

# Public Document Pack



## Development Control Committee \*Supplementary Agenda Item\*

Tuesday, 5 December 2017 5.30 p.m.  
The Board Room - Municipal Building,  
Widnes

A handwritten signature in blue ink that reads 'David W R'.

**Chief Executive**

### **COMMITTEE MEMBERSHIP**

Councillor Paul Nolan (Chair)
Councillor Keith Morley (Vice-Chair)
Councillor John Bradshaw
Councillor Robert Gilligan
Councillor Ron Hignett
Councillor Carol Plumpton Walsh
Councillor June Roberts
Councillor Dave Thompson
Councillor Bill Woolfall
Councillor Geoff Zygadlo

*Please contact Ann Jones on 0151 511 8276 Ext. 16 8276 or  
[ann.jones@halton.gov.uk](mailto:ann.jones@halton.gov.uk) for further information.  
The next meeting of the Committee is on Monday, 8 January 2018*

**ITEMS TO BE DEALT WITH  
IN THE PRESENCE OF THE PRESS AND PUBLIC**

**Part I**

<b>Item No.</b>	<b>Page No.</b>
<b>4. MISCELLANEOUS ITEMS – DRAFT BROWNFIELD LAND REGISTER</b>	<b>1 - 32</b>

*In accordance with the Health and Safety at Work Act the Council is required to notify those attending meetings of the fire evacuation procedures. A copy has previously been circulated to Members and instructions are located in all rooms within the Civic block.*

## DRAFT BROWNFIELD LAND REGISTER

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### Introduction

- I.1. The Government requires each local authority to prepare and maintain a register of previously developed land in their area, and for this register to be published by 31<sup>st</sup> December 2017. The Register must be kept in two parts.
- I.2. Part 1 will be a register of all of the sites that the Council identify as at least 0.25ha or capable of supporting five or more dwellings, which are suitable for residential development, available for residential development, and achievable. There are 30 sites listed in Part 1 of the draft register. Accompanying this report is the schedule of sites which identifies the 30 sites in Part 1.
- I.3. Part 2 will be a further register of sites which the Council have decided to allocate within the Brownfield Land Register for residential development. There are no sites included within Part 2 of the Brownfield Register.

### Background

- I.4. To identify potential sites for the draft Brownfield Land Register has considered its existing evidence base. This included sites allocated in the UDP and the Core Strategy Local Plan, sites in the Strategic Housing Land Availability Assessment (SHLAA), and sites with an extant planning permission for housing.
- I.5. All of the sites to be included on the Draft Brownfield Land Register must meet the definition of 'previously developed land' in Annex 2 of the National Planning Policy Framework. It states that
- I.6. *“Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.”*

**Future Actions**

- I.7. To comply with the Government Directive, the Council must consult on the draft Brownfield Land Register to seek the views of interested parties on any sites that have not been included or any additional information that should be included about a particular site or any errors that may need to be corrected. The consultation will take place during December 2017.

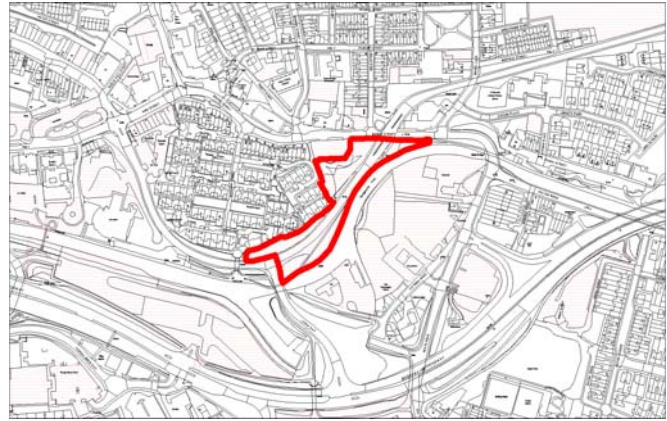
**Conclusions and Recommendation**

- I.8. The Council must publish a Brownfield Register by 31 December 2017.
- I.9. RECOMMENDATION: That the Committee
  - a. Endorses the draft register for publication and a period of consultation.

Site Name and Address:  
"Busway and Former Petrol Station, Bridge Street, Runcorn"

Site Reference: H1032      PreviouslyPartOf: N/A

SitePlanURL:



GeoX (Easting): 351675      Ordnance Survey National Grid  
Reference system (OSGB36)  
GeoY (Northing): 382951

Hectares: 0.90

Planning Status: Not permitted

PermissionType: N/A

Permission Date:

Planning status detail: N/A

Construction Status: N/A

Planning App. No: N/A

PlanningHistory: N/A

Description: "Potential for housing and apartments."

Site Information: N/A

Notes: Potential capacity based on a density multiplier with the minimum based on 30dph and maximum at 40dph. Physical constraints identified include woodland and potentially contaminated land.

Ownership Status: Mixed ownership      Public Private Mixed

Non- Housing: Not considered appropriate on this site

Date First Added: 2017-09-12

Date Last Updated: 2017-09-12

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Minimum Net Dwellings capable: 24

Net Dwellings Range From: 24      To: 32

Deliverable: Yes

Deliverability (as set out in the SHLAA): Deliverable

Proposed for Permission In Principle

To be included within Part 2

## Halton Borough Council - Brownfield Register

<http://opendatacommunities.org/id/unitary-authority/halton>

## Site Name and Address:

"Highways Agency Depot, Chester Road,  
Preston Brook"

Site Reference: H1077

PreviouslyPartOf: N/A

## SitePlanURL:

GeoX (Easting): 356632 Ordnance Survey National Grid

GeoY (Northing): 380495 Reference system (OSGB36)

Hectares: 0.88

Planning Status: Not permitted

PermissionType: N/A

Permission Date:

Planning status detail: N/A

Construction Status: N/A

Planning App. No: N/A

PlanningHistory: N/A

## Description:

"Potential for houses, along with potential for community uses and small scale retail to support the local centre"

## Site Information:

N/A

## Notes:

Site is currently in use. Minimum capacity to allow for other uses, whilst maximum capacity is based on a density multiplier at 35dph. The relocation of the existing depot would be a constraint to the development of the site.

## Ownership Status:

Owned by a public authority

Other Public

## Non- Housing:

Site may have potential for community uses and small scale retail to support the local centre. Small scale retail up to 280 sqm net. Combined retail and community use to a maximum of 25% of the site.

