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Halton Borough Council

# **Delivery and Allocations Local Plan Site Assessment Technical Report**

Consultation Draft

December 2017

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|         |        |            |
|---------|--------|------------|
| Version | Author | Checked by |
| Final   | AM     | AC         |

# Purpose of Site Assessment

## Introduction

- I.1 The purpose of this Technical Report is to provide site assessments for the sites that could potentially be included within the Halton Local Plan as allocations for development, including for retail, employment, safeguarded land, gypsy and traveller sites or residential uses.
- I.2 Part of the role of the Local Plan is to allocate sites and provide detailed planning policies for Halton's places, areas and issues. This will support the spatial vision and strategic objectives of the Council's adopted Core Strategy Local Plan (April 2013).
- I.3 It is essential that site allocation decisions can be justified and that they are supported by a clear audit trail. To this end, the process has been designed to:
- Take account of national planning principles
  - Be transparent so that anyone can see how a particular outcome has been arrived at
  - Ensure that development takes place in sustainable locations
  - Contribute to making existing settlements more sustainable.
  - Enable very unsuitable sites to be filtered out early on in the appraisal process.
  - Provide a basis for comparison between sites.
- I.4 To ensure that the process is robust this assessment is subject to a six week public consultation between **Thursday 4<sup>th</sup> January and 5pm Thursday 15<sup>th</sup> February 2017**. During this consultation the Council are happy to consider additional sites that have not currently been assessed, amendments to site boundaries or further information in relation to particular sites already included within the study.

# Methodology

An assessment has been undertaken as set out in the stages below:

## Stage 1: Identification of Sites

- 2.1 The initial identification of sites has been based on sites that have been submitted to the Council as part of the Local Plan process, including in response to the previous Scoping Document for the Delivery and Allocations Local Plan or as part of the production of evidence documents such as the SHLAA or the Green Belt Review.
- 2.2 It has also considered sites from the following sources:
  - Allocated sites (that remain undeveloped or under-used) from the Halton UDP (2005)
  - Surplus Public Sector Land
  - A review of all vacant sites identified from aerial photography (2016).
  - Sites identified by the Local Plan evidence base.
- 2.3 The Council has been proactive in attempting to identify as many sites as possible in the Borough, and continues to welcome more information and sites as part of this consultation.
- 2.4 Sites have not been assessed if they are under construction or if they already have planning permission for development. As it has been assumed that these sites are already confirmed as being suitable for the development under construction or proposed.
- 2.5 All sites smaller than the locally chosen allocation threshold of a capacity for approx. 5 dwellings have been discounted, as these sites were considered too small to be useful as allocation sites in a policy document. Although it is accepted that these sites are likely to continue to make a valuable contribution to the provision of development within the Borough and will continue to gain planning permission as windfall sites.
- 2.6 The sites were then entered into a database, with linked GIS mapping. Where sites overlapped or have slightly differing boundaries the Council have taken an officer view on which is the most appropriate boundaries to use, normally this will be based on the most up to date information available.
- 2.7 A further exercise was then undertaken using electronic mapping and aerial photography to identify any further sites that should be considered.

## Stage 2: Initial Sieve

- 2.8 The next stage of the assessment was an initial sieve of the Borough against any constraints that would prevent development this included:
  - Existing built development, unless an area is considered likely to become available, or known to be available, within the Plan Period;
  - Land with the highest flood risk (zones 3a and 3b);
  - Areas subject to unacceptable risk (e.g. COMAH pipes and sites / Airport Public Safety Zone (PSZ));
  - Ramsar sites, Special Protection Areas (SPAs) and Special Areas of Conservation (SACs);
  - Sites of Special Scientific Importance (SSSI);

- Areas containing ancient woodland; and
- Land with known remediation or contamination issues that would prevent the area being developed.

2.9 Land covered by one or more of these constraints have been identified within the site assessment and although it was originally suggested that they would be discarded and excluded from further assessment or have their site boundaries amended at this stage it has been considered more appropriate to continue through Stage 3 and to exclude once a fuller understanding of the site is provided.

2.10 However, any land within these areas will only be included within future Local Plan allocations if appropriate evidence is provided as part of this consultation that the constraint identified can be overcome or mitigated to an appropriate standard or that a site can be designed or layout created to avoid these constraints.

### Stage 3: Site Assessment

2.11 Each of the identified sites have been assessed against the criteria on the standard site assessment form; this ensured each site was assessed on a consistent basis. The assessment of each site included a desk based review of data and mapping, alongside a visit to the site.

