

Halton Borough Council
AUTHORITY
MONITORING REPORT
HOUSING
2016



Summary of Key Findings

2016 Headline findings and observations

- **483 gross completions** - 146 of these were affordable homes (30%) (Compared to 258 (51%) gross in 2014/15)
- **1 demolitions** (2 demolitions in 2014/15)
- 1 loss from conversions
- 1 loss from change of use
- **480 net completions** (Compared to 497 net completions in 2014/15)
- **147 units currently under construction** (Compared to 74 under construction in 2014/15)

2015/16 Completions by developer type, dwelling type and bedroom capacity

	Houses							Flat, Maisonettes, Apartments					Total
	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	5+ Bed	ALL	1 Bed	2 Bed	3 Bed	4/+ Bed	ALL	Total
RSL *	0	92	0	0	0	0	92	27	27	0	0	54	146
Private Sector	0	61	111	114	11	0	297	26	14	0	0	40	337
Affordable Units via S106	0	0	0	0	0	0	0	0	0	0	0	0	0
All	0	153	111	114	11	0	389	53	41	0	0	94	483

* Registered Social Landlords (Housing Associations etc.)

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	5+ Bed	ALL
All tenures / All Dwelling Types	53	194	111	114	11	0	483
	11%	40%	23%	24%	2%	0%	100%

The most popular type of units delivered this year were two bed houses, where 153 were constructed (40% in the private sector and 60% affordable properties). Compared against last year, 88 two bed houses were constructed, of which 74% were affordable. In the Registered Provider (RSL) sector the majority of new build housing has been 2 Bed Houses. There have been no houses secured through Section 106 Agreements.

2015/16	Halton	
Net completions April 2015 to March 2016	480	a
Dwellings under construction @ 31st March 2016	147	b
Core Strategy annualised target	552	c
Surplus/deficit against Core Strategy annualised average 2015/16	-81	c-a

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I. Scope and Policy Context

- I.1 The current adopted planning policy framework for the Borough is set out in the Halton Core Strategy Local Plan (2013) and the remaining saved policies of the Halton Unitary Development Plan (2005).
- I.2 The Core Strategy Local Plan document (covering the period 2010 to 2028) has introduced Policy CS3: Housing Supply and Locational Priorities.
- I.3 This Report will refer to the following Policy requirements:
- A minimum of 9,930 net additional homes to be provided between 2010 to 2028 at an average rate of 552 dwellings per annum.
 - To achieve at least 40% of new housing on previously developed land (PDL) over the plan period (including conversions).
 - An affordable housing requirement of up to 25% on qualifying residential developments.
 - To maintain a 5 year supply of deliverable housing land across the borough
 - To ensure efficient use of land, a minimum density of 30 dwellings per hectare will be sought. In more accessible locations, densities of 40 dph or greater should be achieved.
- I.3 The base date of the Core Strategy for implementation and monitoring purposes is 2010 therefore completions and losses during this monitoring period will contribute towards meeting the Core Strategy targets.
- I.4 This report also provides data on longer term take-up rates for housing within Halton Borough over the period 2003-2016.
- I.6 It seeks to inform and monitor the performance for residential completions in Halton and to report on key areas of performance of the previous financial year, namely:
- gross and net dwellings completed
 - proportion of dwellings completed on previously developed (brownfield) land
 - completions by house type and bed spaces
 - delivery of affordable units
 - density of housing completions

2. Housing Delivery

2.1. 139,690 dwellings were completed in the UK in 2015/16, an increase of 12% on 2014/15. However, this is still 22% below the peak of 2007, and recovery in the North West and particularly Merseyside is not as extensive as that in Kent, Hampshire, Northamptonshire and Leicestershire¹. Areas with the lowest completion rates include Kingston-upon-Thames, South Bucks and Gravesham.

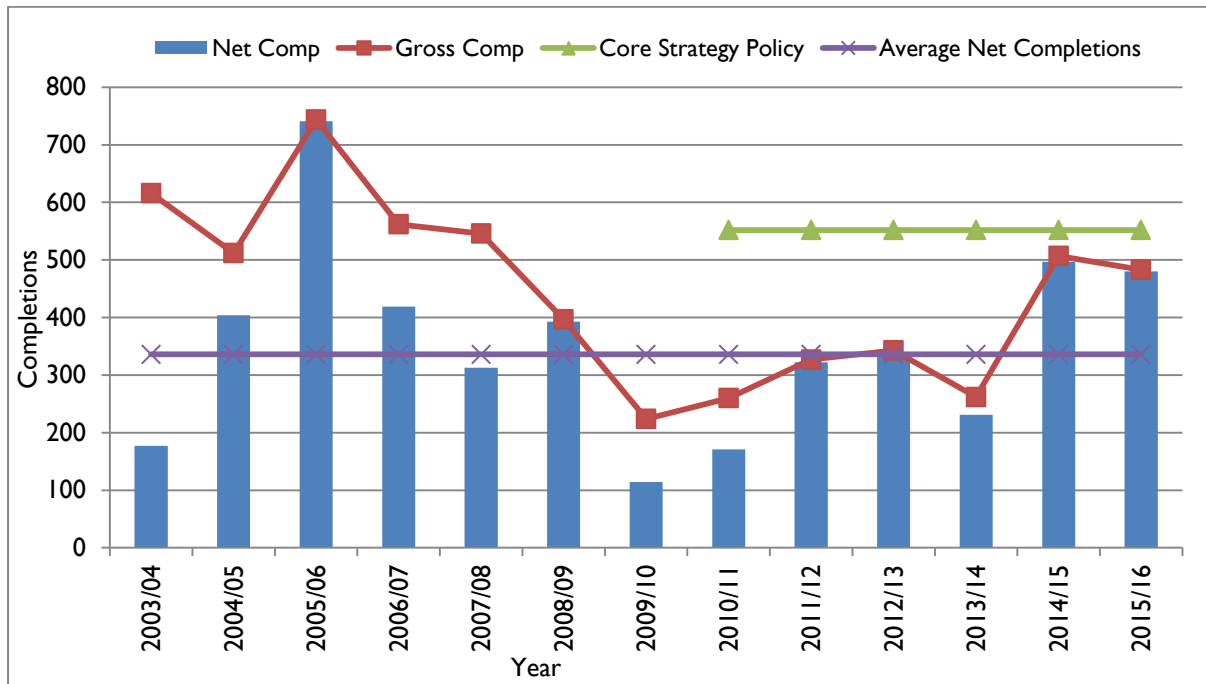
Housing Completions

2.2. The number of completions in Halton has fallen slightly with 483 dwellings (gross) completed in 2015/16. Dwellings lost through demolition, change of use or conversion amount to 3 homes, resulting in a net figure of 480 additional dwellings across the Borough. The majority of the dwellings constructed in 2015/16 were in Widnes (345 dwellings), whilst a much small proportion were in Runcorn (138 dwellings).

Halton	Gross Dwelling Gain	Losses from demolitions / conversions	Net Dwelling Gain
2003/04	616	439	177
2004/05	512	108	404
2005/06	744	3	741
2006/07	562	143	419
2007/08	546	233	313
2008/09	397	4	393
2009/10	224	110	114
2010/11	260	89	171
2011/12	327	5	322
2012/13	343	3	340
2013/14	262	31	231
2014/15	507	10	497
2015/16	483	3	480
Total	5,783	1,181	4,602
Average	445	91	354
10/11 to 15/16 (Total)	2,182	141	2,041
10/11 to 15/16 (Average)	364	24	340

¹ <https://www.gov.uk/government/statistical-data-sets/live-tables-on-house-building>

Figure 1 – Dwelling Completions in Halton 2003 – 2016



Location

2.3. Core Strategy (Policy CSI) looks for 9,930 homes to be built within the plan period at an average of 552 net new homes each year until 2028. Since 2010, there have been 2,182 net dwellings completed within Halton, at an average on 364 dwellings each year.