Date First Added: 2017-09-12

Date Last Updated: 2017-09-12

 Proposed for Permission In Principle

 To be included within Part 2


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Minimum Net Dwellings capable: 20

Net Dwellings Range From: 20 To: 30

Deliverable: No

Deliverability (as set out in the SHLAA): Developable

<http://opendatacommunities.org/id/unitary-authority/halton>

Site Name and Address:

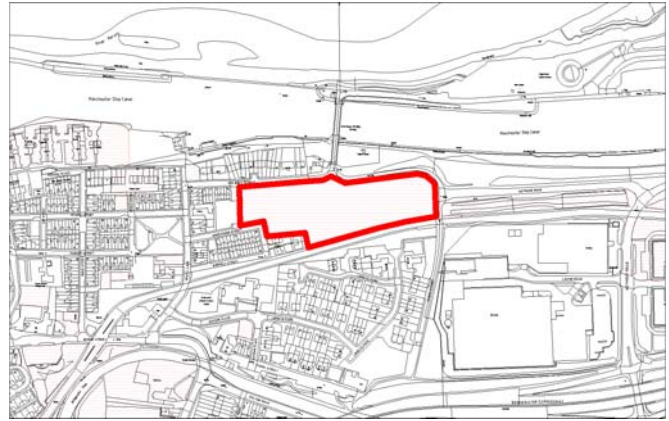
"Land to the south of Old Quay Street and  
Mason Street, Runcorn"

Site Reference: H1079

PreviouslyPartOf: N/A

SitePlanURL:

GeoX (Easting): 352028 Ordnance Survey National Grid  
Reference system (OSGB36)  
GeoY (Northing): 383151



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Hectares: 1.46

Planning Status: Not permitted

PermissionType: N/A

Permission Date:

Minimum Net Dwellings capable: 39

Planning status detail: N/A

Net Dwellings Range From: 39 To: 52

Construction Status: N/A

Deliverable: No

Planning App. No: N/A

Deliverability (as set out in the SHLAA): Developable

PlanningHistory: N/A

Description: "Potential for housing and apartments."

Site Information: N/A

Notes: Potential capacity based on a density multiplier with the minimum based on 30dph and maximum at 40dph. Potentially contaminated land within the site from former use as a brickworks and due to landfilling within part of the site.

Ownership Status: Owned by a public authority Local Authority

Non- Housing: Not considered appropriate on this site

Date First Added: 2017-09-12

Date Last Updated: 2017-09-12

Proposed for Permission In Principle

To be included within Part 2

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Halton Borough Council - Brownfield Register

<http://opendatacommunities.org/id/unitary-authority/halton>

Site Name and Address:

"Paramount Foods, Halton Road, Runcorn"

Site Reference: H1085

PreviouslyPartOf: N/A

SitePlanURL:

GeoX (Easting): 352473 Ordnance Survey National Grid  
Reference system (OSGB36)  
GeoY (Northing): 382666

Hectares: 3.71

Planning Status: Permitted

PermissionType: Outline Planning Permission

Permission Date: 28/07/2016

Planning status detail: HSG-Outline Permission

Construction Status: Site Not Started

Planning App. No: I5/00563/OUT

PlanningHistory: <http://webapp.halton.gov.uk/planningAPPS/showCaseData.asp?CaseNo=I5/00563/OUT> | <http://webapp.halton.gov.uk/planningAPPS/showCaseData.asp?CaseNo=I0/00397/OUT>

Description: "Outline application for part of the site, with all matters reserved, for demolition of existing buildings and erection of up to 53 dwellings with associated access, landscaping and ancillary works at Former Warehouse Halton Court"

Site Information: <http://map.halton.gov.uk/WebMapLayers8External/map.aspx?MapName=Planning&overlayname=All&schemacolumn=REFVAL&UID=I0/00397/OUT&resolution=I&initialDialog=layersDialog>

Notes: Potential capacity based on a density multiplier with the minimum based on the planning permission for part of the site and the maximum at 40dph across the site. Physical constraints identified include potentially contaminated land.

Ownership Status: Not owned by a public authority Private

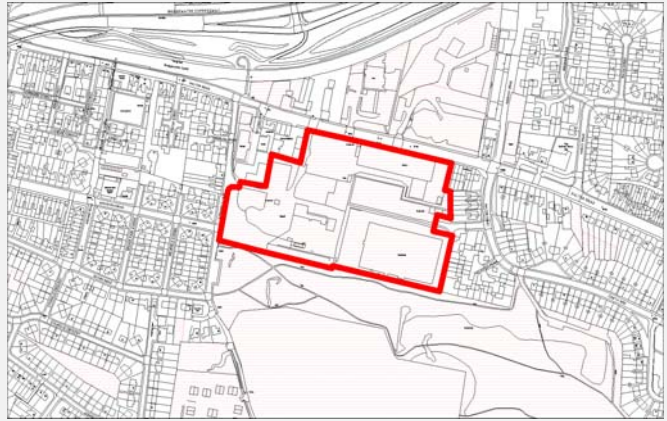
Non- Housing: Site may have potential for community uses and small scale retail to support the local centre. Small scale retail up to 280 sqm net. Combined retail and community use to a maximum of 15% of the site.

Date First Added: 2017-09-12

Date Last Updated: 2017-09-12

Proposed for Permission In Principle

To be included within Part 2



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Minimum Net Dwellings capable: 53

Net Dwellings Range From: 53 To: 118

Deliverable: Yes

Deliverability (as set out in the SHLAA): Deliverable



<http://opendatacommunities.org/id/unitary-authority/halton>

Site Name and Address:

"Former Polar Ford and surrounds,  
Victoria Road, Runcorn"

Site Reference: H1104

PreviouslyPartOf: N/A

SitePlanURL:

GeoX (Easting): 351779 Ordnance Survey National Grid  
Reference system (OSGB36)  
GeoY (Northing): 382863



Hectares: 1.44

Planning Status: Not permitted

PermissionType: N/A

Permission Date:

Planning status detail: N/A

Construction Status: N/A

Planning App. No: N/A

PlanningHistory: N/A

Description: "Potential for housing and apartments."

Site Information: N/A

Notes: Potential capacity reflects the available part of site. Physical constraints identified include potentially contaminated land.

Ownership Status: Not owned by a public authority      Private

Non- Housing: Not considered appropriate on this site

Date First Added: 2017-09-12

Date Last Updated: 2017-09-12

Proposed for Permission In Principle

To be included within Part 2

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Minimum Net Dwellings capable: 20

Net Dwellings Range From: 20      To: 20

Deliverable: Yes

Deliverability (as set out in the SHLAA): Deliverable

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Halton Borough Council - Brownfield Register

<http://opendatacommunities.org/id/unitary-authority/halton>

Site Name and Address:

"East Lane House, East Lane, Runcorn"

Site Reference: H1109

PreviouslyPartOf: N/A

SitePlanURL:

GeoX (Easting): 353805 Ordnance Survey National Grid  
Reference system (OSGB36)  
GeoY (Northing): 381356

Hectares: 1.14

Planning Status: Permitted

PermissionType: Other

Permission Date: 15/07/2015

Planning status detail: HSG-Prior Approval Permitted

Construction Status: Site Not Started

Planning App. No: 15/00034/P3JPA

PlanningHistory: <http://webapp.halton.gov.uk/planningAPPS/showCaseData.asp?CaseNo=15/00034/P3JPA>

Description: "Potential for demolition and new houses or apartments or potential for conversion of existing building in line with planning permission. Prior Approval (15/00034/P3JPA) - Proposed change of use from former office building (use class B1) to 448 no. self contained apartments comprising 54 1 bedroom flats and 394 studio flats."