2.12 The form is split into a number of sections as follows:

- Site Description: This provides details about the history of the site, its current uses and surrounding uses. It considers if the site's locality is suitable for development.
- Proposal: This section considers the proposed development of the site or the types of development that may be suitable for the site, if no proposal has been made. It looks at the potential benefits of the development of the site and considers its contribution to the Local Plan.
- Physical Constraints: This identifies any physical constraints to development, along with any potential mitigation measures or management techniques.
- Designations: This highlights any designations covering the site or parts of the site.
- Connectivity: This identifies access to public transport, footpaths, cycleways and the road network and considers their quality.
- Accessibility: This assesses the accessibility of sites to services and facilities for example accessibility to a primary school, the nearest shopping facilities, the nearest bus stop and the nearest rail station are used as indicators.
- Infrastructure: This section identifies existing infrastructure.
- Green Belt: This section provides a summary of the conclusion of the Halton Green Belt Study and identifies the sites contribution to Green Belt purposes.
- Sustainability Appraisal: This section provides an overall summary of the sites sustainability appraisal.
- Deliverability: This considers the suitability, availability, viability and deliverability of a site.
- Summary Conclusion: This provides a summary of the assessment of the site, highlighting any key issues and consideration.
- Recommendations: This identifies the potential allocation or designation that the Council considers may be appropriate for this site.

## **Stage 4: Consultation**

- 2.13 This is the publication stage in the preparation of the Delivery and Allocations document and draft policies map. The Council wish to consult at this stage to give key stakeholders, landowners, developers, agents and the general public opportunity to comment on the sites selected for allocation and where the Council have suggested that the site should be removed from further assessment. There are some sites where there are constraints identified that would limit the potential of the site. However, it is felt appropriate to share all of this information and to provide everyone with opportunity to put any additional information forward to allow the Council to make the most robust decisions about the sites.

## **Stage 5: Review of the Site Assessments**

- 2.14 The next stage of the Site Assessment will see the Council consider the consultation responses and to add any additional sites that need to be included, to amend any boundaries or information as appropriate and to include any new information to the assessments that is received as part of the consultation process.

# Consultation & Next Steps

## Consultation

- 3.1 This document has outlined the methodology for undertaking the site assessments and sets out the assessment for 559 sites within the Borough. The Council are happy to consider additional sites that have not currently been assessed, amendments to site boundaries or further information in relation to particular sites already included within the study. However, you are also invited to draw the Council's attention to any matters which have not been identified, but you think should be, and explain to us why you think they should be included in this assessment.
- 3.2 The consultation period for this Site Assessment Technical Document runs from: **Thursday 4<sup>th</sup> January to 5pm on Thursday 5<sup>th</sup> February 2018. Only comments received during the consultation period will be considered. The Council asks that consultation responses are made online or via email where possible (at [www.halton.gov.uk/DALP](http://www.halton.gov.uk/DALP)), to save time, paper and money.** Paper copies of the comments form can be found at the locations identified below or can be downloaded from the website and will of course be considered alongside the electronic submissions.
- 3.3 You will find a copy of each of the relevant the documents online at [www.halton.gov.uk/DALP](http://www.halton.gov.uk/DALP) or you can view a paper copy at the Halton Direct Links (HDLs) at Halton Lea, Runcorn; Brook Street, Widnes; and Granville Street, Runcorn or at the Libraries at Runcorn Shopping Centre (formerly known as Halton Lea), Runcorn; Granville Street, Runcorn; Kingsway, Widnes and Ditton, Widnes.

## Next Steps

- 3.4 Following on from this consultation the Council will review all the comments submitted and amend the sites assessment and individual Site Schedules as required. The Council will also consider any additional sites that are submitted and add them to the database and this report as required.
- 3.5 This document is intended to be iterative and it is expected that this document will provide an informed basis for the consideration of any proposals that come forward for the particular sites over the period of the production of the Delivery and Allocations Local Plan.
- 3.6 The results of this detailed assessment process have been used to determine which sites are to be allocated for specific purposes in the Halton Delivery and Allocations Local Plan and those which are not to be taken forward as an allocation.
- 3.7 The Strategic Environmental Assessment (SEA) process and the Habitats Regulations Appraisal (HRA) have also been used to assess the environmental impacts of the sites proposed to be taken forward in the Delivery and Allocations Local Plan. The SEA and HRA have assisted in identifying the most appropriate locations for development in terms of potential impacts on the environment. The site assessment results contained in this document are part of this process and will help to ensure that the decisions on individual sites are not taken in isolation but consider a range of planning and environmental considerations and the potential cumulative effects of the developments proposed.