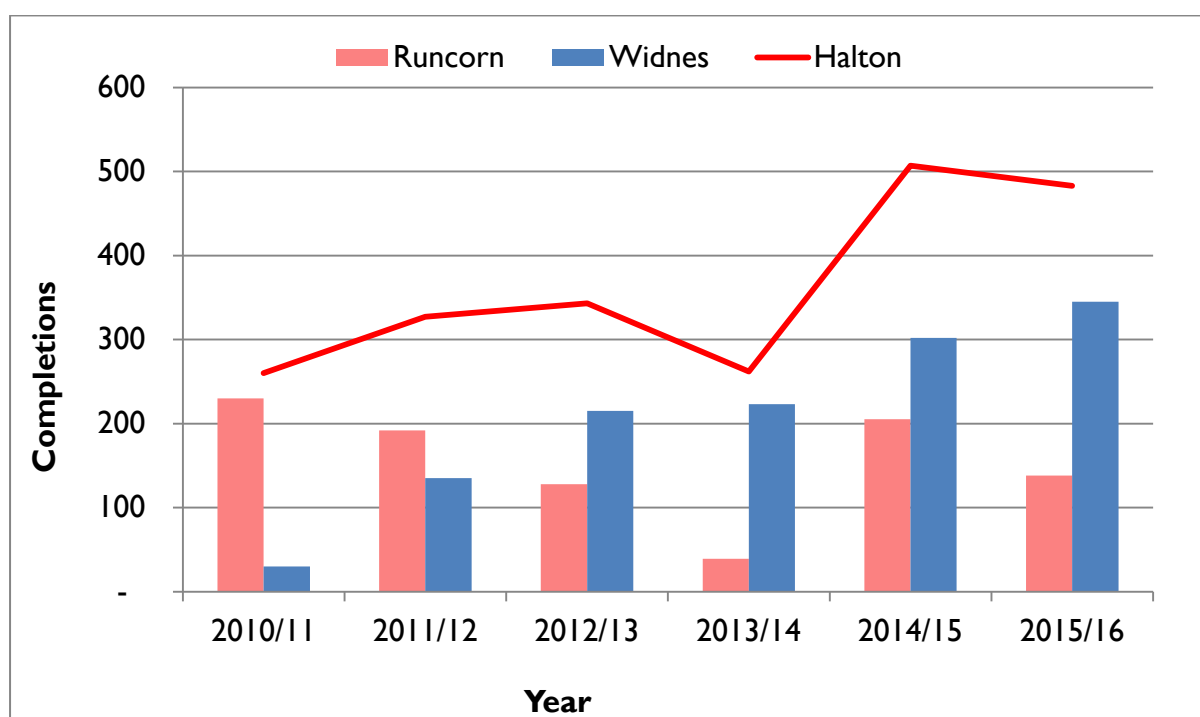
2.4. The Core Strategy expects 5,660 homes to be delivered in Runcorn and 4,270 homes to be delivered in Widnes to 2028. Since 2010, 836 dwellings have been completed in Runcorn and 1,205 in Widnes, leaving 4,824 more homes to be built in Runcorn (an average of 402 homes each year) and 3,065 more in Widnes (an average 255 homes each year).

2.5. Figure 2 shows the steadily increasing provision of dwellings in Widnes, with a slightly less consistent growth of dwelling completions in Runcorn.

Table 2 - Completed Housing Development in Runcorn & Widnes 2015/16

2014/15	Gross Dwelling Gain	Losses from demolitions And Conversions	Net Dwelling Gain	
Runcorn	138	0	138	28.8%
Widnes	345	3	342	71.3%
Halton	483	3	480	100%

Figure 2 – Dwelling Completions in Halton 2010 – 2016 by town



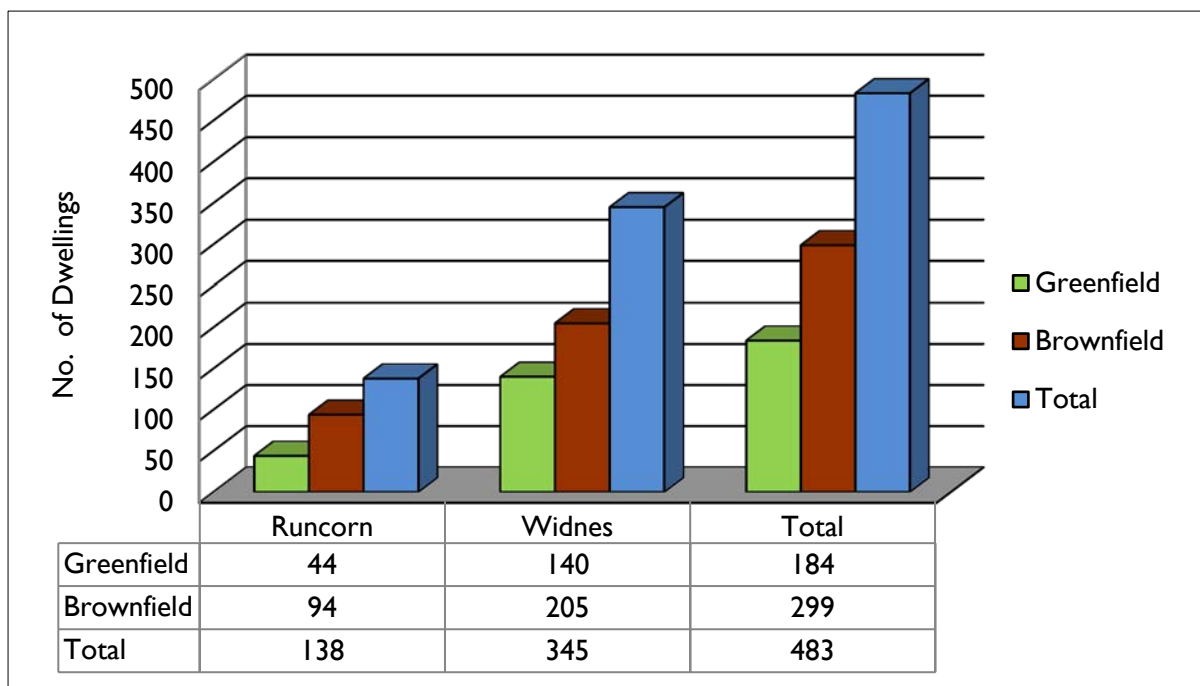
2.6. The Core Strategy’s Monitoring Framework contains a number of indicators with targets which sets out how we will measure how successful the policies within the Plan are being implemented. The delivery of housing development from 2010 within the ‘Key Areas of Change’ is recorded in table 3 below.

Key Areas	3MG			South Widnes			East Runcorn			West Runcorn		
	G	B	Total	G	B	Total	G	B	Total	G	B	Total
2010/11	0	0	0	0	0	0	24	0	24	0	40	40
2011/12	0	0	0	0	18	18	4	0	4	6	42	48
2012/13	0	0	0	0	21	21	0	0	0	3	3	6
2013/14	0	0	0	0	0	0	0	2	2	0	2	2
2014/15	0	0	0	0	91	91	11	0	11	0	4	4
2015/16	0	0	0	0	68	68	44	1	45	0	27	27
Total Dwellings (2010~)			0			198			86			127

Brownfield / Greenfield Split

2.7. National Planning Policy Framework (NPPF) Core Principles encourage the re-use of previously developed land. The Core Strategy (Policy CS3) looks for an average of 40% of dwellings to be built on previously developed land over the plan period. In 2015/16, 62% of completions were on brownfield sites, a significant decrease compared to 75% of completions the previous year.