Site Information: <http://map.halton.gov.uk/WebMapLayers8External/map.aspx?MapName=Planning&overlayname=All&schemacolumn=REFVAL&UID=15/00034/P3JPA&resolution=1&initialDialog=layersDialog>

Notes: Potential capacity based on a density multiplier with the minimum based on 30dph and the maximum capacity based on the extant Prior Approval for the site. The site is currently developed but derelict.

Ownership Status: Not owned by a public authority Private

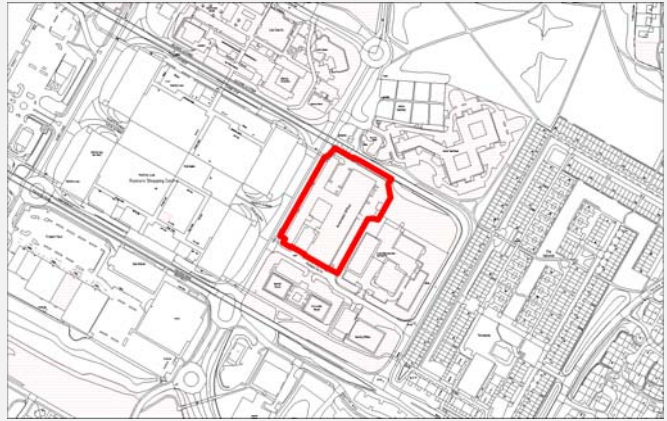
Non- Housing: Town centre uses may also be considered appropriate for this site. The scale of any development must be appropriate to support town centre.

Date First Added: 2017-09-12

Date Last Updated: 2017-09-12

Proposed for Permission In Principle

To be included within Part 2



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Minimum Net Dwellings capable: 30

Net Dwellings Range From: 30 To: 448

Deliverable: Yes

Deliverability (as set out in the SHLAA): Deliverable

<http://opendatacommunities.org/id/unitary-authority/halton>

Site Name and Address:

"Brosley House, Widnes Road, Widnes"

Site Reference: H1118

PreviouslyPartOf: N/A

SitePlanURL:

GeoX (Easting): 351455 Ordnance Survey National Grid  
GeoY (Northing): 385522 Reference system (OSGB36)

Hectares: 0.33

Planning Status: Not permitted

PermissionType: N/A

Permission Date:

Planning status detail: N/A

Construction Status: N/A

Planning App. No: N/A

PlanningHistory: N/A

Description: "Potential for houses and / or apartments"

Site Information: N/A

Notes: Potential capacity based on a density multiplier with the minimum based on 30dph and maximum at 50dph. Site is developed. No other known constraints on the site.

Ownership Status: Not owned by a public authority Private

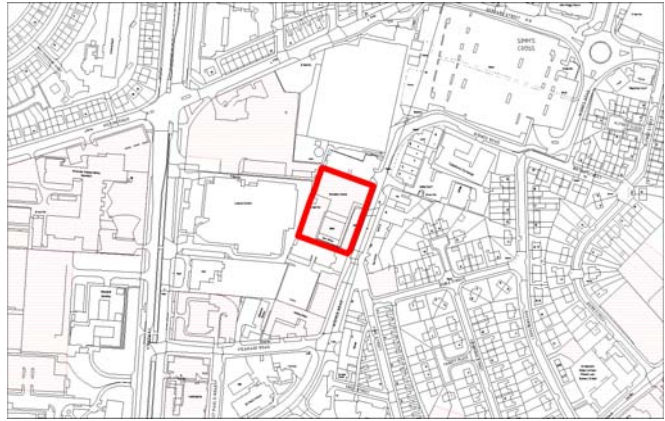
Non- Housing: Not considered appropriate on this site

Date First Added: 2017-09-12

Date Last Updated: 2017-09-12

Proposed for Permission In Principle

To be included within Part 2



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Minimum Net Dwellings capable: 9

Net Dwellings Range From: 9 To: 16

Deliverable: Yes

Deliverability (as set out in the SHLAA): Deliverable

## Halton Borough Council - Brownfield Register

<http://opendatacommunities.org/id/unitary-authority/halton>

## Site Name and Address:

"The Foundry, Lugsdale Road, Widnes"

Site Reference: H1120

PreviouslyPartOf: N/A

## SitePlanURL:

GeoX (Easting): 351751 Ordnance Survey National Grid  
 GeoY (Northing): 385432 Reference system (OSGB36)

Hectares: 0.39

Planning Status: Not permitted

PermissionType: N/A

Permission Date:

Planning status detail: N/A

Construction Status: N/A

Planning App. No: N/A

PlanningHistory: N/A

Description: "Potential for houses"

Site Information: N/A

Notes: Potential capacity based on a density multiplier with the minimum based on 30dph and maximum at 40dph. Potentially contaminated land within the site.

Ownership Status: Not owned by a public authority Private

Non- Housing: Not considered appropriate on this site

Date First Added: 2017-09-12

Date Last Updated: 2017-09-12

Proposed for Permission In Principle

To be included within Part 2



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Minimum Net Dwellings capable: 10

Net Dwellings Range From: 10 To: 14

Deliverable: No

Deliverability (as set out in the SHLAA): Developable

Site Name and Address:

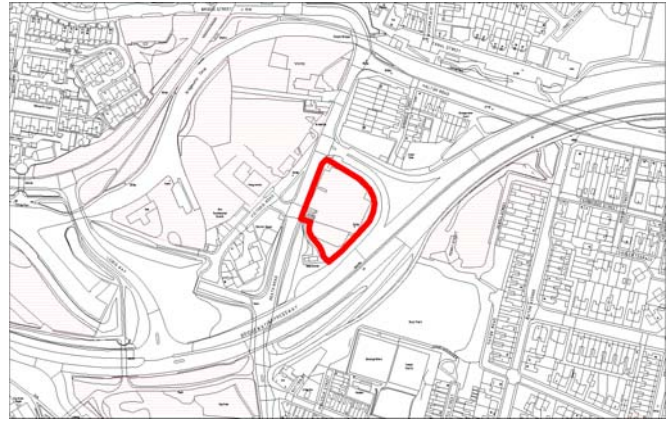
"Former Polar Ford Second Hand Cars  
Site, Victoria Road, Runcorn"

Site Reference: H1155

PreviouslyPartOf: N/A

SitePlanURL:

GeoX (Easting): 351842 Ordnance Survey National Grid  
Reference system (OSGB36)  
GeoY (Northing): 382812



Hectares: 0.37

Planning Status: Not permitted

PermissionType: N/A

Permission Date:

Planning status detail: N/A

Construction Status: N/A

Planning App. No: N/A

PlanningHistory: N/A

Description: "Potential for houses on this site"

Site Information: N/A

Notes: Potential capacity based on a density multiplier with the minimum based on 30dph and maximum at 50dph. Potentially contaminated land within the site.