# Site Assessments

## Development Site Options

The table below lists each of the sites that have been considered as potential options for development as part of the Site Assessments.

| Key            |                                           |
|----------------|-------------------------------------------|
|                | Potential Residential Allocations         |
|                | Potential Employment Allocations          |
|                | Potential Safeguarded Land                |
|                | Potential Retail Allocations              |
| XXXXXXXXXXXXXX | Potential Gypsy and Traveller Allocations |

| Site Ref | Proposed DALP Allocation | Site Name, Address, Town                                                  |                                          |         |
|----------|--------------------------|---------------------------------------------------------------------------|------------------------------------------|---------|
| CS11     | Employment               | Land between The Office Village, Daresbury Park and Bridgewater Canal     | Daresbury                                | Runcorn |
| CS11     | Employment               | Land between Rail Line, Bridgewater Canal and Keckwick Lane South         | Keckwick Lane, Daresbury                 | Runcorn |
| CS11     | Employment               | Land between Rail Line, Bridgewater Canal and Delph Lane North            | Delph Lane, Daresbury                    | Runcorn |
| CS11     | Employment               | Daresbury Sci Tech                                                        | Keckwick Lane, Daresbury                 | Runcorn |
| CS11     | Employment               | Land between Delph Lane and Sci Tech Daresbury                            | Delph Lane, Daresbury                    | Runcorn |
| CS11     | Employment               | Land between Rail Line, Bridgewater Canal and Keckwick Lane North         | Keckwick Lane, Daresbury                 | Runcorn |
| CS11     | Employment               | Land adjacent to the Office Village                                       | Daresbury Park, Daresbury                | Runcorn |
| CS11     | Employment               | Land between Daresbury Park and Bridgewater Canal                         | Daresbury Park, Daresbury                | Runcorn |
| E01      | Employment               | Shell Green                                                               | Shell Green                              | Widnes  |
| E02      | Employment               | Bennett's Lane Site                                                       |                                          | Widnes  |
| E03      | Employment               | Land off Runcorn Dock Road between Weston Point Expressway and Rail Line. | Runcorn Dock Road                        | Runcorn |
| E12      | Employment               | Land to north of Manor Farm Road                                          | Manor Park ii, site                      | Runcorn |
| E13      | Employment               | Land between Astmoor Road and the Busway                                  | Land between Astmoor Road and the Busway | Runcorn |
| E14      | Employment               | Land west of Edison Road and Astmoor Road                                 | Astmoor Industrial Estate                | Runcorn |
| E15      | Employment               | Land East of Edison Road and Astmoor Road                                 | Astmoor Industrial Estate                | Runcorn |
| E16      | Employment               | Land to the south of Rivington Road                                       | Rivington Road, Whitehouse               | Runcorn |