Figure 3 - Housing Completions in Halton by Land Type in 2015/16



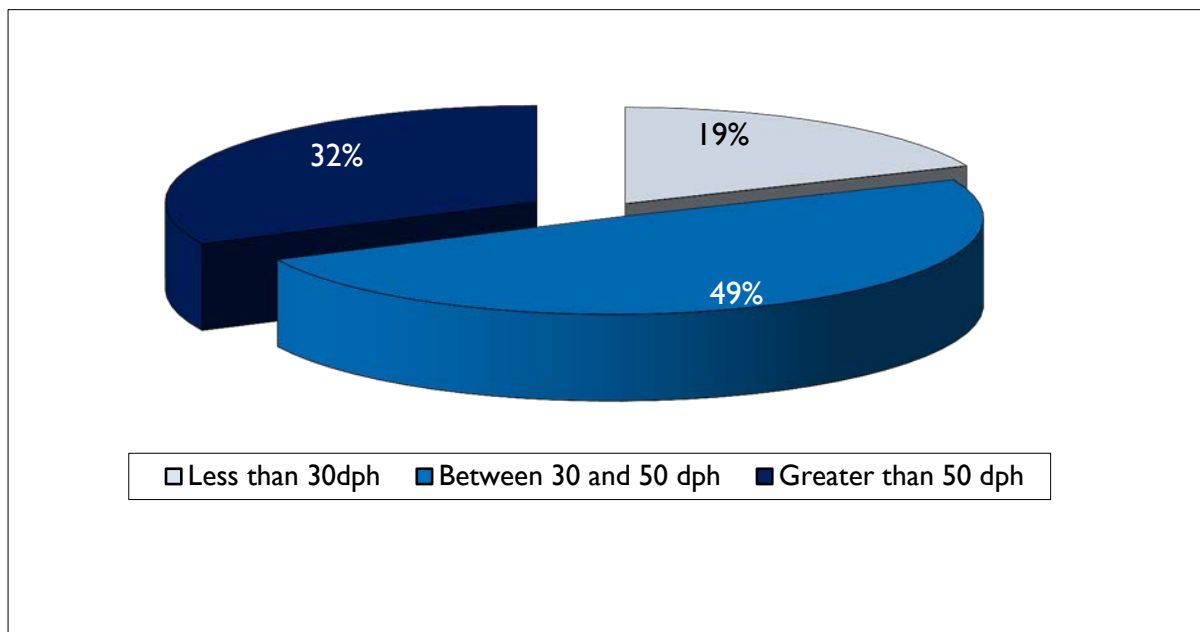
Density

2.8. The Core Strategy (Policy CS3) target minimum density of 30dph, rising to a minimum density of 40dph in proximity to Town and Local Centres or Transport Interchanges. The percentage of new housing developments at a density of 30 dwellings per hectare or more has risen to 80%, compared to 74% in 2014/15.

Table 4: Density of Completions on Housing Sites (of 5 or more dwellings) 2015/16

Density	Number of Dwellings	Percentage	Number of Sites
Gross completions at less than 30 dwellings per hectare	86	19%	5
Gross completions between 30-50 dwellings per hectare	228	49%	12
Gross completions above 50 dwellings per hectare	149	32%	6
Total Completions on sites of 5 or more dwellings	463	100%	23

Figure 4 - Density of Completions on Housing Sites (of 5 or more dwellings) 2015/16



Housing Mix

- 2.9. Core Strategy (Policy CS12) looks for sites with 10 or more dwellings to provide a mix of property types to contribute to the needs identified in the Strategic Housing Market Assessment (SHMA). This is in line with the NPPF which looks for planning authorities to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. A significant proportion of the dwellings completed in 2015/16 were houses, accounting for 81% of all completions. This is a significant increase on last year's figure of 62% but more in-line with the 2013/14 figure of 83%.
- 2.10. Properties completed during the monitoring period demonstrate a satisfactory mix of sizes. The percentage share of 4 or more-bedroomed houses has increased slightly in comparison to the previous year.
- 2.11. This year saw twice as many 2 bed apartments, along with a higher proportion of 2 bed houses were completed by registered social landlords compared with the private sector. Also, as in the previous year of 2014/15, 2 bed houses were the most popular house types to be constructed.

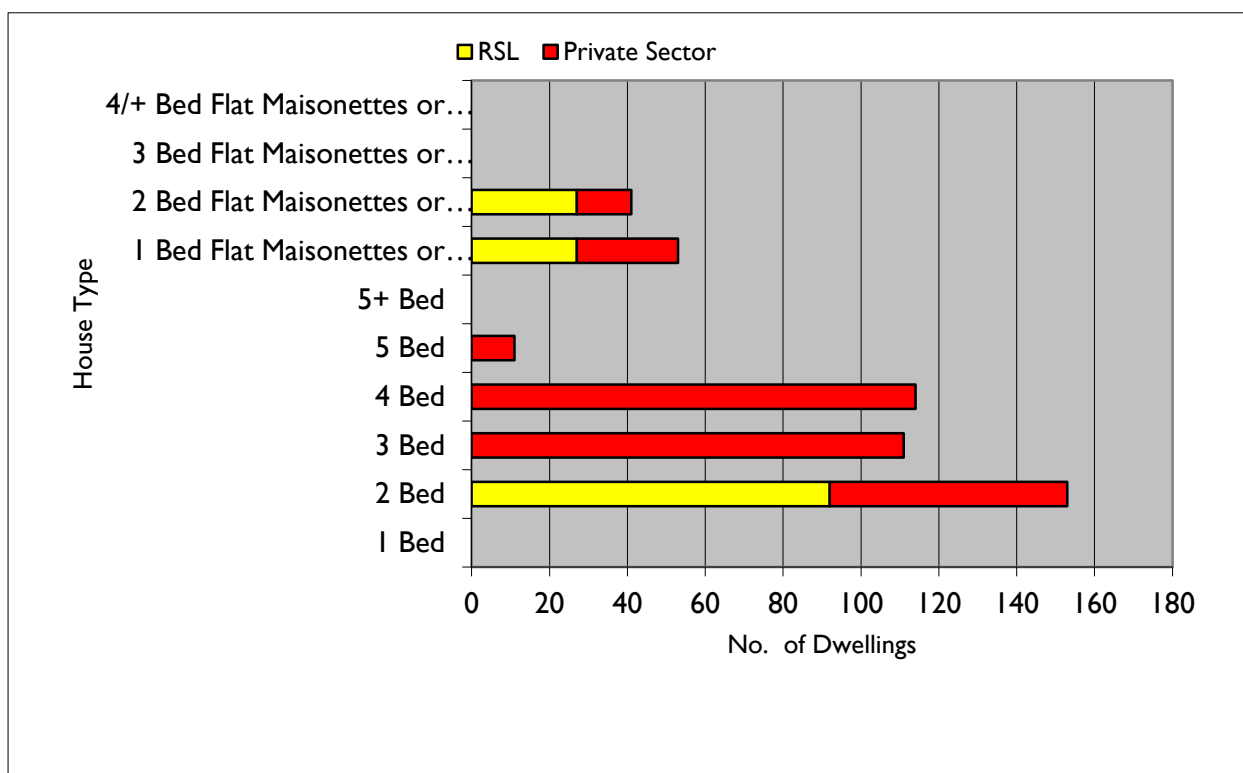
Table 5: Completions by Developer Type, Dwelling Type and Bedroom Capacity 2015/16

	Houses							Flat, Maisonettes, Apartments					Total
	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	5+ Bed	ALL	1 Bed	2 Bed	3 Bed	4/+ Bed	ALL	Total
RSL	0	92	0	0	0	0	92	27	27	0	0	54	146
Private Sector	0	61	111	114	11	0	297	26	14	0	0	40	337
Affordable Units via S106	0	0	0	0	0	0	0	0	0	0	0	0	0
All	0	153	111	114	11	0	389	53	41	0	0	94	483

Table 6: Completions by Beds

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	5+ Bed	ALL
All tenures / All Dwelling Types	53	194	111	114	11	0	483
	11%	40%	23%	24%	2%	0%	100%