Ownership Status: Not owned by a public authority      Private

Non- Housing: Not considered appropriate on this site

Date First Added: 2017-09-12

Date Last Updated: 2017-09-12

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Minimum Net Dwellings capable: 11

Net Dwellings Range From: 11      To: 18

Deliverable: Yes

Deliverability (as set out in the SHLAA): Deliverable

Proposed for Permission In Principle

To be included within Part 2

## Halton Borough Council - Brownfield Register

<http://opendatacommunities.org/id/unitary-authority/halton>

## Site Name and Address:

"Former Express Dairies Site, Sewell  
Street, Runcorn"

Site Reference: H1159

PreviouslyPartOf: N/A

## SitePlanURL:

GeoX (Easting): 351972 Ordnance Survey National Grid  
Reference system (OSGB36)  
GeoY (Northing): 382798

Hectares: 0.66

Planning Status: Not permitted

PermissionType: N/A

## Permission Date:

Planning status detail: HSG-Lapsed

Construction Status: Site Not Started

Planning App. No: 11/00018/FUL

PlanningHistory: <http://webapp.halton.gov.uk/planningAPPS/showCaseData.asp?CaseNo=11/00018/FUL>

Description: "Potential for houses and / or apartments"

Site Information: <http://map.halton.gov.uk/WebMapLayers8External/map.aspx?MapName=Planning&overlayname=All&schemacolumn=REFVAL&UID=11/00018/FUL&resolution=1&initialDialog=layersDialog>

Notes: Potential capacity based on a density multiplier with the minimum based on 30dph and maximum based on SHLAA capacity. Lapsed planning permission 11/00018/FUL granted 12/12/2012.

Ownership Status: Not owned by a public authority Private

Non- Housing: Not considered appropriate on this site

Date First Added: 2017-09-12

Date Last Updated: 2017-09-12

 Proposed for Permission In Principle To be included within Part 2

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Minimum Net Dwellings capable: 17

Net Dwellings Range From: 17 To: 81

Deliverable: Yes

Deliverability (as set out in the SHLAA): Deliverable

<http://opendatacommunities.org/id/unitary-authority/halton>

Site Name and Address:

"Site of former Rathbone Institute,  
Waterloo Road, Runcorn"

Site Reference: H1177

PreviouslyPartOf: N/A

SitePlanURL:

GeoX (Easting): 351023 Ordnance Survey National Grid  
Reference system (OSGB36)  
GeoY (Northing): 383074

Hectares: 0.65

Planning Status: Not permitted

PermissionType: N/A

Permission Date:

Planning status detail: N/A

Construction Status: Site Completed

Planning App. No: 13/00429/DEM

PlanningHistory: <http://webapp.halton.gov.uk/planningAPPS/showCaseData.asp?CaseNo=13/00429/DEM>

Description: "Potential for houses and / or apartments"

Site Information: N/A

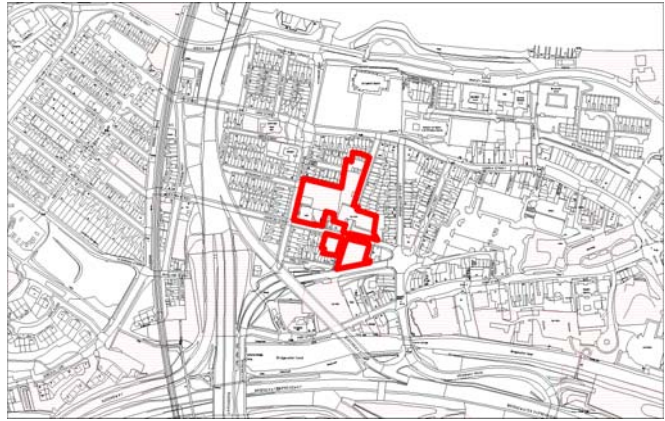
Notes: Potential capacity based on a density multiplier with the minimum based on 30dph and maximum at 50dph. Physical constraints identified include heritage assets and PADHI pipelines. 13/00429/DEM - permission for demolition of building, now demolished.

Ownership Status: Mixed ownership Public Private Mixed

Non- Housing: Not considered appropriate on this site

Date First Added: 2017-09-12

Date Last Updated: 2017-09-12



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Minimum Net Dwellings capable: 17

Net Dwellings Range From: 17 To: 29

Deliverable: Yes

Deliverability (as set out in the SHLAA): Deliverable

Proposed for Permission In Principle

To be included within Part 2

<http://opendatacommunities.org/id/unitary-authority/halton>

## Site Name and Address:

"Former Eternit, Derby Road, Widnes"

Site Reference: H1195

PreviouslyPartOf: N/A

## SitePlanURL:

GeoX (Easting): 352159 Ordnance Survey National Grid  
Reference system (OSGB36)  
GeoY (Northing): 387589

Hectares: 5.24

Planning Status: Permitted

PermissionType: Full Planning Permission

Permission Date: 19/04/2016

Planning status detail: HSG-Under Construction

Construction Status: Site Under Construction

Planning App. No: I5/00430/FUL

PlanningHistory: <http://webapp.halton.gov.uk/planningAPPS/showCaseData.asp?CaseNo=I5/00430/FUL>

Description: "Proposed residential development comprising 116 no. dwellings, road, open space, substation and all associated works"

Site Information: <http://map.halton.gov.uk/WebMapLayers8External/map.aspx?MapName=Planning&overlayname=All&schemacolumn=REFVAL&UID=I5/00430/FUL&resolution=1&initialDialog=layersDialog>

Notes: Potential capacity based on a density multiplier with the minimum based on 30dph and maximum based on the extant Planning Permission. Potentially contaminated land identified on this site.