|     |             |                                                   |                                                   |                |
|-----|-------------|---------------------------------------------------|---------------------------------------------------|----------------|
| E17 | Employment  | Land between Chester Road and the Rail Line       | Chester Road, Whitehouse                          | Runcorn        |
| E18 | Employment  | Land to the north of Teva Pharmaceuticals         | Chester Road, Whitehouse                          | Runcorn        |
| E19 | Employment  | Land between Warrington Rd and Oxmoor Wood        | Land between Warrington Rd and Oxmoor Wood        | Runcorn        |
| E20 | Employment  | Land off Blackheath Lane                          | Manor Park III, Blackheath Lane, Manor Park       | Runcorn        |
| E21 | Employment  | Land north east of Ditton Road                    | Ditton Road                                       | Widnes         |
| E21 | Employment  | Land to the West of Ditton Roundabout             | Ditton Road                                       | Widnes         |
| E21 | Employment  | St Michaels Golf Course                           | Ditton Road                                       | Widnes         |
| E22 | Employment  | Land north of Ditton Junction                     | Newstead Road                                     | Widnes         |
| E23 | Employment  | HBC Fields                                        | Halebank Road                                     | Widnes         |
| E24 | Employment  | Land north of Six Acre Lane                       | Six acre Lane, Manor Park                         | Runcorn        |
| E24 | Employment  | Land to south of Moss Lane Nursery                | Manor Park                                        | Runcorn        |
| E24 | Employment  | Land to the north and east of Six Acre Lane       | Six acre Lane, Manor Park                         | Runcorn        |
| E24 | Employment  | Land to the rear of Moss Lane Nursery             | Manor Park                                        | Runcorn        |
| E25 | Employment  | Moss Lane Nursery                                 | Manor Park iv, Moss Lane, Moore                   | Runcorn        |
| E25 | Employment  | Land to the south west of Moss Lane               | Moss Lane, moore                                  | Runcorn        |
| E26 | Employment  | Foundry Lane                                      | Foundry Lane, Widnes                              | Widnes         |
| E26 | Employment  | Mathieson Road                                    | Widnes                                            | Widnes         |
| E28 | Employment  | Land off Six Acre Lane                            | Land off Six Acre Lane                            | Moore, Runcorn |
| E29 | Employment  | Land west of Moore Meadows                        | Land west of Moore Meadows                        | Moore, Runcorn |
| E30 | Employment  | Land adjacent to J12 of M56                       | Rocksavage Expressway, Rocksavage                 | Runcorn        |
| D01 | Residential | Land to the west of Chester Road                  | Chester Road, Daresbury                           | Runcorn        |
| H01 | Residential | Town Lane / Church End site                       | Town Lane / Church End, Hale                      | Widnes         |
| H02 | Residential | Home Farm (Green Belt)                            | Hale Road, Hale                                   | Widnes         |
| H03 | Residential | Ramsbrook Lane (Green Belt)                       | Ramsbrook Lane                                    | Widnes         |
| M01 | Residential | Land to the rear of Beechmoor and Hollybank       | Moore                                             | Runcorn        |
| M02 | Residential | Land south of Manor Farm, Runcorn Road            | Moore                                             | Runcorn        |
| M03 | Residential | Land between rail line and canal to north of A558 | Land between rail line and canal to north of A558 | Moore, Runcorn |
| M04 | Residential | Land between Canal and Rail line at Moore         | Land between Canal and Rail line at Moore         | Moore, Runcorn |
| M05 | Residential | Land between rail lines, Moss Lane and Moore Lane | Moss Lane and Moore Lane                          | Moore, Runcorn |
| M06 | Residential | Land between Moss Lane and Moore Lane             | Land between Moss Lane and Moore Lane             | Moore, Runcorn |
| M06 | Residential | Land at the rear of Moss Lane Nursery             | Land at the rear of Moss Lane Nursery             | Runcorn        |
| M07 | Residential | Moss Lane Nursery                                 | Moss Lane                                         | Moore, Runcorn |
| M08 | Residential | Land to the east of Runcorn Road                  | Moore                                             | Runcorn        |

|     |             |                                                                   |                                                                                                      |         |
|-----|-------------|-------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|---------|
| P01 | Residential | Land between Windmill Lane and Chester Road                       | Land between Windmill Lane and Chester Road                                                          | Runcorn |
| P01 | Residential | E-Scape                                                           | Hill Top Rd<br>Preston Brook                                                                         | Runcorn |
| P02 | Residential | Land between Chester Rd and M56 at Preston-on-the-Hill            | Preston on the Hill                                                                                  | Runcorn |
| R01 | Residential | Land at Gaunts Way                                                | Land at Gaunts Way                                                                                   | Runcorn |
| R02 | Residential | Land to the east of Kestrel's Way                                 | Halton lea                                                                                           | Runcorn |
| R03 | Residential | Land adjacent to Trinity Methodist Church - Halton Village        | Main Street<br>Halton Village                                                                        | Runcorn |
| R04 | Residential | Land to the west of Stockham Lane                                 | Palacefields Avenue                                                                                  | Runcorn |
| R05 | Residential | Land north of Beechwood Ave., east of Wood Lane and south of A533 | Beechwood Avenue,<br>Beechwood                                                                       | Runcorn |
| R06 | Residential | Land adjacent to Weston Crescent                                  | Heath Road South, Weston                                                                             | Runcorn |
| R07 | Residential | Former Showroom for The Deck                                      | Mersey Road                                                                                          | Runcorn |
| R08 | Residential | Remainder of The Deck                                             | Remainder of the Deck development                                                                    | Runcorn |
| R09 | Residential | Former Polar Ford Second Hand Cars Site                           | Victoria Road                                                                                        | Runcorn |
| R10 | Residential | Land off Bridge Street and busway                                 | Bridge Street                                                                                        | Runcorn |
| R11 | Residential | Land to the rear of Pure Gym                                      | Former Day Nursery (demolished), Okell Street                                                        | Runcorn |
| R12 | Residential | Former Riverside College                                          | Campus Drive                                                                                         | Runcorn |
| R13 | Residential | Land off Hankey Street                                            | Hankey Street                                                                                        | Runcorn |
| R14 | Residential | Land to south of Percival Lane                                    | Percival Lane                                                                                        | Runcorn |
| R15 | Residential | Former Polar Ford and surrounds                                   | BP Fuel Station, Former Polar Ford Showroom, Motor Boat Club, and part of the Foundry, Victoria Road | Runcorn |
| R16 | Residential | Land adjacent to Runcorn Station Car Park                         | Picow Street                                                                                         | Runcorn |
| R17 | Residential | Picow Farm Road Playing Fields                                    | Picow Farm Road                                                                                      | Runcorn |
| R18 | Residential | Land between Runcorn Spur Road and the Bridgewater Expressway     | Heath Road                                                                                           | Runcorn |
| R20 | Residential | Paramount Foods                                                   | Halton Road                                                                                          | Runcorn |
| R21 | Residential | Land to the rear of the Red Admiral                               | Boston Avenue                                                                                        | Runcorn |
| R22 | Residential | Land off Birch Road                                               | Birch Road                                                                                           | Runcorn |
| R24 | Residential | Land to the west of Grangeway                                     | Grangeway, Grangeway                                                                                 | Runcorn |
| R25 | Residential | Thorn Road Garages                                                |                                                                                                      | Runcorn |
| R26 | Residential | St Chads High School Playing Fields                               | Grangeway                                                                                            | Runcorn |
| R28 | Residential | Land off Coronation Road                                          | Coronation Road, Preston Brook                                                                       | Runcorn |