Figure 5 - Completions by Developer Type, House Type and Size in 2015/16

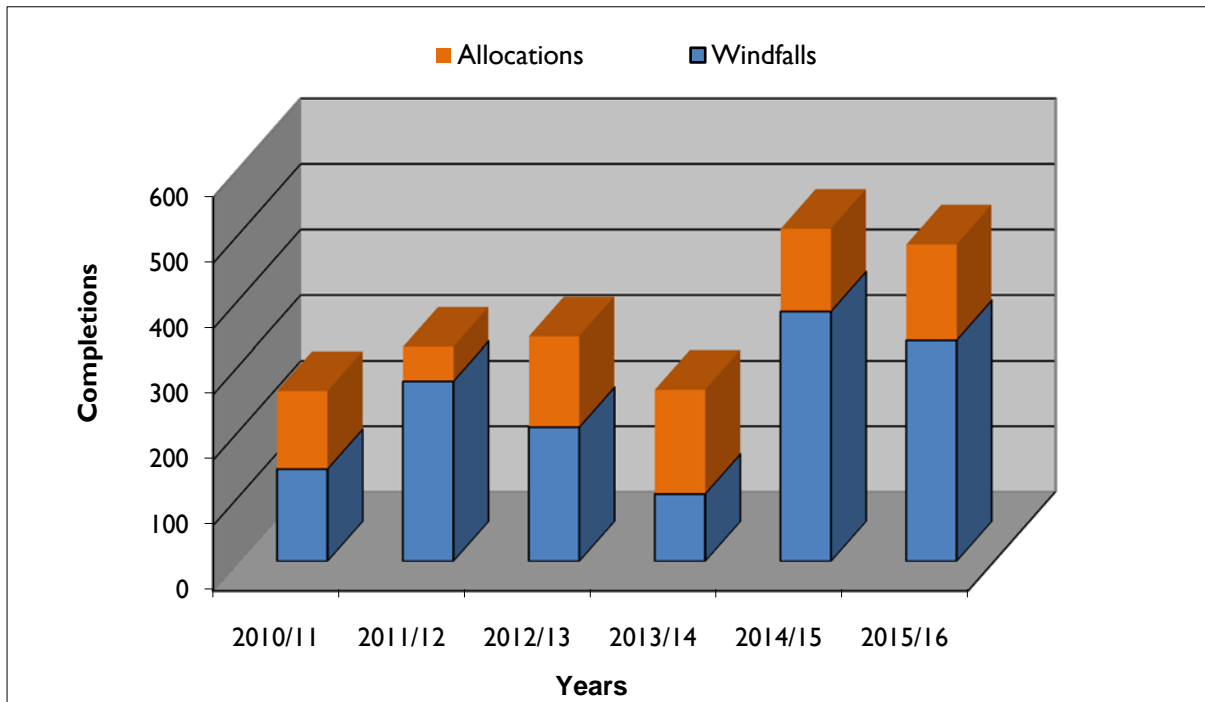


- 2.12. The significant increase in greenfield development, the increase in densities and the slight increase proportion of 4-bed dwellings all hint at the types of residential developments that are currently been completed in Halton.
- 2.13. The percentage of homes achieving Lifetime Homes Standards is not currently monitored.
- 2.14. There is currently one new extra care home at Pingot Extra Care Development, Dundalk Road in Widnes (H1713) with a total of 61 self-contained units which commenced construction during 2013/14. 55 of the units have been completed with 6 of the 12 two bed bungalows still to be constructed.
- 2.15. Construction has not commenced on the granted application of a three storey residential home totalling 58 units for the elderly (H1635) at Warrington Road in Widnes. At the time of this monitoring period, there is also an application awaiting a decision for proposed development on land at Terrace Road, Widnes (H1275) comprising 90 no. one and two bedroom apartments for the over 55's.

Windfalls and Allocations

- 2.16. During 2015/16 there were 146 completions on 7 sites that are allocated in either the Local Plan Core Strategy or the UDP.
- 2.17. Windfall development is defined in the NPPF 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*'. For the purposes of this Monitoring Report windfall development is taken as residential completions that have occurred on land that is not allocated in the Local Plan Core Strategy or UDP for residential purposes. Therefore, during 2015/16 there were 337 completions on sites that are considered to be windfall, 94 in Runcorn and 243 in Widnes, this is a slight decrease on last year's monitoring period.

Figure 6: Proportion of Allocations vs Windfall development



Gypsy and Traveller Accommodation

2.18. The one Gypsy and Traveller site (H1767) at Warrington Road, Runcorn completed this year – 24 Total Pitches, made up of 12 Residential Pitches and 12 Transit Pitches.

3. Housing Supply

3.1. The following section provides a breakdown of the supply of housing land in Halton as at 31 March 2015. A site-by-site breakdown can be found in Appendix B, which contains all the remaining Unitary Development Plan/Core Strategy residential allocations together with all the sites which have gained planning permission but which are not fully completed. Additional housing sites have been identified within the Halton Strategic Housing Land Availability Assessment (SHLAA)² which are unallocated and without planning permission but are considered suitable for residential development.

Under Construction

3.2. Monitoring from 2015/16 shows that there are 14 sites currently under construction. On these there are a total of 186 properties under construction, with 772 dwellings remaining un-started.

3.3. There were 7 sites that started construction during 2015/16; listed in Table 7 below.

Ref	Address	Town	No of Dwellings Proposed
HI222	Land adjacent to 179 Derby Road	Widnes	25
HI238	Land at Kilnamartyra Stables, Norlands Lane	Widnes	77
HI631	Land to the south of Walsingham Drive, Sandymoor Phase I	Runcorn	106
HI650	Tan House Lane Site	Widnes	175
HI715	Land At Widnes Recreation Ground, Liverpool Road	Widnes	53
HI778	Former Halton Direct Link, One Stop Shop, Queens Avenue	Widnes	12
HI789	Site Of Former St Maries ARLFC, Brentfield	Widnes	36
	Total		484

Planning Permissions

3.4. 1,418 dwellings (gross), with 3 lost through demolition and 2 lost through change of use leaving a total of 1413 dwellings (net) were granted planning permission in 2015/16; this is a continued increase on previous years as can be seen in Figure 7 below.

²

<http://www4.halton.gov.uk/Pages/planning/policyguidance/pdf/evidencebase/Monitoring%20Documents/SHLAA%202015.pdf>

Figure 7: Planning Permissions

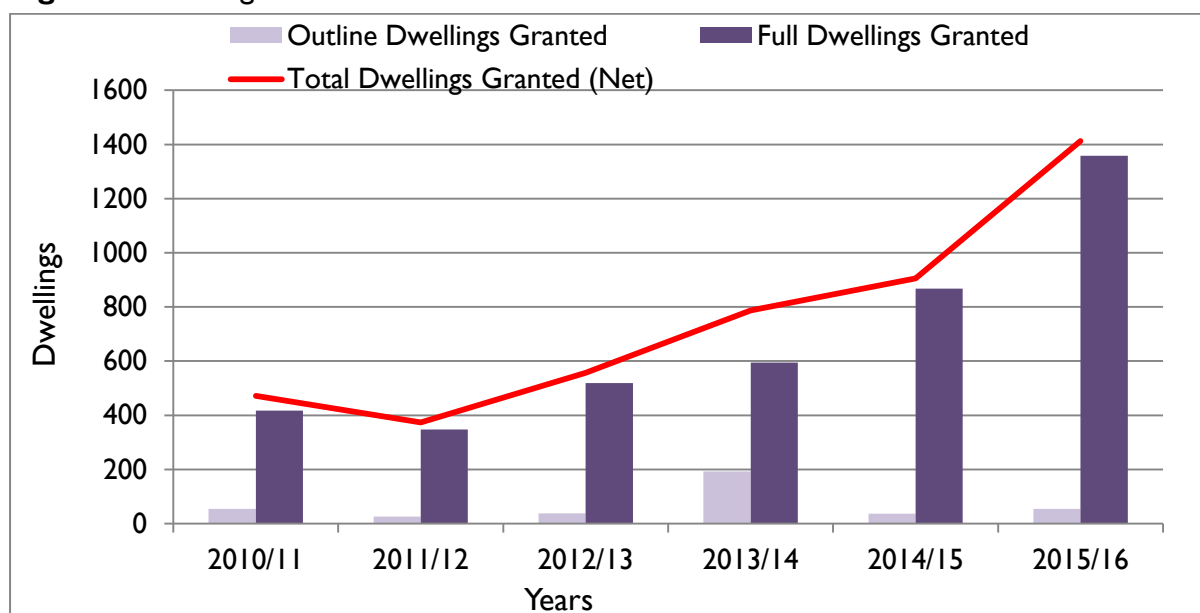


Table 8: Planning Permissions Granted (net) 2015/16 for Residential Development

	Outline Permission		Full Permission		Total Permissions	
	Sites	No. Of Dwellings	Sites	No. Of Dwellings	Sites	No. Of Dwellings
Runcorn	1	53	20	992	21	1045
Widnes	2	2	20	366	22	368
Total	3	55	40	1358	43	1413

