

**Authority monitoring report
Employment 2026**

(Base date 31st March 2026)

September 2026



Version History

Version	Revisions	Lead(s)	Author(s)	Checked	
VI	Updating 2026 figures	KA	KA		

Key Information 2025/26

2026 Headline findings and observations

Employment Delivery, Loss, and Availability 01/04/2025 to 31/03/2026

- Completion of 0.11 ha net (14.86 ha gross) of employment permissions and 0 ha of Sui Generis.
- 7 ha Gross of this use was taken up in Key/ Urban Regeneration Areas
- 0ha in loss of employment land
- 10 sites (22.9ha net) under construction (including 2 SUI GENERIS sites for 1.1 ha net)
- 2 permissions granted in the year for employment usages
- 73.22ha of DALP allocated land remains with no planning permission
- 115.67ha out of 182.64ha of DALP allocated land is yet to be completed.

Halton Council's Policy and Goals:

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

Total Requirement (hectares)	A	180 ha	
Completed employment land between 01/04/2014 and 31/03/2026	B	83.58	Table I
Completed Sui Generis Use 01/04/2014 to 31/03/2025	C	11.73 ha	App A
Extant planning permission as of 31/3/26	D	12.13 ha	App B
Under construction employment land	E	17.69 ha	App C
No Start and Under Construction Sui Generis Use	F	2.63 ha	App D
DALP Allocations without planning permission	G	73.22	App E
Loss of Employment and Sui Generis Land 2014 to 2026	H	33.61 ha	App G
Under/Over Supply = A - (B:G) +H		+12.63ha *	
Years remaining = (D+E+F)/I		10.4yrs	
Average land uptake per year	I	9.87ha	
Enough EMP land remaining?		yes	

*This is a projected figure, as it includes hectares of allocated land without planning permission and land with planning permission where work has not commenced and so at this stage it cannot be certain that development will take place.

Explanation of Use Classes Order (Sept 2020)

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

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

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I. Scope and Policy Context

- I.1 It is essential that Halton Council have an up-to-date statutory development plan to provide robust planning for the Borough. The Halton Delivery and Allocations Local Plan (DALP) was adopted in March 2022. The Plan sets out the long-term spatial vision, strategic priorities and policies for future development in the Borough to 2037, including the quantity and location of new homes, employment provision, shops, facilities and other services, transport and other infrastructure provision, climate change mitigation and adaption and the conservation and enhancement of the natural and historic environment.
- I.2 The DALP's Monitoring Framework contains several indicators with targets which sets out how we will measure how successful the policies within the Plan are being implemented. This information is published in the Authorities [Annual Monitoring Report](#).
- I.3 This report serves as an annual statement regarding the take up and supply of land for employment development within Halton Borough as at the 31 March 2026, covering a 12-month period from the 01 April 2025 to 31 March 2026. It provides baseline information about actual rates of employment development achieved over the plan period so far 2014-2026. The purpose of this annual review of Employment Land is to inform and monitor the effectiveness of the employment land policies (See Appendix H for a full list of Monitoring Indicators) as contained in the Halton Local Plan and to provide the baseline data required for the publication of the [Authorities Monitoring Report](#).
- I.4 Employment land will be provided over the lifetime of the Local Plan to support Halton's economy. The Local Plan (Policy CS(R)4) looks for approximately 180 hectares of land from a variety of sources to be made available to facilitate the sustainable growth of Halton's economy during the period 2014 to 2037.
- I.5 The Policy identifies Strategic Employment Locations, Employment Allocations (identified in Policy ED1), Primarily Employment Areas and Employment Renewal Areas (identified on Policies Map) all of which will be the initial focus for new development and where the biggest transformation is expected to occur. These Key Urban Regeneration Areas, along with the regeneration and remodelling opportunities within existing employment areas, are seen as fundamental to the longer-term development of the Borough and in a lot of cases represent areas where impetus for change already exists.
- I.6 The base date of the DALP for implementation and monitoring purposes is 2014 therefore completions during this monitoring period will contribute towards meeting the Local Plan targets.

2. Employment Delivery 2025/26

Employment Completions

- The Local Plan Policy CS(R)4 required Halton to allocate minimum 180 hectares of land for Employment development within the DALP, which was achieved. At 31/03/2026, 38% of this land has seen completions, while a total of 73.22 hectares of this land remains available on 19 sites, as per Appendix E and Figure 2.
- Over the Local Plan Period, 68.52ha of Employment allocated land has seen completion. Completions for the 2025/26 period recorded the take up of 7.07 ha of employment land, a decrease compared to 2025/26 (24.84ha) as per Figure I and Table I. None of these were on DALP allocated sites.
- 0 hectares of employment land was recorded as complete on allocated sites during 2025/26.

