2169	Land at Boundary Farm, South Lane	2.73	Greenfield	65	Not currently developable	0	0	0	0	0	0	0	0	0
H2170	Land at Pendlebury Farm, South Lane	4.71	Greenfield	113	Not currently developable	0	0	0	0	0	0	0	0	0
H2171	Sunnybank Woodland Park	8.59	Greenfield	180	Not currently developable	0	0	0	0	0	0	0	0	0
H2190	Land Between 40 And 48 Church Road	0.11	Greenfield	1	Developable	0	0	0	0	0	0	1	0	0
H2198	Land to the south of 60 Wilmere Lane	0.05	Greenfield	1	Deliverable	0	0	1	0	0	1	0	0	0
H2205	82 Wilmere Lane	0.1	Brownfield	-1	Developable	0	0	0	0	0	0	-1	0	0
H2215	Ramsbrook Farm, Ramsbrook Lane	1.5	Brownfield	19	Deliverable	0	19	0	0	0	19	0	0	0
				24,565		0	19	88	17	0	124	555	0	0

Table C.10: Widnes Summary									
	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1-5	Years 6-10	Years 11-15	Years 16+
Sites Under Construction	134	113	74	26	0	347	0	0	0
Sites with Planning Permission (Full)	0	73	86	43	17	219	0	0	0
Sites with Planning Permission (Outline)	0	2	0	0	0	2	0	0	0
Sites without Planning Permission	0	19	88	17	0	124	555	0	0
Totals	134	207	248	86	17	692	555	0	0

Table C.11: Overall Summary									
	Year 1 2017/18	Year 2 2018/19	Year 3 2019/20	Year 4 2020/21	Year 5 2021/22	Years 1 to 5	Years 6 to 10	Years 11 to 15	Years 16+
Sites Under Construction	381	276	130	54	0	841	0	0	0
Sites with Planning Permission (Full)	0	146	286	211	167	810	349	48	0
Sites with Planning Permission (Outline)	0	10	120	106	32	268	30	0	0
Sites without Planning Permission	0	19	337	460	385	1201	3004	319	271
Totals	381	451	873	831	584	3,120	3,383	367	271