- 3.5. Almost three-quarters of all granted permission for residential development were in Runcorn (74%) with only 368 dwellings granted permission in Widnes.
- 3.6. In 2015/16 there were 27 sites with extant full permission, with a remaining capacity for 1031 dwellings. 16 of these sites were in Runcorn, with remaining capacity for 857 dwellings and 11 of these sites were in Widnes, with remaining capacity for 174 dwellings.
- 3.7. In total, that gives 53 sites with extant full permission, with remaining capacity for 1172 dwellings. 30 of these sites were in Runcorn, with remaining capacity for 916 dwellings and 23 of these sites were in Widnes, with remaining capacity for 256 dwellings.
- 3.8. 60% of the sites that have been granted permission in 2015/16 were on Brownfield sites. While 33% of net application approvals (net) were on Greenfield sites.
- 3.9. Planning permissions in 2015/16 have continued to see a mix of dwelling types provided with the most common being 1-beds with 696 permissions followed by 3-beds with 334.

Allocations

3.10. There are sites allocated for residential development in both the Local Plan Core Strategy and the UDP. These remaining allocated sites are listed below in Table 9.

Table 9: Residential Allocations						
Ref	Planning Application No.	Site Construction Status	Planning App Status	Dwellings Granted / Allocated	No. of dwellings completed	No. of dwellings remaining
H1009	94/00035/OUT	Site Not Started	Lapsed	12	0	12
H1014	14/00087/FUL	Site Not Started	Full	18	0	18
H1015	13/00017/FUL	Site Not Started	Full	3	0	3
H1018	96/00659/FUL	Site Not Started	Lapsed	6	0	6
H1019	99/00710/FUL	Site Not Started	Lapsed	2	0	2
H1020	15/00182/FUL	Site Not Started	Full	1	0	1
H1025	02/00122/FUL	Site Not Started	Lapsed	10	0	10
H1211	13/00039/FUL	Site Under Construction	Full	126	118	8
H1233	N/A	N/A	N/A	150	0	150
H1238	15/00179/REM	Site Under Construction	Full	77	2	75
H1258	N/A	N/A	N/A	20	0	0
H1259	N/A	N/A	N/A	14	0	0
H1262	14/00619/FUL	Site Not Started	Full	1	0	1
H1347	N/A	N/A	N/A	14	0	0
H1630	N/A	N/A	N/A	273	0	0
H1631	14/00575/FUL	Site Under Construction	Full	106	9	97
H1648	N/A	N/A	N/A	59	0	0
H1748	10/00482/OUT	Site Not Started	Lapsed	34	0	34
H1751	04/00342/OUT	N/A	Lapsed	149	0	149
H1756	15/00453/FUL	Site Not Started	Awaiting Decision	185	0	185
H1758	N/A	N/A	N/A	18	0	0
H1759	13/00206/OUTEIA	Site Not Started	Awaiting Decision	300	0	300
H1771	94/00334/FUL	Site Not Started	Lapsed	1	0	1
H1837	14/00161/FUL	Site Under Construction	Full	219	46	173
H1862	N/A	Site Not Started	N/A	16	0	0
H1913	N/A	N/A	N/A	300	0	0
H1983	N/A	N/A	N/A	50	0	0
H2016	N/A	N/A	N/A	115	0	0
H2017	N/A	N/A	N/A	313	0	0
H2042	15/00266/OUTEIA	Site Not Started	Awaiting Decision	550	0	550
			Totals	3,142	175	1,775

3.11. There are currently 4 allocations that are under construction, these have seen 175 dwellings completed so far with 353 remaining.

3.12. At this time there are 11 allocations that have planning permission, with 551 dwellings currently consented. This leaves 25 sites that have no permissions.

4. Market Signals

House Prices

- 4.1. According to Land Registry data³ (UK House Price Index) the average house price in Halton in April 2016 was £126,833. This is an increase of just over £6,800 from the same month of 2015 and a rise of 5.7%. This rise over the last year is slightly below the national trend; UK saw a 8.2% increase (to £209,054).
- 4.2. In Halton the, Average house prices by house type were as follows in April 2016: detached house £210,828; semi-detached £125,791; terraced £93,823; and flat £71,524, with the average price of each house type increasing over the last 12 months.
- 4.3. House prices in Halton are low; this does mean that Halton is a relatively affordable place to live, with house prices below 5 times average earnings.

New House Prices

- 4.4. During 2015/16 there have been have been a number of outlets selling new properties in Halton these have included Redrow Homes, Taylor Wimpey UK Ltd, David Wilson Homes and Morris Homes. Redrow Homes have been selling a range of properties including a 4-bed detached house from £322,995 at Glebe Farm (Lancaster Place), Widnes. Taylor Wimpey UK Ltd have a 4-bed detached house for sale at £309,995 and a 5-bed detached house at £396,995 at Kilnamartyra Stables, Widnes. Morris Homes include a 3-bed semi-detached house starting at £187,750 and 4-bed detached houses from £243,750 at The Meadows, Sandymoor in Runcorn.

Affordable Housing

- 4.5. Core Strategy (Policy CS13) states that affordable homes will be provided in perpetuity, on schemes including 10 or more dwellings or 0.33ha or greater for residential purposes.

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Total
Total Gross Dwellings	260	327	343	262	507	483	2,182
Private Sector	115	184	137	229	249	337	1,251
Affordable Units by Housing Associations / RPs	145	143	206	33	258	146	931

3

http://landregistry.data.gov.uk/app/hpi/view?from_m=2&from_y=2010&loc_0=Halton&loc_uri_0=http%3A%2F%2Flandregistry.data.gov.uk%2Fid%2Fregion%2Fhalton&m_ap=1&m_apd=d&m_apf=f&m_apsd=d&m_apt=t&m_hpi=1&source=preview_form&to_m=2&to_y=2014

Table 10: Proportion of Affordable Dwellings

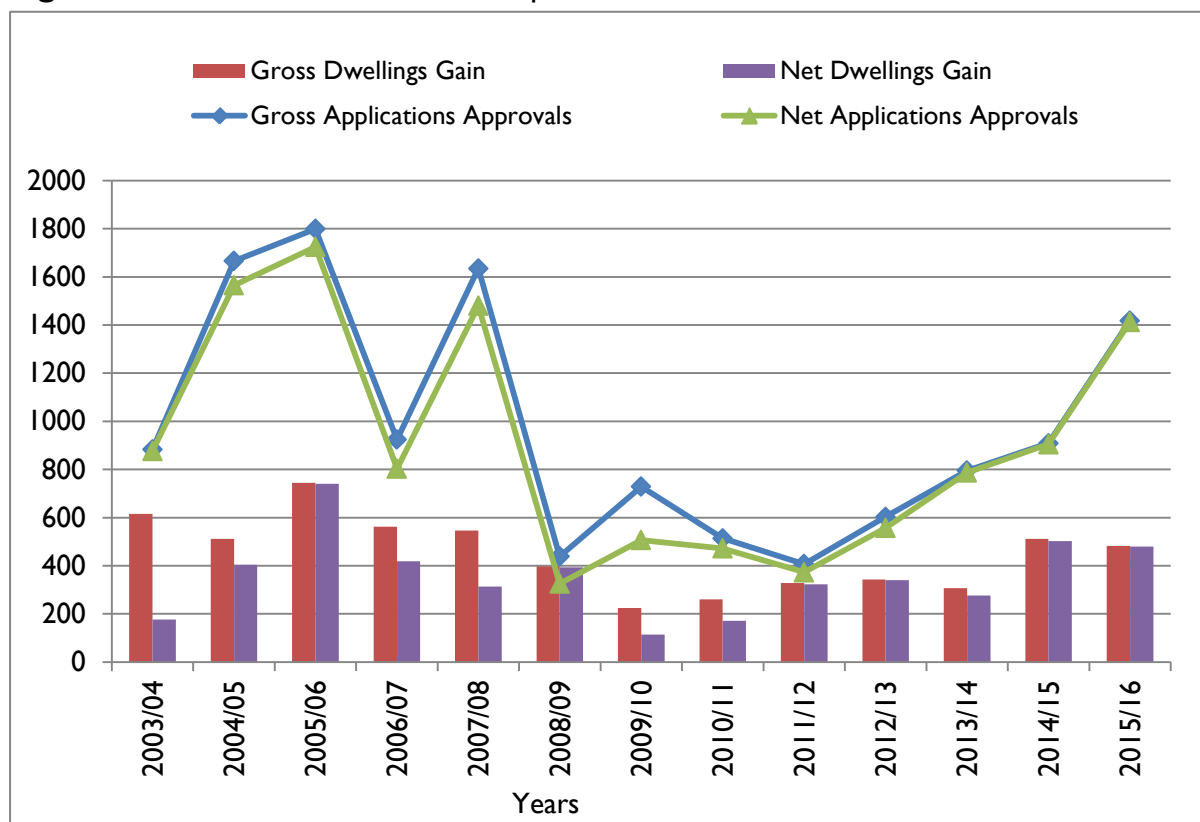
	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Total
Affordable Units Secured via S106	0	0	0	0	0	0	0
Proportion of Affordable Dwellings	56%	44%	60%	13%	51%	30%	43%