Figure I: Employment Completions (Net) in Halton 2014 to 2026

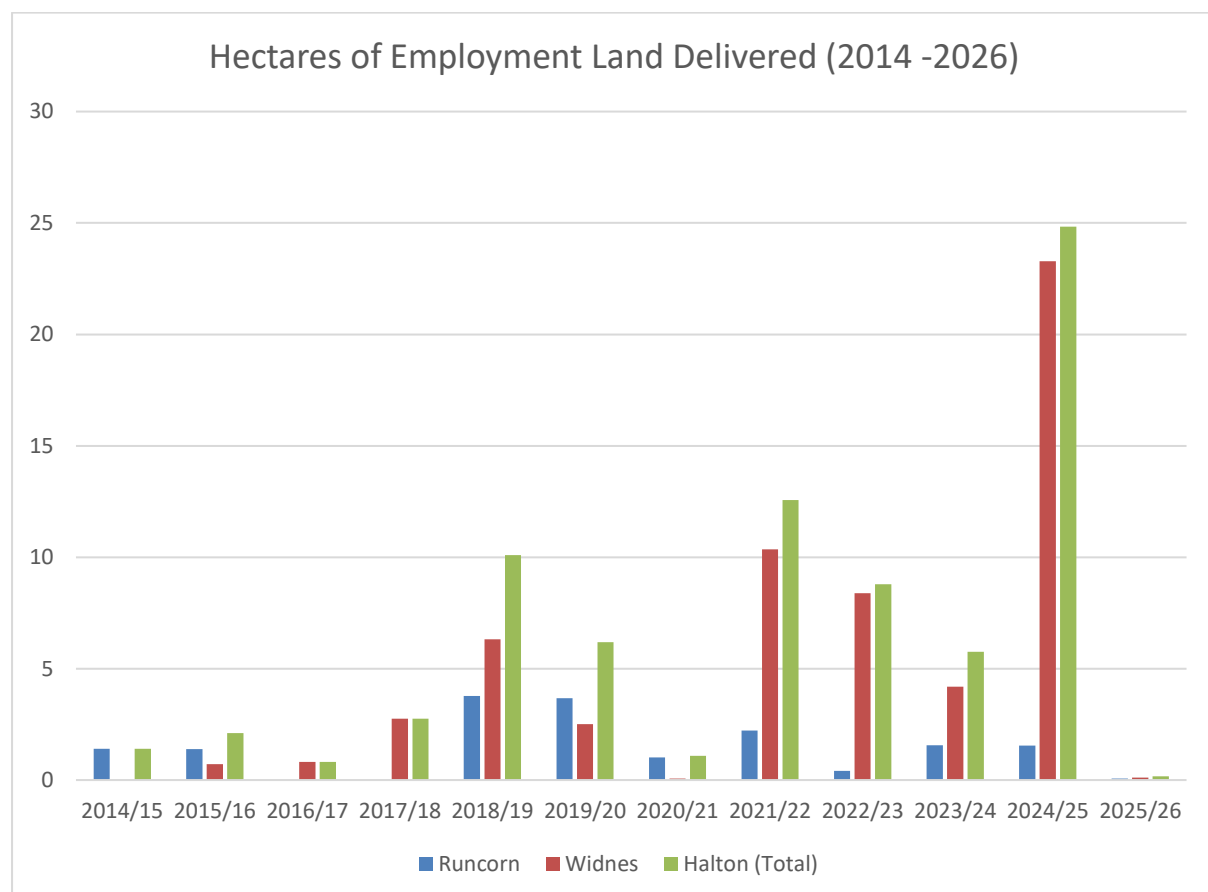
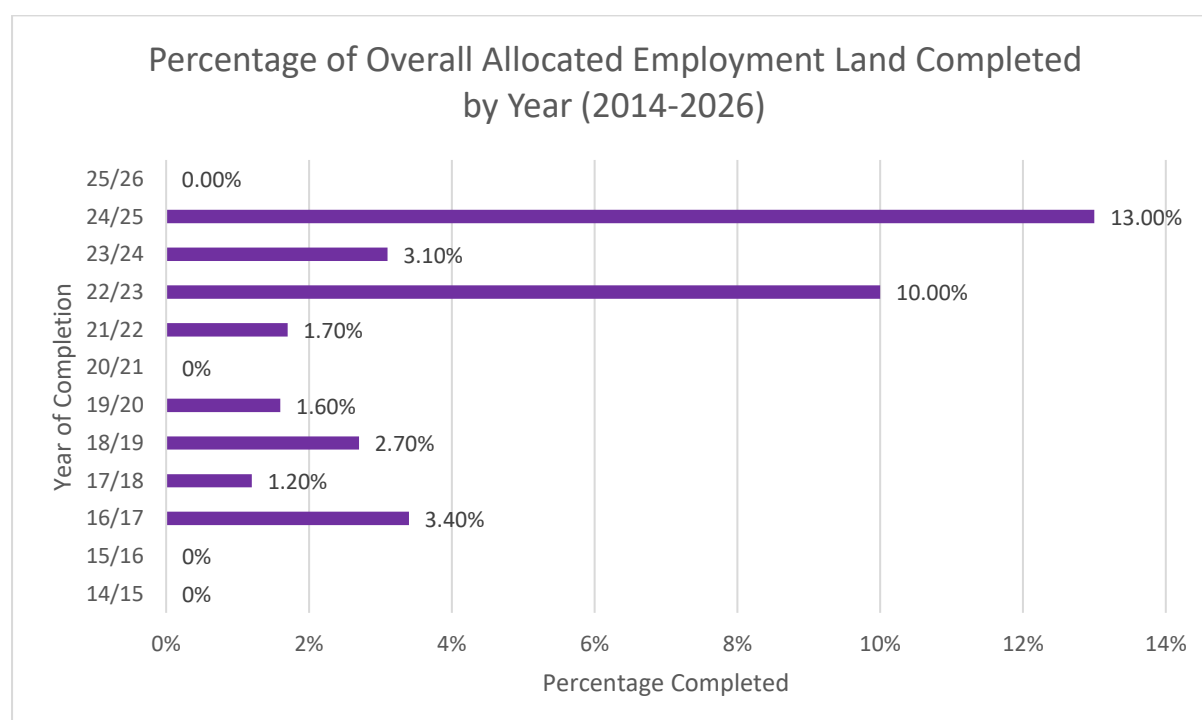