|     |             |                                                           |                                            |         |
|-----|-------------|-----------------------------------------------------------|--------------------------------------------|---------|
| R29 | Residential | Land to the south of Walsingham Drive                     | Walsingham Drive, Sandymoor                | Runcorn |
| R30 | Residential | Land between Keckwick Brook and West Coast Mainline       | Sandymoor                                  | Runcorn |
| R31 | Residential | Sandymoor 17A                                             | Sandymoor                                  | Runcorn |
| R37 | Residential | Land to the east of Village Street                        | Village Street, Sandymoor                  | Runcorn |
| R43 | Residential | Land to the north of Chester Road and east of Monks Way   | Chester Road, Preston Brook                | Runcorn |
| R44 | Residential | Highways Agency Depot                                     | Chester Road, Preston Brook                | Runcorn |
| R45 | Residential | Panorama Hotel                                            | Land adjacent to Castle Road               | Runcorn |
| R46 | Residential | Land to the north of Brookvale Avenue North               | Brookvale Avenue north, Brookvale          | Runcorn |
| R47 | Residential | Adj. to Woodfalls Farm                                    | Stockham Lane, adj. Woodfalls Farm         | Runcorn |
| R48 | Residential | Land Adj. to Woodfalls Farm                               |                                            | Runcorn |
| R49 | Residential | Land surrounding Hanover Court and the Telephone Exchange | Woodhatch / Palacefields Avenue, Brookvale | Runcorn |
| R50 | Residential | The Lord Taverners & land adjacent                        | Palacefields Avenue, Brookvale             | Runcorn |
| R51 | Residential | Former DoF Offices                                        | Castle View House, east Lane               | Runcorn |
| R52 | Residential | Land off Southland Mews                                   | Southland Mews, Moughland Lane             | Runcorn |
| R54 | Residential | Land off Astmoor Bridge Lane                              | Astmoor Bridge Lane, Castlefields          | Runcorn |
| R55 | Residential | Former Express Dairies Site                               | Sewell St / Perry St                       | Runcorn |
| R56 | Residential | Land to north of Manor Farm Road                          | Manor Farm Road                            | Runcorn |
| R57 | Residential | Land at The Heath Business and Technical Park             | Heath Road South, Weston                   | Runcorn |
| R58 | Residential | Car Park at The Heath Business and Technical Park         | Heath Road South                           | Runcorn |
| R59 | Residential | 89 High Street                                            | High Street                                | Runcorn |
| R60 | Residential | Paddock adjacent to 38 Clifton Road                       | Clifton Road                               | Runcorn |
| R61 | Residential | Land to the south of Old Quay Street and Mason Street     | Mason Street, Astmoor                      | Runcorn |
| R62 | Residential | Former Fletts Gym and Surrey Street Garage                | Land at Greenway Rd / Surrey Street        | Runcorn |
| R63 | Residential | Victoria House                                            | Holloway                                   | Runcorn |
| R65 | Residential | Former South Bank Public House                            | Dukesfield                                 | Runcorn |
| R66 | Residential | Site of former Rathbone Institute                         | Waterloo Road                              | Runcorn |
| R68 | Residential | Former Jolly Brewer Public House.                         | The Ridgeway                               | Runcorn |
| R69 | Residential | Former Job Centre and La Scala                            | High Street, Runcorn Old Town              | Runcorn |
| R70 | Residential | Pavilions                                                 | Sandy Lane, Weston Point                   | Runcorn |