4.6. There were 146 affordable dwellings completed in 2015/16, this equates to around 30% of the gross numbers of homes completed in the year. All of these affordable dwellings were provided by a Registered Provider and none were secured through S106 agreements on market housing sites, this is a significant decrease from the previous year and below the 43% average completed during Core Strategy monitoring period.

Housing Take Up

4.7. Figure 8 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 together with a general associated rise in dwelling completions.

Figure 8: Permissions Granted vs Completions



Appendix A: Completions 2015/16

Ref	Site Address	Town	Brownfield / Greenfield	Area	UDP / Core Strategy Allocation	Application No.	Site Construction Status	Total Capacity	Completed 2015/16	Remaining Capacity
HI027	Halegate Farm Lodge, Halegate Road	Widnes	B	0.19		05/00978/FUL	Site Completed	4	2	0
HI060	Land at Falkirk Avenue / Lanark Gardens	Widnes	G	1.54		14/00081/FUL	Site Under Construction	48	28	20
HI094	Land To The East Of 109 - 132 Halton Brook Avenue	Runcorn	B	2.89		07/00002/FUL	Site Under Construction	65	25	10
HI112	Yew Tree Pub Site, 66-68 Coronation Drive	Widnes	B	0.3		13/00043/FUL	Site Completed	19	19	0
HI127	Former Cock & Trumpet Public House, Hale Bank Road	Widnes	B	0.57	Allocated in UDP	13/00372/FUL	Site Completed	34	34	0
HI200	Land at Barrows Green Lane	Widnes	G	5.11	Allocated in UDP	12/00356/FUL	Site Completed	148	26	0
HI211	Land at Glebe Farm (Lancaster Place)	Widnes	G	7.47	Allocated in UDP	13/00039/FUL	Site Under Construction	126	38	8
HI222	Land adjacent to 179 Derby Road	Widnes	G	1.19		15/00314/REM	Site Under Construction	25	5	20
HI238	Land at Kilnamartyra Stables, Norlands Lane	Widnes	G	2.87	Allocated in UDP	15/00179/REM	Site Under Construction	77	2	75
HI242	Farnworth Street Former Garage Site	Widnes	B	0.23		14/00314/FUL	Site Under Construction	9	5	4
HI292	Land adjacent to Hough Green Station / Wilsden Road	Widnes	G	0.15		14/00662/FUL	Site Completed	5	5	0
HI337	Land at Corner of Hale Road and Crossway	Widnes	G	0.32		15/00015/FUL	Site Completed	12	12	0

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Ref	Site Address	Town	Brownfield / Greenfield	Area	UDP / Core Strategy Allocation	Application No.	Site Construction Status	Total Capacity	Completed 2015/16	Remaining Capacity
HI471	Land Adj To 50 Marsh Hall Road	Widnes	B	0.04		14/00011/FUL	Site Completed	1	1	0
HI565	83 Prescott Road	Widnes	G	0.25		15/00228/FUL	Site Completed	1	1	0
HI631	Land to the south of Walsingham Drive, Sandymoor Phase I	Runcorn	G	7.94	Allocated in CS	14/00575/FUL	Site Under Construction	106	9	97
HI650	Tan House Lane Site	Widnes	B	4.65		14/00455/FUL	Site Under Construction	175	64	111
HI680	Thomas Street	Runcorn	B	0.06		08/00408/FUL	Site Completed	4	2	0
HI693	21-23 Victoria Road	Widnes	B	0.03		13/00241/FUL	Site Completed	11	2	0
HI694	Campus Drive / Percival Lane	Runcorn	B	0.35		14/00092/FUL	Site Completed	23	23	0
HI712	The Barge, Castlefields Avenue East (Bridgewater Gardens)	Runcorn	B	2.42		13/00188/FUL	Site Completed	86	24	0
HI715	Land At Widnes Recreation Ground, Liverpool Road	Widnes	G	1.48		15/00013/FUL	Site Under Construction	53	20	33
HI720	Land To The West Of 19 Clarendon Close	Runcorn	B	0.07		14/00068/FUL	Site Completed	2	2	0
HI728	Glebe Farm, 114 Lunts Heath Road	Widnes	G	0.18	Allocated in UDP	13/00355/REM	Site Completed	6	2	0
HI775	Richard Close, Castlefields	Runcorn	B	0.39		12/00392/FUL	Site Completed	11	4	0
HI783	Commonside Business Court, Daresbury Lane	Runcorn	B	0.65		14/00554/FUL	Site Completed	10	10	0
HI788	Land Adjacent To 6 Hale Road, Hale	Widnes	G	0.09		13/00021/FUL	Site Completed	1	1	1
HI789	Site Of Former St Maries ARLFC, Brentfield	Widnes	B	0.7		14/00083/REM	Site Under Construction	36	32	4

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Ref	Site Address	Town	Brownfield / Greenfield	Area	UDP / Core Strategy Allocation	Application No.	Site Construction Status	Total Capacity	Completed 2015/16	Remaining Capacity
H1792	Land at Wivern Place	Runcorn	B	0.04		I3/00275/FUL	Site Completed	2	2	0
H1837	Sandymoor North Phase I (The Meadows), Land Off Wharford Road	Runcorn	G	9.11	Allocated in CS	I4/00161/FUL	Site Under Construction	219	35	173
H1840	Land To The North East Of Junction Between Warrington Road And Page Lane	Widnes	B	0.73		I4/00075/FUL	Site Completed	39	39	0
H1842	22 Grange Road	Runcorn	B	0.01		I4/00310/COU	Site Completed	1	1	0
H1844	Land adj. to Highcroft, Delph Lane	Runcorn	B	0.08		I4/00361/FUL	Site Completed	1	1	0
H1845	Land to rear at 50 Marsh Hall Pad	Widnes	B	0.06		I4/00367/FUL	Site Completed	1	1	0
H2019	45 Lacey Street	Widnes	B	0.01		I5/00095/COU	Site Completed	2	2	0
H2029	49 Dickson Street	Widnes	B	0.03		I5/00183/FUL	Site Completed	2	2	0
H2030	24 Woodend Court, Moorfield Road	Widnes	B	0.01		I5/00117/COU	Site Completed	2	2	0
Totals								1,367	483	556