Table I: Gross Hectares of Completed Employment Development in Halton April 2014 – March 2026 (Runcorn - Widnes)

Year	Runcorn	%	Widnes	%	Halton (Total)
2014/15	1.41	100%	0	0%	1.41
2015/16	1.39	66%	0.71	34%	2.1
2016/17	0	0%	0.81	100%	0.81
2017/18	0	0%	2.76	100%	2.76
2018/19	3.78	37%	6.31	63%	10.09
2019/20	3.68	59%	2.51	41%	6.19
2020/21	1.02	94%	0.07	6%	1.09
2021/22	2.22	18%	10.35	82%	12.57
2022/23	0.41	0%	8.38	100%	8.79
2023/24	1.56	27%	4.19	73%	5.75
2024/25	1.55	6.2%	23.29	93.8%	24.84
2025/26	0.06	0.83%	7.12	99.17%	7.18
Total 2014 - 2026	17.08	20.4%	66.5	79.6%	83.58

Figure 2 Percentage of Overall Allocated Employment Land Completed by Year



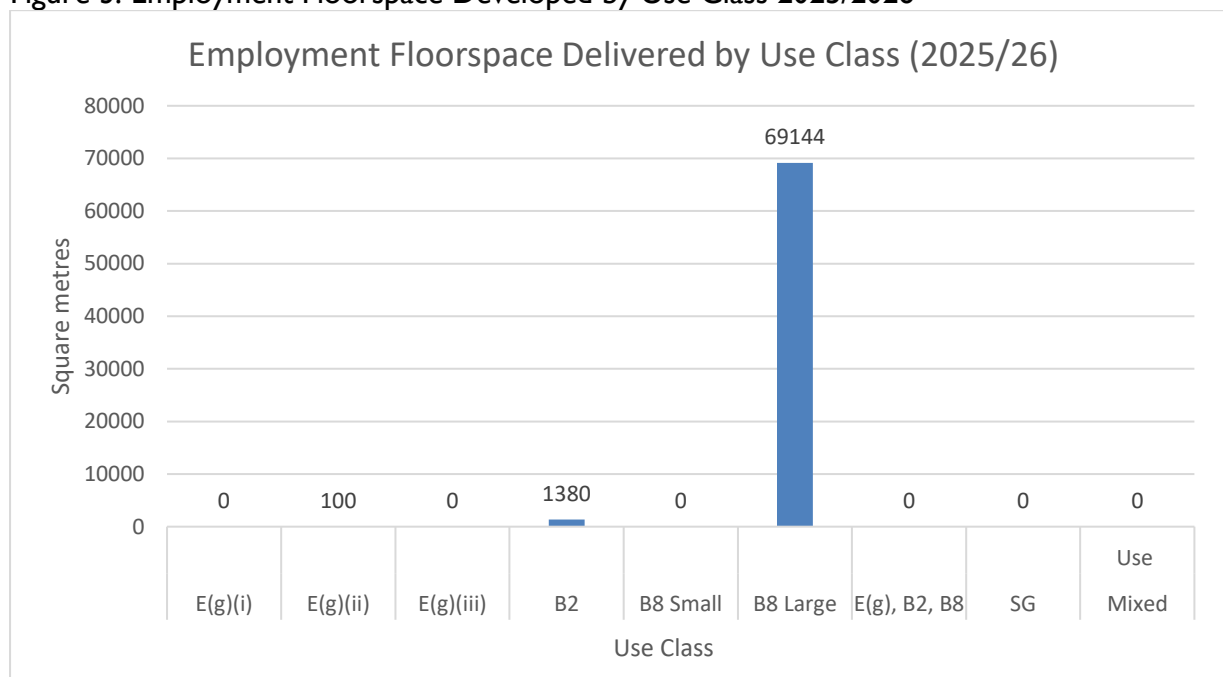
Completions by Use Class

- Table 2 and Figure 3 show in 2025/26, the most common use class is type B8, followed by B2. This reflects the overall trend since monitoring in 2014.
- Figure 2 below illustrates the amount of floorspace developed by type. Gross internal floorspace (GIF) is calculated as the entire area inside the external walls of a building. The difference between gross external area and gross internal floorspace is typically between 2.5 and 5% of the gross external area.
- A difference occurs between site area and floorspace when planning permissions on employment sites do not include a building as part of the development. In this instance area is calculated based on the area of development of a site affected. This difference can be seen in Appendix A.