|     |             |                                                                                        |                                                  |         |
|-----|-------------|----------------------------------------------------------------------------------------|--------------------------------------------------|---------|
| R71 | Residential | Land south of Beechwood Ave. & north of M56                                            | Beechwood Avenue, Beechwood                      | Runcorn |
| R72 | Residential | Land to the north of Towers Lane                                                       | Land to the north of Towers Lane                 | Runcorn |
| R73 | Residential | Land between Daresbury Expressway and Manor Park Avenue                                | Manor Park Avenue, Manor Park                    | Runcorn |
| R74 | Residential | Land between the expressway and the Bridgewater Canal and to the west of Norton Priory |                                                  | Runcorn |
| R77 | Residential | Former Dray Public House                                                               | Mullion Close, Brookvale                         | Runcorn |
| R78 | Residential | Land to the south of Stockham Lane                                                     | Stockham Lane, Brookvale / Greenhouse Farm       | Runcorn |
| R79 | Residential | Land between Stalbridge Drive and West Cost Mainline                                   | Stalbridge Drive, Sandymoor                      | Runcorn |
| R80 | Residential | Land to the rear of Gaunts Way                                                         | Gaunts Way, Hallwood Park                        | Runcorn |
| R81 | Residential | Land south of hospital                                                                 | Halton lea                                       | Runcorn |
| R82 | Residential | Land East of Castlefields Avenue                                                       | Castlefields Avenue                              | Runcorn |
| R83 | Residential | Land opposite Heath Park Grove                                                         | Highlands Road                                   | Runcorn |
| R83 | Residential | Land to the west of Heath Park Playing Fields                                          | Runcorn Hill                                     | Runcorn |
| W01 | Residential | Land at Tanhouse Lane                                                                  | Tanhouse Lane                                    | Widnes  |
| W01 | Residential | Walmsley Street Site                                                                   | Nyborgs Plastics                                 | Widnes  |
| W01 | Residential | BPI Widnes Films                                                                       |                                                  | Widnes  |
| W02 | Residential | Derby Road                                                                             | Former site of Marley Eternit UK Ltd, Derby Road | Widnes  |
| W04 | Residential | Land to the north of Old Upton Lane (Green Belt)                                       |                                                  | Widnes  |
| W04 | Residential | Land at 105-113 Old Upton Lane                                                         | Old Upton Lane                                   | Widnes  |
| W04 | Residential | 139 Old Upton Lane                                                                     | Old Upton Lane                                   | Widnes  |
| W04 | Residential | Land east of Rose Farm (Green Belt)                                                    | Land east of Rose Farm, Chapel Lane              | Widnes  |
| W04 | Residential | Land at Rose Farm                                                                      | Chapel Lane                                      | Widnes  |
| W04 | Residential | Land to the north of Old Upton Lane / West of Sandy Lane (Green Belt)                  | Sandy Lane                                       | Widnes  |
| W04 | Residential | Land west of Sandy Lane (Green Belt)                                                   | Land west of Sandy Lane                          | Widnes  |
| W04 | Residential | Land north of 30 Chapel Lane (Green Belt)                                              | Land north of 30 Chapel Lane                     | Widnes  |
| W04 | Residential | Land at rear of 99-113 Old Upton Lane (Green Belt)                                     | Land at rear of 99-113 Old Upton Lane            | Widnes  |
| W05 | Residential | Land at Queensbury Way (Green Belt)                                                    |                                                  | Widnes  |
| W05 | Residential | (Green Belt) Land to the East of Sandy Lane                                            | Land to the East of Sandy Lane                   | Widnes  |
| W05 | Residential | Land off Cronton Road / North side of Upton Lane (Green Belt)                          |                                                  | Widnes  |
| W06 | Residential | Land north of Cronton Lane Widnes                                                      | Land north of Cronton Lane Widnes                | Widnes  |