Appendix B: Residential Land Availability

Ref	Site Address	Town	Brownfield / Greenfield	Area	UDP / Core Strategy Allocation	Planning App No.	Development Status	Total Capacity	Remaining Capacity
HI009	Land Adj. Woodfalls Farm, Stockham Lane	Runcorn	Greenfield	0.36	Allocated in UDP	94/00035/OUT	Site Not Started	12	12
HI014	Land Off Beechwood Avenue	Runcorn	Greenfield	0.61	Allocated in UDP	14/00087/FUL	Site Not Started	18	18
HI015	Land Adjoining Holy Trinity Church, Trinity Street	Runcorn	Brownfield	0.06	Allocated in UDP	13/00017/FUL	Site Not Started	3	3
HI018	24 - 28 Widnes Road, (Upper floors)	Widnes	Brownfield	0.02	Allocated in UDP	96/00659/FUL	Site Not Started	6	6
HI019	Land Between 51 & 57 Tynwald Crescent	Widnes	Greenfield	0.07	Allocated in UDP	99/00710/FUL	Site Not Started	2	2
HI020	Land Between 5-11 Gleneagles Drive	Widnes	Greenfield	0.04	Allocated in UDP	15/00182/FUL	Site Not Started	1	1
HI025	Land to south east of hospital site, Palacefields Avenue	Runcorn	Greenfield	0.12	Allocated in UDP	02/00122/FUL	Site Not Started	10	10
HI028	Land To The Rear Of 54 The Underway	Runcorn	Greenfield	0.06		14/00547/FUL	Site Not Started	1	1
HI037	1-5 Ollier Street	Widnes	Brownfield	0.04		12/00262/FUL	Site Under Construction	12	12
HI060	Land at Falkirk Avenue / Lanark Gardens	Widnes	Greenfield	1.54		14/00081/FUL	Site Under Construction	48	20
HI073	Dawsons Dance Centre, Off Lunts Heath Road (Green Belt)	Widnes	Greenfield	0.95		14/00162/FUL	Site Under Construction	13	13
HI088	Lakeside, Castlefields Avenue East, Castlefields	Runcorn	Greenfield	4.45		15/00263/FUL	Site Under Construction	79	79
HI094	Land To The East Of 109 - 132 Halton Brook Avenue	Runcorn	Brownfield	2.89		07/00002/FUL	Site Under Construction	65	10

Ref	Site Address	Town	Brownfield / Greenfield	Area	UDP / Core Strategy Allocation	Planning App No.	Development Status	Total Capacity	Remaining Capacity
HI098	Land to south of Percival Lane (Old Town)	Runcorn	Brownfield	0.16		14/00543/FUL	Site Under Construction	16	16
HI109	East Lane House, East Lane	Runcorn	Brownfield	1.14		15/00034/P3JPA	Site Not Started	448	448
HI111	Land To The East Of 247 Lunts Heath Rd	Widnes	Brownfield	0.06		15/00445/OUT	Site Not Started	1	1
HI133	South Bank Hotel, 15 Lord Street	Runcorn	Brownfield	0.06		15/00352/COU	Site Not Started	2	2
HI140	Panorama Hotel, Castle Road	Runcorn	Brownfield	0.22		15/00564/PLD	Site Not Started	15	15
HI147	Jasmin Cottage, Town Lane	Widnes	Brownfield	0.32		14/00637/OUT	Site Not Started	1	1
HI157	Former Community Centre at Lugsdale Road	Widnes	Brownfield	0.05		15/00064/COU	Site Under Construction	1	1
HI165	Land to the rear of 61 Coroners Lane	Widnes	Brownfield	0.17		15/00568/FUL	Site Not Started	1	1
HI178	Scout Headquarters, Pool Lane	Runcorn	Brownfield	0.06		13/00142/OUT	Site Not Started	3	3
HI201	Former DofE Offices, Castle View House, East Lane	Runcorn	Brownfield	1.53		15/00520/P3JPA	Site Not Started	188	188
HI208	Land between 82 - 92 Moorfield Road	Widnes	Brownfield	0.19		14/00625/FUL	Site Under Construction	4	4
HI211	Land at Glebe Farm (Lancaster Place)	Widnes	Greenfield	7.47	Allocated in UDP	13/00039/FUL	Site Under Construction	126	8
HI222	Land adjacent to 179 Derby Road	Widnes	Greenfield	1.19		15/00314/REM	Site Under Construction	25	20
HI233	Land to north of Preston Brook Marina	Runcorn	Greenfield	8.07	Allocated in CS	N/A	N/A	150	150
HI238	Land at Kilnamartyra Stables, Norlands Lane	Widnes	Greenfield	2.87	Allocated in UDP	15/00179/REM	Site Under Construction	77	75
HI242	Farnworth Street Former Garage Site	Widnes	Brownfield	0.23		14/00314/FUL	Site Under Construction	9	4

Ref	Site Address	Town	Brownfield / Greenfield	Area	UDP / Core Strategy Allocation	Planning App No.	Development Status	Total Capacity	Remaining Capacity
HI258	Land to the north of Brookvale Avenue North	Runcorn	Greenfield	0.75	Allocated in UDP	N/A	N/A	20	20
HI259	Land South of Bechers Local Centre, Bechers	Widnes	Greenfield	0.36	Allocated in UDP	N/A	N/A	14	14
HI262	Land Adj. to 22 Kemberton Drive	Widnes	Greenfield	0.04	Allocated in UDP	14/00619/FUL	Site Not Started	1	1
HI268	Land Adjacent To 132 Halton Road	Runcorn	Brownfield	0.06		15/00471/FUL	Site Not Started	1	1
HI273	Park Works, Appleton Village	Widnes	Brownfield	0.32		05/00864/FUL	Site Under Construction	42	33
HI276	89 High Street	Runcorn	Brownfield	0.06		15/00425/COU	Site Not Started	8	8
HI277	Old Quay, Mersey Road (aka The Deck)	Runcorn	Brownfield	2.12		05/00590/REM	Site Under Construction	466	178
HI278	Former Coach House, Perry Street / Sewell Street	Runcorn	Brownfield	0.02		14/00026/FUL	Site Not Started	1	1
HI287	Lunts Bridge Farm, Lunts Heath Road	Widnes	Brownfield	1.5		14/00035/FUL	Site Not Started	4	4
HI347	Opposite Beaconsfield Surgery Site, Peel House Lane (Part Fairfield school site)	Widnes	Brownfield	0.4	Allocated in UDP	N/A	N/A	14	14
HI391	Land adjacent 192 Liverpool Road	Widnes	Brownfield	0.04		03/00069/REM	Site Under Construction	1	1
HI404	5 Holt lane	Runcorn	Brownfield	0.11		15/00464/FUL	Site Not Started	4	4
HI449	St.Lukes Vicarage, Farnworth	Widnes	Brownfield	0.15		13/00162/FUL	Site Not Started	2	2
HI461	Land Adjacent To 23 Claremont Avenue	Widnes	Greenfield	0.06		15/00315/OUT	Site Not Started	1	1
HI501	19 - 29 Crow Wood Lane	Widnes	Greenfield	0.13		14/00168/FUL	Site Under Construction	10	10
HI584	Land Between 15 and 21 Rose Street	Widnes	Brownfield	0.03		15/00230/FUL	Site Under Construction	2	2

Ref	Site Address	Town	Brownfield / Greenfield	Area	UDP / Core Strategy Allocation	Planning App No.	Development Status	Total Capacity	Remaining Capacity
HI630	Land between Rail Line, Bridgewater Canal and Delph Lane South	Runcorn	Greenfield	13.01	Allocated in CS	N/A	N/A	273	273
HI631	Land to the south of Walsingham Drive, Sandymoor Phase I	Runcorn	Greenfield	7.94	Allocated in CS	14/00575/FUL	Site Under Construction	106	97
HI635	Greenoaks Farm Industrial Estate, Warrington Road	Widnes	Brownfield	0.3		14/00269/S73	Site Not Started	58	58
HI642	Manor Farm, Land to North of Manor Farm Road	Runcorn	Brownfield	0.53		14/00665/FUL	Site Not Started	18	18
HI648	Land to the south of Stalbridge Drive, Sandymoor	Runcorn	Greenfield	2.47	Allocated in CS	N/A	N/A	59	59
HI650	Tan House Lane Site	Widnes	Brownfield	4.65		14/00455/FUL	Site Under Construction	175	111
HI661	St John Church and Grounds, Victoria Road	Runcorn	Brownfield	0.25		15/00194/FUL	Site Under Construction	14	14
HI674	The Bungalow, Sandy Lane, Preston Brook	Runcorn	Brownfield	0.1		13/00154/OUT	Site Not Started	2	2
HI685	5 Weston Road	Runcorn	Greenfield	0.06		14/00447/FUL	Site Not Started	1	1
HI687	Glenda Hill Theatreworks (The Dray Former PH), Mullion Close	Runcorn	Brownfield	0.19		09/00381/COU	Site Under Construction	2	2
HI692	Jamar, Halton Station Rd	Runcorn	Greenfield	0.07		15/00473/FUL	Site Not Started	2	2
HI777	Land adjacent to 105 Ireland Street	Widnes	Brownfield	0.02		12/00460/OUT	Site Not Started	1	1
HI713	Pingot Extra Care Development, Dundalk Rd	Widnes	Brownfield	1.07		13/00112/FUL	Site Under Construction	61	6
HI715	Land At Widnes Recreation Ground, Liverpool Road	Widnes	Greenfield	1.48		15/00013/FUL	Site Under Construction	53	33