Table 2: Gross Hectares of Completed Employment Development in Halton April 2014 - March 2026 (By Use Class)

Year	Use Class								Total
	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8 Small	B8 Large	E(g), B2, B8	Mixed Use	
2014/15	0.00	0.00	0.03	0.40	0.98	0.00	0.00	0.00	1.41
2015/16	0.02	1.39	0.00	0.00	0.69	0.00	0.00	0.00	2.10
2016/17	0.00	0.00	0.00	0.00	0.81	0.00	0.00	0.00	0.81
2017/18	0.57	0.00	0.00	1.37	0.82	0.00	0.00	0.00	2.76
2018/19	0.65	0.00	0.04	5.66	0.00	3.74	0.00	0.00	10.09
2019/20	0.01	0.00	0.00	0.05	1.45	2.43	2.25	0.00	6.19
2020/21	0.07	0.00	0.00	0.00	1.02	0.00	0.00	0.00	1.09
2021/22	1.28	0.00	0.00	0.00	0.00	8.75	2.54	0.00	12.57
2022/23	0.00	0.00	0.00	0.41	1.23	0.00	7.15	0.00	8.79
2023/24	0.00	1.56	0.00	0.00	0.00	4.19	0.00	0.00	5.75
2024/25	0.17	0.00	0.00	1.44	0.00	24.18	1.77	0.00	24.84
2025/26	0.00	0.01	0.00	0.13	0.00	6.91	0.00	0.00	7.07
Totals 2014-2026	2.60	2.96	0.07	8.78	8.5	48.14	12.35	0.00	95.19
Annual Average	0.22	0.25	0.01	0.73	0.71	4.01	1.03	0.00	7.93

Figure 3: Employment Floorspace Developed by Use Class 2025/2026



Completions and KURA

0.02ha Net (7.008ha Gross) of employment land completed been located within the Key Urban Regeneration Areas as defined in the Local Plan, as per appendix A.

Completions by Brownfield / Greenfield Split

- National Planning Policy Framework (NPPF) encourages the re-use of previously developed land. This year 0 hectares (0%) of completions were greenfield, and 14.86 hectares (100%) were brownfield, as shown in Table 3.

Table 3: Brownfield/Greenfield Split (Gross)

Year	Halton Total	Greenfield	%	Brownfield	%
2014/15	1.41	0	0%	1.41	100%
2015/16	2.10	0.03	1%	2.07	99%
2016/17	0.81	0.81	100%	0	0%
2017/18	2.76	1.37	50%	1.39	50%
2018/19	10.09	10.05	100%	0.04	0%
2019/20	6.19	0	0%	6.19	100%
2020/21	1.09	1.02	94%	0.07	6%
2021/22	12.57	2.84	23%	9.73	77%
2022/23	8.79	0	0%	8.79	100%
2023/24	5.75	1.56	27%	4.19	73%
2024/25	24.84	22.12	89%	2.72	11%
2025/26	14.86	0	0%	14.86	100%
Total 2014-2026	91.26	39.8	43.6%	51.46	56.4%
Annual Average (Hectares)	8.29	3.61	43.5%	4.67	56.5%

Permissions Granted 2025/26

- Table 4 shows the number of employment permissions approved over the local plan monitoring period so far (2014-2026).
- Appendix F provides details on all planning permissions granted this year.
- Appendix E gives details on the progress of development on each DALP-allocated employment site.

Table 4: Planning Permissions

Halton	Gross Applications Approvals
2014/15	43
2015/16	42
2016/17	26
2017/18	21
2018/19	23
2019/20	15
2020/21	9
2021/22	15
2022/23	15
2023/24	11
2024/25	10
2025/26	14
Total	234
Average	21

3. Allocations and Employment Land Usage

The following section provides a breakdown of progress on DALP-allocated employment land in the Borough as at the 31 March 2026. Appendix E provides a breakdown on each site allocated as per the DALP.

Allocation Completions

This Monitoring Period, 0 planning permissions (totalling 0ha net) were completed on DALP allocated employment land. Appendix E also expands on the progress of allocated land, as well as the types of development undertaken on the land.

Table 5: Employment Land Allocations (as at 31/03/2026)

Total Number of Sites Allocated for Employment Use	Total Hectares of Land Allocated for Employment Use	Number of Allocated Sites with Extant Planning Permission	Number of Allocated Sites Under Construction/ part completed.	Number of Allocated Sites Completed	Number of Allocated Sites without Planning Permission
32	182.64	2	8	5	17

Allocations Under construction

As Per Table 5, there are 8 Under Construction planning permissions on allocated land as of 01/04/2026, totalling 17.69ha net. This is a good sign of continuous employment-based development in the borough. Appendix C provides more information on individual applications.

Allocations With Extant Planning Permissions

An extant permission is a permission which has been granted but has not yet started. As Per Table 5, there are 2 Extant planning permissions on allocated land as of 01/04/2026.

Appendix B provides more information on individual applications. Some of these applications may be from previous years due to the nature of permission expiration.

Loss of Employment Land

In this monitoring period, 0.0ha of allocated employment land has been lost due to planning permissions for other uses, as shown in Appendix G and Table 6.

Table 6: Losses (Gross) Hectares of Completed Employment Development in Halton April 2014 – March 2026.