Ownership Status: Not owned by a public authority Private

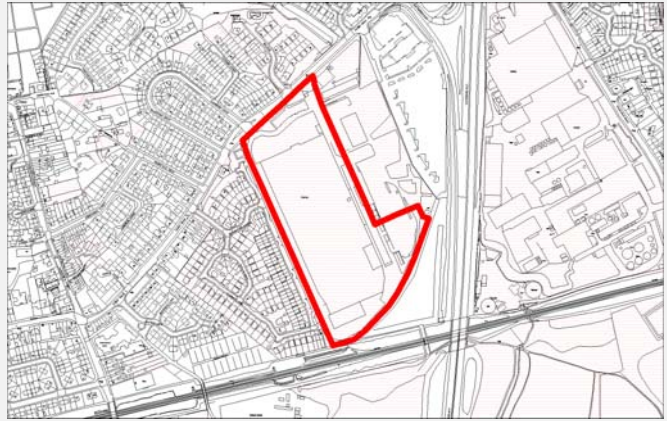
Non- Housing: Not considered appropriate on this site

Date First Added: 2017-09-12

Date Last Updated: 2017-09-12

Proposed for Permission In Principle

To be included within Part 2



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Minimum Net Dwellings capable: 110

Net Dwellings Range From: 110 To: 116

Deliverable: Yes

Deliverability (as set out in the SHLAA): Deliverable



<http://opendatacommunities.org/id/unitary-authority/halton>

Site Name and Address:

Site Reference: H1201

PreviouslyPartOf: N/A

"Castle View House, East Lane, Runcorn"

SitePlanURL:



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GeoX (Easting): 353851 Ordnance Survey National Grid  
Reference system (OSGB36)

GeoY (Northing): 381438

Hectares: 1.53

Planning Status: Permitted

PermissionType: Other

Permission Date: 06/06/2017

Planning status detail: HSG-Prior Approval Permitted

Construction Status: Site Not Started

Planning App. No: I7/00209/P3JPA

PlanningHistory: <http://webapp.halton.gov.uk/planningAPPS/showCaseData.asp?CaseNo=I7/00209/P3JPA> | <http://webapp.halton.gov.uk/planningAPPS/showCaseData.asp?CaseNo=I5/00520/P3JPA>

Description: "Proposed change of use from office building to 241 residential units"

Site Information: <http://map.halton.gov.uk/WebMapLayers8External/map.aspx?MapName=Planning&overlayname=All&schemacolumn=REFVAL&UID=I7/00209/P3JPA&resolution=I&initialDialog=layersDialog>

Notes: Potential capacity based on a density multiplier with the minimum based on 30dph and maximum based on the extant Prior Approval. Physical constraints identified include trees and woodland. Previous prior approval for 188 dwellings (I5/00520/P3JPA)

Ownership Status: Not owned by a public authority Private

Non- Housing: Town centre uses may also be considered appropriate for this site. The scale of any development must be appropriate to support town centre.

Date First Added: 2017-09-12

Date Last Updated: 2017-09-12

Proposed for Permission In Principle

To be included within Part 2

Minimum Net Dwellings capable: 54

Net Dwellings Range From: 54 To: 241

Deliverable: Yes

Deliverability (as set out in the SHLAA): Deliverable

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Halton Borough Council - Brownfield Register

<http://opendatacommunities.org/id/unitary-authority/halton>

Site Name and Address:

"RMC House, Terrace Road, West Bank,  
Widnes"

Site Reference: H1275

PreviouslyPartOf: N/A

SitePlanURL:

GeoX (Easting): 351386 Ordnance Survey National Grid  
Reference system (OSGB36)  
GeoY (Northing): 383887

Hectares: 0.51

Planning Status: Permitted

PermissionType: Full Planning Permission

Permission Date: 27/05/2016

Planning status detail: HSG-Full (or REM) Permission

Construction Status: Site Not Started

Planning App. No: 15/00392/FUL

PlanningHistory: <http://webapp.halton.gov.uk/planningAPPS/showCaseData.asp?CaseNo=15/00392/FUL>

Description: "Proposed development comprising 92 no. one and two bedroom apartments for the over 55's spread over 2 no. 6 storey blocks"

Site Information: <http://map.halton.gov.uk/WebMapLayers8External/map.aspx?MapName=Planning&overlayname=All&schemacolumn=REFVAL&UID=15/00392/FUL&resolution=1&initialDialog=layersDialog>

Notes: Potential capacity based on a density multiplier with the minimum based on 30dph and maximum in line with planning permission. Contamination and heritage constraints have been identified.

Ownership Status: Not owned by a public authority Private

Non- Housing: Not considered appropriate on this site

Date First Added: 2017-09-12

Date Last Updated: 2017-09-12

Proposed for Permission In Principle

To be included within Part 2



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Minimum Net Dwellings capable: 13

Net Dwellings Range From: 13 To: 90

Deliverable: Yes

Deliverability (as set out in the SHLAA): Deliverable

<http://opendatacommunities.org/id/unitary-authority/halton>

Site Name and Address:  
"The Deck, Mersey Road, Runcorn"

Site Reference: H1277

PreviouslyPartOf: N/A

SitePlanURL:

GeoX (Easting): 351546 Ordnance Survey National Grid  
GeoY (Northing): 383209 Reference system (OSGB36)

Hectares: 2.36

Planning Status: Permitted

PermissionType: Reserved Matters Approval

Permission Date: 12/12/2005

Planning status detail: HSG-Under Construction

Construction Status: Site Under Construction

Planning App. No: 05/00590/REM

PlanningHistory: <http://webapp.halton.gov.uk/planningAPPS/showCaseData.asp?CaseNo=05/00590/REM>

Description: "Proposed residential development consisting of 10 no. apartment blocks ranging between 5 & 6 storeys (466 no. apartments) and 3 no. retail/ leisure units with associated road layout, car parking and landscaping. Permission granted 2005 - site partially built part still extant."

Site Information: <http://map.halton.gov.uk/WebMapLayers8External/map.aspx?MapName=Planning&overlayname=All&schemacolumn=REFVAL&UID=05/00590/REM&resolution=1&initialDialog=layersDialog>

Notes: Site under construction, with 6 of the 10 apartment buildings completed. Site could still accommodate the remaining 4 buildings. Potential capacity based on a density multiplier with the minimum based on 30dph on the land remaining and maximum based on the 178 dwellings remaining on extant planning permission.

Ownership Status: Not owned by a public authority                      Private

Non- Housing: "Potential for retail or leisure units in line with original consent, must not detract from viability of the nearby Runcorn Old Town."