|     |             |                                                           |                                                                                  |        |
|-----|-------------|-----------------------------------------------------------|----------------------------------------------------------------------------------|--------|
| W06 | Residential | Land west of 77 Cronton Lane (Green Belt)                 | Land west of 77 Cronton Lane                                                     | Widnes |
| W07 | Residential | Open Space to rear of Pesto                               | Open Space to rear of Pesto                                                      | Widnes |
| W09 | Residential | Land at Mill Green Farm, North of Derby Road (Green Belt) | Land at Mill Green Farm, North of Derby Road                                     | Widnes |
| W10 | Residential | South Lane (Green Belt)                                   | South Lane                                                                       | Widnes |
| W11 | Residential | (Green Belt) Land at Mill Green Farm, North of Derby Road | Land at Mill Green Farm, North of Derby Road (Green Belt)                        | Widnes |
| W11 | Residential | Land at Boundary Farm (Green Belt)                        | Land at Boundary Farm, South Lane                                                | Widnes |
| W11 | Residential | Abbey Farm, South Lane (Plots 46 & 43) Green Belt)        | Abbey Farm, South Lane (Plots 46 & 43) (Green Belt)                              | Widnes |
| W11 | Residential | Land at Pendlebury Farm (Green Belt)                      | Land at Pendlebury Farm, South Lane                                              | Widnes |
| W13 | Residential | Land at Hale Gate Road, Halebank (Green Belt)             | Hale Gate Road, Halebank                                                         | Widnes |
| W13 | Residential | (Green Belt)                                              |                                                                                  | Widnes |
| W16 | Residential | Land to the north of the Eight Towers Public House        | Weates Close                                                                     | Widnes |
| W17 | Residential | Land to the east of The Eight Towers Public House         | Weates Close                                                                     | Widnes |
| W18 | Residential | Naylor Road                                               | Land off Naylor Road                                                             | Widnes |
| W19 | Residential | The Bongs                                                 | Land off Houghton Close (The Bongs)                                              | Widnes |
| W22 | Residential | Arley Drive                                               |                                                                                  | Widnes |
| W24 | Residential | Land off Potters Lane and Halebank Road (Green Belt)      | Land off Potters Lane and Halebank Road                                          | Widnes |
| W24 | Residential | Land to the west of Hale Gate Road (Green Belt)           |                                                                                  | Widnes |
| W24 | Residential | Land to the west of Hale Gate Road (Green Belt)           | Hale Gate Road                                                                   | Widnes |
| W24 | Residential | Land north of Mill Farm House (Green Belt)                | Land north of Mill Farm House, Hale Gate Road                                    | Widnes |
| W25 | Residential | Upton Rocks - Lanark Gardens Site                         |                                                                                  | Widnes |
| W26 | Residential | Land south of Bechers Local Centre                        |                                                                                  | Widnes |
| W28 | Residential | Broseley House                                            | Brosley House, Widnes Road                                                       | Widnes |
| W30 | Residential | Opposite Beaconsfield Surgery Site                        | Opposite Beaconsfield Surgery Site, Peel House Lane (Part Fairfield school site) | Widnes |
| W31 | Residential | Warrington Road Site                                      | Land between Fiddlers Ferry Road and Gorsey Lane                                 | Widnes |
| W32 | Residential | Terrace Road, West Bank                                   |                                                                                  | Widnes |
| W33 | Residential | Grizedale Site                                            |                                                                                  | Widnes |
| W34 | Residential | Widnes Timber Centre                                      | Foundry Lane Halebank                                                            | Widnes |
| W35 | Residential | Cornerhouse Lane Site                                     |                                                                                  | Widnes |
| W36 | Residential | Lynton Crescent                                           |                                                                                  | Widnes |
| W37 | Residential | Cherry Sutton Site                                        | Cherry Sutton Site                                                               | Widnes |