Year	Runcorn	%	Widnes	%	Halton (Total)
2014/15	0.09	8%	1.06	92%	1.15
2015/16	0.68	10%	6.32	90%	7.00
2016/17	0.92	24%	2.85	76%	3.77
2017/18	2.80	45%	3.40	55%	6.20
2018/19	3.87	91%	0.37	9%	4.24
2019/20	0.26	14%	1.62	86%	1.88
2020/21	0.76	93%	0.06	7%	0.82
2021/22	0.18	100%	0.00	0%	0.18
2022/23	0.01	0%	8.36	100%	8.37
2023/24	0.23	100%	0.00	0%	0.23
2024/25	0	0%	0.05	100%	0.05
2025/26	0.0	0	0	0	0
Total 2014 - 2025	10	29%	24.1	71%	33.61

Employment Land with ‘Other’ Employment Uses

In this case, ‘other’ employment uses include planning permissions with the use class Sui Generis. As per Appendix D, 2 Sui Generis sites are under construction, and 0 were completed this monitoring year.

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

Year	Hectares
2014/15	3.09
2015/16	0.05
2016/17	1.56
2017/18	0
2018/19	0
2019/20	0
2020/21	0
2021/22	0
2022/23	5.44
2023/24	0
2024/25	1.59
2025/26	0
Total	11.73

4. Employment Summary

During the monitoring period most of the development taking the form of amendments to existing employment sites, such as changing use or extending existing site facilities. This means that while employment development is taking place in the borough (as shown in the mentioned gross development and changes in floorspace extents), there is limited gain of new employment areas, as shown in the low net gain of employment sites.

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

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

Appendix A: Completions from 01/04/2025 to 31/03/2026

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

Ref	Location	Town	Plan Status	KURA	Site type	Application No.	Description	Use Class	Floorspace (sq.m)	Net Emp Area (ha)
5625_0	Unit 5, Sarus Court	Runcorn	Primarily Employment (Designation)	none	B	25/00042/COU	Proposed change of use from dual fuel smart meter installer training facility (Use Class F1) to light industrial use (Class E) and storage (B8) at	E, B2, B8	2800	No gain
5807_I	Diageo Packaging, Whitehouse Industrial Estate	Runcorn	Primarily Employment (Designation)	None	B	24/00252/FUL	Proposed extension to current storage facility and addition of new single storey office block at	B2	600	0.06
5845_0	Landscape World, Sankey Street	Widnes	Primarily Employment (Designation)	South Widnes	B	24/00383/FUL	Proposal for commercial steel building for use class B8 Storage and Class E Retail at	B8, E(c)	200	No gain
5848_0	Feralco, Ditton Road	Widnes	Primarily Employment (Designation)	Halebank and Ditton	B	23/00164/FUL	Proposed (retrospective) expansion to existing chemical manufacturing site producing chemical products for the water treatment industry on existing site including new 780 sqm process building, pipe bridge, tank farm, fencing and ancillary development at	B2	780	0.1
5849_0	Metsa Wood Site, Ditton Road	Widnes	Primarily Employment (Designation)	Halebank and Ditton	B	25/00121/COU	Proposed change of use from Class B2 (general industrial) to Class B8 (storage and distribution) at	B8	69000	0
5855_0	Queensway Business Centre, West Bank Street	Widnes	Primarily Employment (Designation)	South Widnes	B	25/00219/COU	Proposed change of use to MOT test centre at	E(c)ii	100	0.01
Total gross hectares of land completed for employment purposes between 01/04/2025 and 31/03/2026 (net)										0.17

Appendix B: Extant Planning Permissions (No Start) at 31/03/2026

Ref	Location	Town	Plan Status	LP Ref	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sq.m)	Gain Employment Area (ha)
5157_I	Croda Europe Ltd Foundry Lane Widnes	Widnes	Designated in Local Plan, Primarily Employment	N/A	N/A	B	22/00548/FUL	Proposed erection of single storey warehouse at	B8	Gain of 1330.1 s/m of B2	0
5354_I	Univar, Pickering Road, Halebank	Widnes	Designated in Local Plan, Primarily Employment	N/A	N/A	B	24/00224/FUL	Proposed storage compound adjacent to the existing one with a 2.5-metre-high wall including an up and over ramp which will act as a bund at	B2	No Loss or Gain in Floorspace	0
5373_0	Daresbury Sci Tech, Keckwick Lane	Runcorn	Employment Allocation	E4	East Runcorn	G	23/00117/REM	Application for the approval of reserved matters (scale, access, appearance, layout and landscaping) for the erection of two laboratory and office buildings including associated drainage and earthworks pursuant to outline application ref: 21/00166/OUT at Daresbury Laboratory Keckwick Lane Daresbury Warrington Cheshire WA4 4AD	B1	Gain 10,000sqm E(g)(i), 6704 sqm E(g)(ii)	2.52
5804_0	Saffil Ltd, Pilkington Sullivan Site, Sullivan Road	Widnes	Designated, primarily employment	N/A	South Widnes	B	22/00369/FULEI A	Proposed installation of an additional production line, involving an extension to an existing building and the installation of associated plant and machinery at Saffil Ltd Pilkington Sullivan Site Sullivan Road Widnes WA8 0US	B2	Gain 1753 sqm B2	0