Date First Added: 2017-09-12

Date Last Updated: 2017-09-12



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Minimum Net Dwellings capable: 27

Net Dwellings Range From: 27      To: 178

Deliverable: Yes

Deliverability (as set out in the SHLAA): Deliverable

Proposed for Permission In Principle

To be included within Part 2

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Halton Borough Council - Brownfield Register

<http://opendatacommunities.org/id/unitary-authority/halton>

Site Name and Address:

"Land Opposite Motherwell Close, Lanark  
Gardens, Widnes"

Site Reference: H1280

PreviouslyPartOf: N/A

SitePlanURL:

GeoX (Easting): 350354 Ordnance Survey National Grid  
Reference system (OSGB36)  
GeoY (Northing): 387406



Hectares: 0.34

Planning Status: Not permitted

PermissionType: N/A

Permission Date:

Planning status detail: N/A

Construction Status: Site Not Started

Planning App. No: 15/00343/FUL

PlanningHistory: <http://webapp.halton.gov.uk/planningAPPS/showCaseData.asp?CaseNo=15/00343/FUL>  
[|http://webapp.halton.gov.uk/planningAPPS/showCaseData.asp?CaseNo=11/00197/FUL](http://webapp.halton.gov.uk/planningAPPS/showCaseData.asp?CaseNo=11/00197/FUL)

Description: "Potential for residential development, if currently proposed medical centre is not built."

Site Information: N/A

Notes: Potential capacity based on a density multiplier of 30dph. Current permission for a medical centre. Previous permission now lapsed (11/00197/FUL) for 12 dwellings.

Ownership Status: Not owned by a public authority Private

Non- Housing: "Potential for an alternative use - medical centre."

Date First Added: 2017-09-12

Date Last Updated: 2017-09-12

Proposed for Permission In Principle

To be included within Part 2

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Minimum Net Dwellings capable: 10

Net Dwellings Range From: 10 To: 10

Deliverable: No

Deliverability (as set out in the SHLAA): Developable

Site Name and Address:

"Land to the east of Kestrel's Way,  
Hallwood Park, Runcorn"

Site Reference: H1303

PreviouslyPartOf: N/A

SitePlanURL:

GeoX (Easting): 353585 Ordnance Survey National Grid  
Reference system (OSGB36)  
GeoY (Northing): 381096

Hectares: 1.61

Planning Status: Not permitted

PermissionType: N/A

Permission Date:

Planning status detail: N/A

Construction Status: N/A

Planning App. No: N/A

PlanningHistory: N/A

Description: "Potential for residential development in line with surrounding Hallwood Park residential area."

Site Information: N/A

Notes: Potential capacity based on a density multiplier with the minimum based on retention of part of the woodland area and a maximum based on 30dph across the site. Yield affected by woodland and open space.

Ownership Status: Not owned by a public authority Private

Non- Housing: Not considered appropriate on this site

Date First Added: 2017-09-12

Date Last Updated: 2017-09-12

Proposed for Permission In Principle

To be included within Part 2



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Minimum Net Dwellings capable: 29

Net Dwellings Range From: 29 To: 35

Deliverable: No

Deliverability (as set out in the SHLAA): Developable

## Halton Borough Council - Brownfield Register

<http://opendatacommunities.org/id/unitary-authority/halton>

Site Name and Address:

"Walmsley Street Site, Widnes"

Site Reference: H1343

PreviouslyPartOf: N/A

SitePlanURL:

GeoX (Easting): 352365 Ordnance Survey National Grid  
Reference system (OSGB36)  
GeoY (Northing): 385859

Hectares: 1.12

Planning Status: Not permitted

PermissionType: N/A

Permission Date:

Planning status detail: N/A

Construction Status: N/A

Planning App. No: N/A

PlanningHistory: N/A

Description: "Potential for residential development in line with recent residential development in the surrounds."

Site Information: N/A

Notes: Potential capacity based on a density multiplier with the minimum based on 30dph and maximum at 40dph. Previously in employment use. Constraints identified include potentially contaminated land. It is also noted that the site has not been developed in recent years yet sits in an area of development potential.

Ownership Status: Not owned by a public authority Private

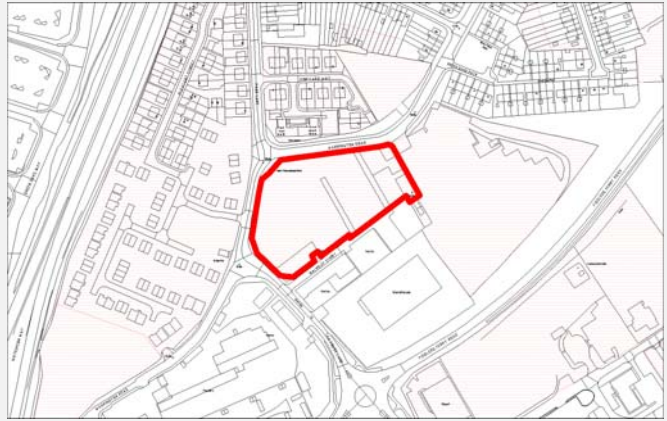
Non- Housing: Not considered appropriate on this site

Date First Added: 2017-09-12

Date Last Updated: 2017-09-12

Proposed for Permission In Principle

To be included within Part 2



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Minimum Net Dwellings capable: 30

Net Dwellings Range From: 30 To: 40

Deliverable: No

Deliverability (as set out in the SHLAA): Developable

<http://opendatacommunities.org/id/unitary-authority/halton>

Site Name and Address:

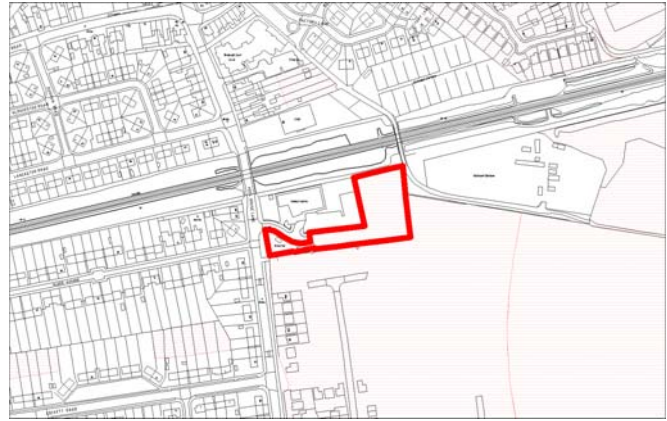
"Part of Former Fairfield school site, Peel House Lane, Widnes"

Site Reference: H1347

PreviouslyPartOf: N/A

SitePlanURL:

GeoX (Easting): 351992 Ordnance Survey National Grid  
GeoY (Northing): 387221 Reference system (OSGB36)



Hectares: 0.40

Planning Status: Not permitted

PermissionType: N/A

Permission Date:

Planning status detail: HSG-Allocation

Construction Status: N/A

Planning App. No: N/A

PlanningHistory: N/A

Description: "Potential for residential development, in line with new development adjacent."