Ref	Site Address	Town	Brownfield / Greenfield	Area	UDP / Core Strategy Allocation	Planning App No.	Development Status	Total Capacity	Remaining Capacity
HI733	Land at The Heath Business Park, Heath Road South (Site C)	Runcorn	Brownfield	4.26		12/00100/OUT	Site Not Started	53	53
HI734	67 Main Street	Runcorn	Brownfield	0.12		15/00443/FUL	Site Under Construction	1	1
HI748	Land adjacent to Sandymoor Community Centre	Runcorn	Mixed	1.35	Allocated in UDP	10/00482/OUT	Site Not Started	34	34
HI751	Land to the East of Village Street, Sandymoor	Runcorn	Greenfield	4.36	Allocated in UDP	04/00342/OUT	N/A	149	149
HI756	Land between Keckwick Brook and West Coast Mainline, Sandymoor	Runcorn	Greenfield	14.06	Allocated in CS	15/00453/FUL	Site Not Started	185	185
HI758	Sandymoor 17A	Runcorn	Greenfield	0.69	Allocated in CS	N/A	N/A	18	18
HI759	Crows Nest Farm, Central Housing Area 2, Delph Lane West	Runcorn	Greenfield	18.58	Allocated in CS	13/00206/OUTEIA	Site Not Started	300	300
HI771	Land adj 143 Barrows Green Lane	Widnes	Greenfield	0.04	Allocated in UDP	94/00334/FUL	Site Not Started	1	1
HI778	Former Halton Direct Link, One Stop Shop, Queens Avenue	Widnes	Brownfield	0.18		13/00042/FUL	Site Under Construction	12	12
HI784	The Old Bridgewater Centre, Castlefields Avenue North	Runcorn	Brownfield	0.36		15/00267/FUL	Site Not Started	20	20
HI786	Grange House, Grangeway	Runcorn	Brownfield	0.11		13/00110/FUL	Site Not Started	4	4
HI787	The Albert Hotel, 160 Albert Road	Widnes	Brownfield	0.05		13/00178/FUL	Site Not Started	6	6
HI789	Site Of Former St Maries ARLFC, Brentfield	Widnes	Brownfield	0.7		14/00083/REM	Site Under Construction	36	4
HI790	74 High Street	Runcorn	Brownfield	0.01		13/00236/FUL	Site Under Construction	2	2

Ref	Site Address	Town	Brownfield / Greenfield	Area	UDP / Core Strategy Allocation	Planning App No.	Development Status	Total Capacity	Remaining Capacity
HI793	Masonic Arms, Devonshire Place	Runcorn	Brownfield	0.03		13/00221/FUL	Site Under Construction	3	3
HI796	Land adj. to 88 Hale Road, Hale	Widnes	Brownfield	0.06		13/00327/FUL	Site Not Started	1	1
HI799	Land at Shepherds Row	Runcorn	Brownfield	0.45		14/00013/FUL	Site Under Construction	27	27
HI803	Land adj. 25 Cholmondeley Road	Runcorn	Brownfield	0.02		14/00034/FUL	Site Not Started	1	1
HI864	Site Of Hale Village Nursery, Pepper Street	Widnes	Brownfield	0.24		15/00342/FUL	Site Not Started	2	2
HI837	Sandymoor North Phase 1 (The Meadows), Land Off Wharford Road	Runcorn	Greenfield	9.11	Allocated in CS	14/00161/FUL	Site Under Construction	219	173
HI839	Land At Rose View Avenue	Widnes	Brownfield	0.29		13/00285/OUT	Site Not Started	4	4
HI843	Hilltop Farm, Windmill Lane	Runcorn	Greenfield	0.12		13/00425/FUL	Site Not Started	2	2
HI862	Brackenwood Drive Site	Widnes	Greenfield	0.61	Allocated in UDP	N/A	Site Not Started	16	16
HI899	Former Fairfield School Site	Widnes	Greenfield	4.6		15/00551/FUL	Site Not Started	162	162
HI913	Wharford Farm, Red Brow Lane	Runcorn	Greenfield	18.82	Allocated in CS	N/A	N/A	300	300
HI944	Site Of Former Grange Nursery, Infant And Junior School, Latham Avenue	Runcorn	Mixed	2.44		15/00325/FUL	Site Under Construction	95	95
HI947	Land east of Pine Road, Grangeway	Runcorn	Greenfield	0.89		15/00493/FUL	Site Not Started	42	42
HI983	Land between Stalbridge Drive and West Cost Mainline, Sandymoor	Runcorn	Greenfield	1.86	Allocated in CS	N/A	N/A	50	50
H2001	Site Of The Former Jolly Brewer, The Ridgeway	Runcorn	Brownfield	0.46		14/00563/FUL	Site Not Started	18	18
H2002	2 Union Street	Runcorn	Brownfield	0.007		14/00623/COU	Site Not Started	2	2

Ref	Site Address	Town	Brownfield / Greenfield	Area	UDP / Core Strategy Allocation	Planning App No.	Development Status	Total Capacity	Remaining Capacity
H2012	83 Percival Lane	Runcorn	Brownfield	0.01		14/00674/FUL	Site Not Started	2	2
H2015	Land Adjacent To 4 Hale Road, Hale Village	Widnes	Brownfield	0.04	Allocated in UDP	14/00657/FUL	Site Not Started	1	1
H2016	Land to the south Walsingham Drive (1 of 2)	Runcorn	Greenfield	4.81	Allocated in CS	N/A	N/A	115	115
H2017	Land to the south Walsingham Drive (2 of 2)	Runcorn	Greenfield	11.18	Allocated in CS	N/A	N/A	313	313
H2026	Grosvenor House, Northway	Runcorn	Brownfield	0.5		15/00155/P3JPA	Site Not Started	63	63
H2027	2 Kenyon Court, Wellington Street	Widnes	Brownfield	0.04		15/00098/COU	Site Not Started	1	1
H2028	Place Farm, Warrington Road	Widnes	Brownfield	0.04		15/00126/FUL	Site Not Started	1	1
H2031	40 - 42 High Street (Roche House)	Runcorn	Brownfield	0.04		15/00321/P3JPA	Site Not Started	3	3
H2032	Land To The South West Of	Widnes	Greenfield	0.04		15/00331/FUL	Site Not Started	1	1
H2034	Land Between The Old Post Office And Rock Garth , Chester Road	Runcorn	Greenfield	0.12		15/00286/FUL	Site Not Started	2	2
H2042	Land Adjacent To Delph Lane, Daresbury	Runcorn	Greenfield	28.96	Allocated in CS	15/00266/OUTEIA	Site Not Started	550	550
H2081	Little Manor Farm, Summer Lane	Runcorn	Greenfield	0.05		15/00320/FUL	Site Under Construction	1	1
H2084	130 Albert Road	Widnes	Brownfield	0.01		15/00458/COU	Site Not Started	1	1
H2086	121 Mersey Road	Widnes	Brownfield	0.008		15/00524/COU	Site Not Started	1	1
H2096	Blackhorse Post Office, 8 Cronton Lane	Widnes	Brownfield	0.03		15/00177/FUL	Site Not Started	2	2
Totals								5,575	4,839