Ref	Location	Town	Plan Status	LP Ref	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sq.m)	Gain Employment Area (ha)
5829_0	Unit 3, 2 Kings Court	Runcorn	N/A	N/A	East Runcorn	B	24/00103/P3JPA	Prior notification for proposed change of use from commercial, business and service (Use Class E) to provide 6 dwelling units (Use Class C3) at	B	Loss of 408sq.m of E(c)(ii)	0
5831_0	61-63 Albert Road	Widnes	Designated in Local Plan, Primarily Employment	N/A	South Widnes	B	24/00226/COU	Proposed change of use of the first floor from commercial (Class E) to 2 No. apartments (Class C), and the subdivision of the ground floor to create three separate units with amendments to the front elevation. Change of use to the rear unit from Class E to Class B8 to accommodate a self-storage unit at	B	Loss of 173sq.m of E(c)(ii)	0
5835_0	343 The Uplands	Runcorn	Designated in Local Plan, Town Centre	N/A	N/A	B	24/00134/COU	Proposed change of use of the existing dwelling (Use Class C3) to an office (Use Class E(g)(i)).	B2	Gain of 77sq.m of E(g)(i)	0.01
5851_0	Saffil Ltd Sullivan Road Widnes Cheshire WA8 0US	Widnes	Primarily Employment	N/A	N/A	B	25/00094/FUL	Proposed erection of an ancillary surface-mounted storage building anchored to existing hardstanding at	B8	Gain 1600sqm B8	0

Ref	Location	Town	Plan Status	LP Ref	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sq.m)	Gain Employment Area (ha)
5852_0	Howdens Joinery Ltd, Astmoor Road Runcorn Cheshire WA7 1PQ	Runcorn	Employment Renewal Area	N/A	N/A	B	25/00102/FUL	Proposed extension to the rear of manufacturing facility comprising Class B2 industrial floorspace including a canopy area and Class B8 warehouse floorspace, including overhead canopy space for loading and unloading, removal of portal frame storage facility	B2, B8	Gain 22,319 sqm B2, 1310 sqm B8	9.6
5860_0	Pal Pak Corrugated Ltd Pickering Road Widnes Cheshire WA8 8XW	Widnes	Primarily Employment	N/A	N/A	B	25/00474/FUL	Proposed store/garage extension to existing warehouse at	B8	Gain 100sqm B8	0
5861_0	Shamrock Lodge Grangeway Runcorn WA7 5LS	Runcorn	Primarily Residential	N/A	N/A	B	24/00408/COU	Proposed change of use from residential house to a dental surgery, including external elevational changes and provision of rear parking at	E(e)	Gain 100sqm E(E)	0
Total hectares of land with extant planning permission for employment use were there has been no start at 31/03/2026 (net)											12.13

Appendix C: Planning Permissions Under Construction at 31/03/2026

Ref	Location	Town	Plan Status	LP Ref	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sq.m)	Loss Employment Area (ha)	Gain Employment Area (ha)
5324_0	BYK Additives and Instruments (formerly Rockwood Additives), Moorfield Road	Widnes	Designated in Local Plan, primarily employment	N/A	N/A	B	24/00208/FUL	Proposed removal of two existing flue stacks and erection of a new stack that would penetrate the roof of an existing building and have a total height of 27m at	B8	No change	0	0
5347_0	East Lane House, East Lane	Runcorn	Allocated TC and Retail	TC5	N/A	B	21/00161/FUL	Proposed demolition of the existing vacant office building and the erection of apartment block and townhouses totalling 153no. dwellings (use class C3), a 66no. bedroom care home (use class C2) and a 85no. bedroom hotel (use class C1) at East Lane House	C3	Loss 11400 sqm E(g)(i)	1.14	0
5396_0	Former site of J.Bryan (Victoria) Ltd., Pickerings Road	Widnes	Primarily Employment	N/A	Halebank and Ditton Corridor	B	23/00187/WST	Proposed erection of a building for ancillary storage (partially retrospective) at	B8	Gain 1175sqm B8	0	0

Ref	Location	Town	Plan Status	LP Ref	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sq.m)	Loss Employment Area (ha)	Gain Employment Area (ha)
5475_0	Land between Windmill Hill Avenue and Bridgewater Canal	Runcorn	N/A	N/A	N/A	M	24/00147/FULEIA	Proposed erection of an electricity substation with associated plant, along with access, landscaping, means of enclosure, boundary treatments and associated ancillary infrastructure and works at	SG	No gain	0	0
5508_0	Grosvenor House, Northway	Runcorn	Allocated in Local Plan, Retail and TC	TC8	N/A	B	20/00354/COU	Proposed change of use of part of the ground floor and third floor from offices into 5 residential apartments, resident's gym, and external alterations	E(g)(i)	-359 sq. m	0.53	0
5514_0	Land To the West of Shell Green	Widnes	Allocated in Local Plan, Employment	EI	South Widnes	B	23/00272/FUL	Erection of a 5,615 sqm (60,439 sq. ft) GEA [5,550 sqm (59,739 sqft) GIA] Class B8 unit with ancillary offices and associated parking, servicing space and hard and soft landscaping (including means of enclosure and security lighting)	B8	Gain of 5550sq. m of B8, loss of 5550sq. m of B2 floorspace	0	1.3