Site Information: N/A

Notes: Potential capacity based on a density multiplier with the minimum based on 30dph and maximum at 40dph.

Ownership Status: Not owned by a public authority Private

Non- Housing: Not considered appropriate on this site

Date First Added: 2017-09-12

Date Last Updated: 2017-09-12

Proposed for Permission In Principle

To be included within Part 2

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Minimum Net Dwellings capable: 10

Net Dwellings Range From: 10 To: 14

Deliverable: Yes

Deliverability (as set out in the SHLAA): Deliverable

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Halton Borough Council - Brownfield Register

<http://opendatacommunities.org/id/unitary-authority/halton>

Site Name and Address:

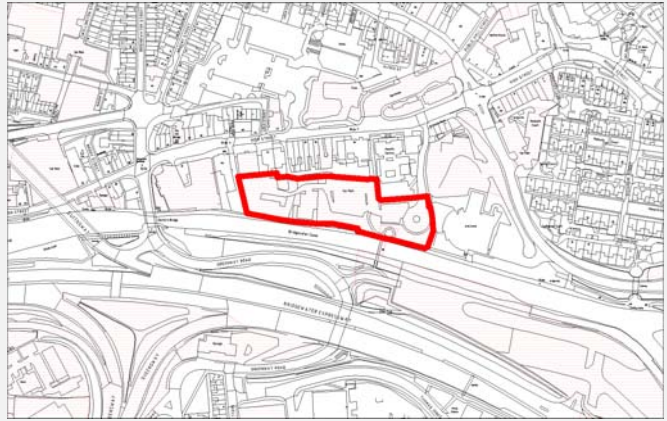
"Car Park between High Street and  
Bridgewater Canal, Runcorn"

Site Reference: H1622

PreviouslyPartOf: N/A

SitePlanURL:

GeoX (Easting): 351275 Ordnance Survey National Grid  
Reference system (OSGB36)  
GeoY (Northing): 382914



Hectares: 0.72

Planning Status: Not permitted

PermissionType: N/A

Permission Date:

Planning status detail: N/A

Construction Status: N/A

Planning App. No: N/A

PlanningHistory: N/A

Description: "Potential for residential development to support Runcorn Old Town and to make most of waterfront location."

Site Information: N/A

Notes: Potential capacity based on a density multiplier with the minimum based on 30dph and maximum at 50dph.

Ownership Status: Owned by a public authority Local Authority

Non- Housing: Not considered appropriate on this site

Date First Added: 2017-09-12

Date Last Updated: 2017-09-12

Proposed for Permission In Principle

To be included within Part 2

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Minimum Net Dwellings capable: 19

Net Dwellings Range From: 19 To: 32

Deliverable: No

Deliverability (as set out in the SHLAA): Developable



<http://opendatacommunities.org/id/unitary-authority/halton>

Site Name and Address:

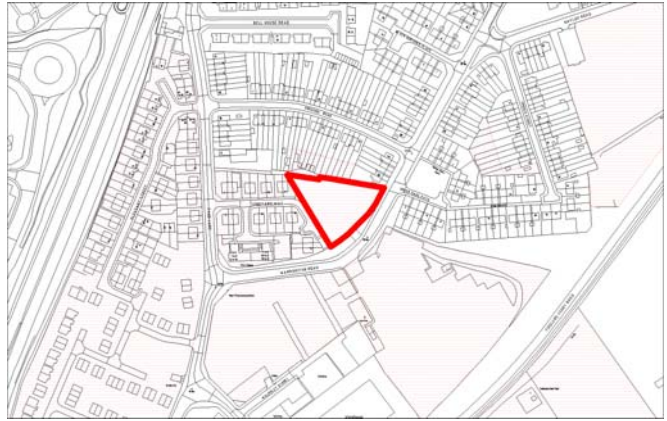
"Greenoaks Farm Industrial Estate,  
Warrington Road, Widnes"

Site Reference: H1635

PreviouslyPartOf: N/A

SitePlanURL:

GeoX (Easting): 352412 Ordnance Survey National Grid  
Reference system (OSGB36)  
GeoY (Northing): 385973



Hectares: 0.30

Planning Status: Permitted

PermissionType: Full Planning Permission

Permission Date: 10/09/2014

Planning status detail: HSG-Full (or REM) Permission

Construction Status: Site Not Started

Planning App. No: 14/00269/S73

PlanningHistory: <http://webapp.halton.gov.uk/planningAPPS/showCaseData.asp?CaseNo=14/00269/S73> |  
<http://webapp.halton.gov.uk/planningAPPS/showCaseData.asp?CaseNo=08/00217/FUL>

Description: "Potential for residential development if current application for a new planning permission to replace extant planning permission 08/00217/FUL, for proposed construction of three storey residential home for the elderly, is not completed."

Site Information: <http://map.halton.gov.uk/WebMapLayers8External/map.aspx?MapName=Planning&overlayname=All&schemacolumn=REFVAL&UID=14/00269/S73&resolution=1&initialDialog=layersDialog>

Notes: Potential capacity based on a density multiplier with the minimum based on 40dph and maximum based on planning permission. Current permission for home for the elderly, could have potential for residential development.

Ownership Status: Not owned by a public authority Private

Non- Housing: Not considered appropriate on this site

Date First Added: 2017-09-12

Date Last Updated: 2017-09-12

Proposed for Permission In Principle

To be included within Part 2

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Minimum Net Dwellings capable: 12

Net Dwellings Range From: 12 To: 58

Deliverable: Yes

Deliverability (as set out in the SHLAA): Deliverable

## Halton Borough Council - Brownfield Register

<http://opendatacommunities.org/id/unitary-authority/halton>

## Site Name and Address:

"The Heath Offices, Heath Road South,  
Runcorn"

Site Reference: H1714

PreviouslyPartOf: N/A

## SitePlanURL:

GeoX (Easting): 351197 Ordnance Survey National Grid  
Reference system (OSGB36)  
GeoY (Northing): 381261

Hectares: 1.74

Planning Status: Not permitted

PermissionType: N/A

## Permission Date:

Planning status detail: HSG-Withdrawn

Construction Status: Site Not Started

Planning App. No: 05/00655/OUT

PlanningHistory: N/A

## Description:

"Potential for residential development, appropriate landscaping would be required to existing employment development and to retain amenity of adjacent residential properties."

Site Information: N/A

Notes: Potential capacity based on a density multiplier with the minimum based on 30dph.