|      |                              |                                                                           |                                                  |         |
|------|------------------------------|---------------------------------------------------------------------------|--------------------------------------------------|---------|
| W38  | Residential                  | Land to the rear of Appleton Village                                      |                                                  | Widnes  |
| W39  | Residential                  | The Albert Hotel                                                          | 160 Albert Road                                  | Widnes  |
| W40  | Residential                  | Derby Road and Mill Lane junction roundabout                              | Derby Road and mill Lane junction roundabout     | Widnes  |
| W41  | Residential                  | Rivendell Garden Centre, Mill Lane                                        | Rivendell Garden Centre, Mill Lane               | Widnes  |
| W41  | Residential                  | Land south of Rivendell Garden Centre, Mill Lane                          | Land south of Rivendell Garden Centre, Mill Lane | Widnes  |
| W42  | Residential                  | Land at Keble Street                                                      | Keble Street                                     | Widnes  |
| W43  | Residential                  | The Foundry                                                               |                                                  | Widnes  |
| W44  | Residential                  | Rock Lane Site                                                            | Land Adjacent to 20 Rock Lane                    | Widnes  |
| W45  | Residential                  | Parcels on Halebank Road                                                  |                                                  | Widnes  |
| W46  | Residential                  | Hough Green Scout / Guide Group Site                                      |                                                  | Widnes  |
| W47  | Residential                  | Land off Harrison Street                                                  | Land off Harrison Street (Camerons), Halebank    | Widnes  |
| W47  | Residential                  | Gold Triangle Complex                                                     | Harrison Street                                  | Widnes  |
| W48  | Residential                  | Land adjacent to Hale Bank Road                                           | Hale Bank Road                                   | Widnes  |
| S01  | Safeguarded Land             | Land to the west of Barkers Hollow Road                                   | Barkers Hollow Road, Dutton                      | Runcorn |
| S02  | Safeguarded Land             | Land to the east of Chester Road                                          | Chester Road, Daresbury                          | Runcorn |
| S03  | Safeguarded Land             | Land between Keckwick and the Tunnel Top                                  | Land between Keckwick and the Tunnel Top         | Runcorn |
| S04  | Safeguarded Land             | Land south of Daresbury Lane                                              | Daresbury Lane, Daresbury                        | Runcorn |
| S05  | Safeguarded land             | Land between Canal and Barkers Hollow Road                                | Land between Canal and Barkers Hollow Road       | Runcorn |
| S06  | Safeguarded Land             | Land at Halebank                                                          | Hale Bank Road                                   | Widnes  |
| S07  | Safeguarded Land             | land at Preston on the Hill                                               | Preston on the Hill                              | Runcorn |
| S08  | Safeguarded Land             | Field House, Summer Lane                                                  | Summer Lane                                      | Runcorn |
| S09  | Safeguarded Land             | All Saints Vicarage,                                                      | Daresbury Lane                                   | Runcorn |
| CS11 | Retail                       | Daresbury Local Centre                                                    |                                                  | Runcorn |
| TC1  | Retail                       | Land to the north of the Brindley (former Brindley Mound)                 | Leiria Way, Runcorn Old Town                     | Runcorn |
| TC2  | Retail                       | Bus Interchange, Car Park and former HDL                                  | High Street, Runcorn Old Town                    | Runcorn |
| TC3  | Retail                       | Widnes Retail Park (Phase 2)                                              |                                                  | Widnes  |
| TC4  | Retail                       | Eternit UK                                                                | Eternit UK, Derby Road                           | Widnes  |
| TC5  | Retail                       | Land east of East Lane                                                    | East Lane                                        | Runcorn |
| TC6  | Retail                       | Land adjacent to Sandymoor Community Centre                               | Sandymoor                                        | Runcorn |
| TC7  | Retail                       | TA Base                                                                   | Crown gate                                       | Runcorn |
| TC8  | Retail                       | Library, Grosvenor House, Former Magistrates Court, Police Station et al. | Land between Third Avenue and Northway,          | Runcorn |
| TC9  | Retail                       | Albert Square Car Park                                                    |                                                  | Widnes  |
| GT1  | Bigfield Lodge (2)           |                                                                           | Warrington Road                                  | Runcorn |
| GT2  | Warrington Road Transit Stie |                                                                           | Warrington Road                                  | Runcorn |
| GT4  | Riverview                    |                                                                           |                                                  | Widnes  |
| GT5  | Bigfield Lodge (1)           |                                                                           | Warrington Road                                  | Runcorn |

|     |                                                   |                             |         |
|-----|---------------------------------------------------|-----------------------------|---------|
| GT6 | Land to north of Warrington Road (Western Parcel) | Warrington Road, Manor Park | Runcorn |
| GT7 | Windmill Street                                   | Windmill Street             | Runcorn |

A proforma has been produced for every one of these site options and each site has been considered for its suitability for development, including a Sustainability Appraisal of the site. Details have been provided within each assessment as to why the site has been recommended for allocation or not. The detailed site appraisal findings can be found in Appendix A – U.