Ref	Location	Town	Plan Status	LP Ref	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sq.m)	Loss Employment Area (ha)	Gain Employment Area (ha)
5521_0	Land East of Desoto Road East / West of Foundry Lane (Stobart Park/3MG)	Widnes	Allocated in Local Plan, Employment	E26	Halebank and Ditton Corridor	G	12/00155/REM	Phase I Earthworks and Infrastructure Reserved Matters submission relating to the area east of Steward's Brook	B8	Gain of 124,000 sq.m of B8	0	16.39
5821_0	Halton Fabrications Ltd., Picow Farm Road	Runcorn	Designated in Local Plan, primarily employment	N/A	West Runcorn	B	23/00381/FUL	Proposed erection of a new portal frame warehouse / workshop and concrete access road and turning point will tie in to existing access road at Halton Fabrications Ltd Picow Farm Road Runcorn Cheshire WA7 4JB	B2	Gain of 202sq.m of B2	0	0
5853_0	Koura Global Rocksavage Way Runcorn Cheshire	Runcorn	Employment Renewal Area	N/A	West Runcorn	G	24/00280/FULEIA	Proposed construction of a new purification plant to manufacture a new low Global Warming Potential (GWP) medical grade propellant at	E(g)(ii i)	Gain 675 sqm E(g)(iii)	0	1

Ref	Location	Town	Plan Status	LP Ref	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sq.m)	Loss Employment Area (ha)	Gain Employment Area (ha)
5857_0	Land To The North Of Astmoor Road	Runcorn	Strategic Employment land	N/A	N/A	G	25/00186/FUL	Proposed HGV and lorry trailer park, including the creation of a new access off Astmoor Road and a secondary access onto Goddard Road, the erection of sprinkler tanks and an associated pump, the creation of an open pallet store,	B8	Gain 32000sqm B8	0	3.2
Total hectares of land under construction at 01/04/2025												21.89

Appendix D: Planning Permissions for Sui Generis Use at 31/03/2026.

Ref	Location	Town	Plan Status	LP Ref	KURA	Site Type	Site Status	Application No.	Description	Use Class	Floorspace (sq.m)	Net Area (ha)
5396_0	Former site of J. Bryan (Victoria) Ltd., Pickerings Road	Widnes	Designated in Local Plan, primarily employment	N/A	N/A	B	Under Construction	23/00187/WST	Proposed erection of a building for ancillary storage (partially retrospective) at	SG	Gain of 1175sq.m of Sui Generis	1.1
5475_0	Land between Windmill Hill Avenue and Bridgewater Canal	Runcorn	N/A	N/A	N/A	M	Under Construction	24/00147/FULEIA	Proposed erection of an electricity substation with associated plant, along with access, landscaping, means of enclosure, boundary treatments and associated ancillary infrastructure and works at	SG	No loss or gain	0
Total net hectares of land with planning permission extant and under construction for 'other' employment type uses												1.1

Appendix E: Employment Land DALP Allocations Status at 31/03/2026

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

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

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

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

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

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

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

DALP Reference	Halton Reference	Site Name	Planning Status	Site Status	Hectares of DALP Land Allocated	Extant Planning Permission (ha)	Land Under Construction (ha)	Land Completed (ha)	Employment Land With no Planning Permission (ha)
	5762_0		21/00657/FUL	Completed					
E27	5408_0	3MG (East) Tesco Distribution Centre	Planning permission (08/00449/FUL) -	Stalled	1.94	0	1.94	0	0
E31	5365_0, ----- 5365_1, ----- 5365_2	Former Bayer Site	19/00240/FUL - completed 2021/22, ----- 20/00385/FUL - completed 2022/23. -----	Site Completed	16.03	0	0	16.03	0
E32	5326_0	Former Thermpos Site	15/00208/DEM - demolition in 1015/16	Not Started	5.08	0	0	0	5.08
E33	5467_0	Former Muspratt Site	06/00742/OUT - Refused	Not Started	4.46	0	0	0	4.46
Totals as of 31/03/26					182.65	15.47	25.44	68.52	73.22

Appendix F: Employment Permissions Granted Between 01/04/2025 and 31/03/2026.

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

Ref	Location	Town	Plan Status	LP Ref	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sqm)	Total Area (ha)	Devt Status
5547_0	Unit 1 Bennetts Lane	Widnes	Designated Employment	N/A	South Widnes	B	25/00389/COU	Proposed change of use from an indoor entertainment venue (Class E) to a space used for additional warehouse and distribution (Class B2/B8) at	B2/B8	No net change	0.67	Not Started
5585_0	YKK (UK) LTD, Aston Lane South	Runcorn	Designated Employment	N/A	N/A	G	25/00100/FULEIA	Proposed installation and operation of a ground mounted photovoltaic (PV) solar energy generation system (solar farm), energy storage facility and, associated infrastructure and engineering works in association with the laying of connection cable	SG	No gain	0.6	Not Started
5851_0	Saffil Ltd Sullivan Road Widnes Cheshire WA8 0US	Widnes	Designated Employment	N/A	South Widnes	B	25/00094/FUL	Proposed erection of an ancillary surface-mounted storage building anchored to existing hardstanding at	B8	Gain 1600 sqm B8	0.16	Not started
5852_0	Howdens Joinery Ltd Astmoor Road Runcorn Cheshire WA7 1PQ	Runcorn	Employment Renewal Area	N/A	N/A	B	25/00102/FUL	Proposed extension to the rear of manufacturing facility comprising Class B2 industrial floorspace including a canopy area and Class B8 warehouse floorspace, including overhead canopy space for loading and unloading, removal of portal frame storage facility	B2/B8	Gain 22319 sqm B2, 1310sqm B8	9.6	Not Started

Ref	Location	Town	Plan Status	LP Ref	KURA	Site Type	Application No.	Description	Use Class	Floorspace (sqm)	Total Area (ha)	Devt Status
5853_0	Koura Global Rocksavage Way	Runcorn	Employment Renewal Area	N/A	West Runcorn	G	24/00280/FULEIA	Proposed construction of a new purification plant to manufacture a new low Global Warming Potential (GWP) medical grade propellant at	E(g)(ii i)	675	1	Under Construction
5857_0	Land To The North Of Astmoor Road	Runcorn	Strategic Employment Site	N/A	N/A	G	25/00186/FUL	Proposed HGV and lorry trailer park, including the creation of a new access off Astmoor Road and a secondary access onto Goddard Road, the erection of sprinkler tanks and an associated pump, the creation of an open pallet store, the formation of access	B8	Gain 32000sqm B8	3.2	Under Construction
5860_0	Pal Pak Corrugated Ltd Pickerings Road	Widnes	Designated Employment	N/A	Halebank and Ditton Corridor	B	25/00474/FUL	Proposed store/garage extension to existing warehouse at	B8	Gain 100sqm B8	0.2	Not Started
5861_0	Shamrock Lodge Grangeway Runcorn WA7 5LS	Runcorn	Primarily residential	N/A	N/A	B	24/00408/COU	Proposed change of use from residential house to a dental surgery, including external elevational changes and provision of rear parking at	E(e)	Gain 100sqm E(e)	0.01	Not Started

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

Appendix G: Loss of Employment Land Between 01/04/2025 and 31/03/2026.

(This table includes the total loss of hectares of employment use over the plan period so far 2014 to 2026)

Ref	Location	Town	Plan Status	KURA	Application No.	Description	Site Status	Area (Ha)	Floorspace	Use Class
Total hectares lost to non-employment use between 01/04/2025 and 31/03/2026								0.00		
Total hectares lost to non-employment use over the plan period so far 2014 to 2026								33.89		

Appendix H: DALP Monitoring Framework - Employment Indicators.

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

Ref	Policy		Indicators	Targets	Source
H002	CS(R)1	CS(R)1 [Halton's Spatial Strategy]	Employment Land delivered:	180 ha of land available for employment development (2014-37)	Page 7
H011	CS(R)4	CS(R)4 [Employment Land Supply and Locational Priorities]	Amount of completed employment floorspace by type and land type	180 ha made available for employment uses (2014~37)	Page 9 for employment development by Use class Page 10 for employment development by land type
H012	CS(R)4	CS(R)4 [Employment Land Supply and Locational Priorities]	Minimise loss of land within existing employment areas for non-employment uses	No loss of land for non-employment uses within allocated employment sites, strategic employment locations, employment renewal areas and primarily employment areas.	Page 13 and Appendix G for direct losses to employment land
H013	CS(R)4	CS(R)4 [Employment Land Supply and Locational Priorities]	Employment land available by type	180 ha made available for employment uses (2014~37)	Appendix E for land remaining to be delivered which was allocated in the DALP

Ref	Policy		Indicators	Targets	Source
H014	CS(R)4	CS(R)4 [Employment Land Supply and Locational Priorities]	Losses of employment land in (i) employment / regeneration areas and (ii) local authority area	No loss of land for non-employment uses	Pages 13 and Appendix G
H015	CS(R)4	CS(R)4 [Employment Land Supply and Locational Priorities]	Economic Activity Rate		Halton Borough (Nomis Census data 2021)
H016	CS(R)4	CS(R)4 [Employment Land Supply and Locational Priorities]	GVA per head claimant count		Halton Economic Profile
H017	CS(R)4	CS(R)4 [Employment Land Supply and Locational Priorities]	VAT registrations		Inter-Departmental Business Register (IDBR) - Office for National Statistics (ons.gov.uk)
H018	CS(R)4	CS(R)4 [Employment Land Supply and Locational Priorities]	Worklessness in Halton		Halton Economic Profile
H019	CS(R)4	CS(R)4 [Employment Land Supply and Locational Priorities]	Unemployment Annual Population Survey and Claimant Count Rates		CC01 Regional labour market: Claimant Count by unitary and local authority (experimental) - Office for National Statistics (ons.gov.uk)
H020	CS(R)4	CS(R)4 [Employment Land Supply and Locational Priorities]	Average Household Income		Regional gross disposable household income, UK - Office for National Statistics (ons.gov.uk)
H104	ED1:	ED1: [Employment Allocations]	Delivery of employment uses on allocated sites;	Increase delivery of employment uses	Appendix E for completions Appendix F for permissions granted this year
H105	ED1:	ED1: [Employment Allocations]	Delivery of employment uses on allocated sites;	Completions by use	Page 9 and Appendix E
H106	ED1:	ED1: [Employment Allocations]	Delivery of employment uses on allocated sites;	Permissions by use	Page 11 and Appendix F

Ref	Policy		Indicators	Targets	Source
H107	ED1:	ED1: [Employment Allocations]	Delivery of employment uses on allocated sites;	Reduce the % of undelivered allocated land over the plan period 2014-2037	Page 12 and Appendix E
H108	ED2:	ED2: [Employment Development]	Loss of land within existing employment areas for non-employment uses	No loss of land for non-employment uses within existing employment areas over the plan period 2014-2037	Page 13 and Appendix G
H109	ED3:	ED3: [Complementary Services and Facilities within Employment Areas]	Provision of complementary facilities	100% of development / redevelopment for employment use or complementary use (ED3)	Appendix G