Ownership Status: Not owned by a public authority                      Private

Non- Housing: Not considered appropriate on this site

Date First Added: 2017-09-12

Date Last Updated: 2017-09-12

Proposed for Permission In Principle

To be included within Part 2



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Minimum Net Dwellings capable: 46

Net Dwellings Range From: 46      To: 50

Deliverable: Yes

Deliverability (as set out in the SHLAA): Deliverable

<http://opendatacommunities.org/id/unitary-authority/halton>

Site Name and Address:

"Land at The Heath Business Park, Heath Road South, Runcorn"

Site Reference: H1733

PreviouslyPartOf: N/A

SitePlanURL:

GeoX (Easting): 351031 Ordnance Survey National Grid

GeoY (Northing): 380990 Reference system (OSGB36)

Hectares: 4.26

Planning Status: Permitted

PermissionType: Outline Planning Permission

Permission Date: 07/01/2016

Planning status detail: HSG-Outline Permission

Construction Status: Site Not Started

Planning App. No: I2/00100/OUT

PlanningHistory: <http://webapp.halton.gov.uk/planningAPPS/showCaseData.asp?CaseNo=I2/00100/OUT>

Description: "Outline planning application (with all matters reserved) for construction of up to 53 residential dwellings."

Site Information: <http://map.halton.gov.uk/WebMapLayers8External/map.aspx?MapName=Planning&overlayname=All&schemacolumn=REFVAL&UID=I2/00100/OUT&resolution=1&initialDialog=layersDialog>

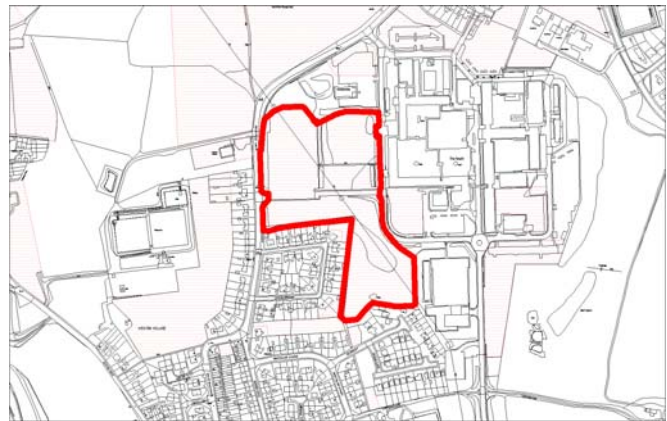
Notes: Dwelling figures to reflect planning permission. Development in the area will be limited due to its location within the inner zone of a PADHI.

Ownership Status: Not owned by a public authority Private

Non- Housing: Not considered appropriate on this site

Date First Added: 2017-09-12

Date Last Updated: 2017-09-12



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Minimum Net Dwellings capable: 53

Net Dwellings Range From: 53 To: 53

Deliverable: Yes

Deliverability (as set out in the SHLAA): Deliverable

Proposed for Permission In Principle

To be included within Part 2

## Halton Borough Council - Brownfield Register

<http://opendatacommunities.org/id/unitary-authority/halton>

## Site Name and Address:

"The Old Bridgewater Centre, Castlefields  
Avenue North, Runcorn"

Site Reference: H1784

PreviouslyPartOf: N/A

## SitePlanURL:

GeoX (Easting): 353982 Ordnance Survey National Grid  
Reference system (OSGB36)  
GeoY (Northing): 382912

Hectares: 0.36

Planning Status: Permitted

PermissionType: Full Planning Permission

Permission Date: 05/08/2015

Planning status detail: HSG-Under Construction

Construction Status: Site Under Construction

Planning App. No: I5/00267/FUL

PlanningHistory: <http://webapp.halton.gov.uk/planningAPPS/showCaseData.asp?CaseNo=I5/00267/FUL>

Description: "Proposed demolition of existing building and construction of 20 no. dwellings comprising 10 no. houses and 10 no. apartments."

Site Information: <http://map.halton.gov.uk/WebMapLayers8External/map.aspx?MapName=Planning&overlayname=All&schemacolumn=REFVAL&UID=I5/00267/FUL&resolution=1&initialDialog=layersDialog>

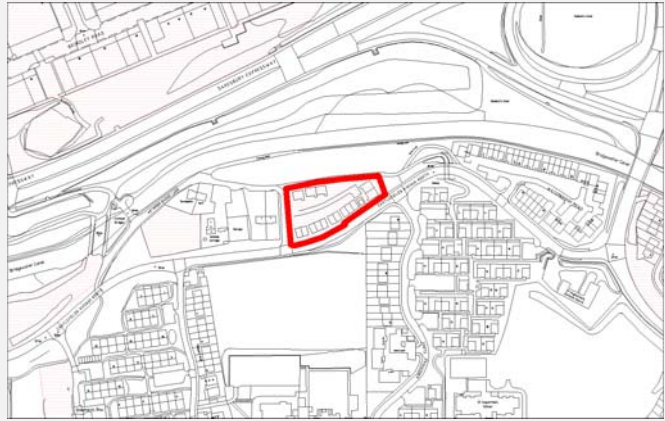
Notes: Site cleared. Dwelling figures to reflect planning permission.

Ownership Status: Not owned by a public authority Private

Non- Housing: Not considered appropriate on this site

Date First Added: 2017-09-12

Date Last Updated: 2017-09-12



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Minimum Net Dwellings capable: 20

Net Dwellings Range From: 20 To: 20

Deliverable: Yes

Deliverability (as set out in the SHLAA): Deliverable

 Proposed for Permission In Principle To be included within Part 2

Site Name and Address:

"Land to the rear of Gaunts Way,  
 Hallwood Park, Runcorn"

Site Reference: H1808

PreviouslyPartOf: N/A

SitePlanURL:



GeoX (Easting): 353138 Ordnance Survey National Grid

GeoY (Northing): 380885 Reference system (OSGB36)

Hectares: 1.88

Planning Status: Not permitted

PermissionType: N/A

Permission Date:

Planning status detail: HSG-Refused

Construction Status: Site Not Started

Planning App. No: I2/00524/OUT

PlanningHistory: N/A

Description: "Potential for residential development in line with surrounding Hallwood Park residential area, would need to retain amenity of existing properties."

Site Information: N/A

Notes: Potential capacity based on a density multiplier with the minimum based on 30dph and maximum at 40dph.

Ownership Status: Mixed ownership Public Private Mixed

Non- Housing: Not considered appropriate on this site

Date First Added: 2017-09-12

Date Last Updated: 2017-09-12

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Minimum Net Dwellings capable: 50

Net Dwellings Range From: 50 To: 67

Deliverable: No

Deliverability (as set out in the SHLAA): Developable

Proposed for Permission In Principle

To be included within Part 2

## Halton Borough Council - Brownfield Register

<http://opendatacommunities.org/id/unitary-authority/halton>

Site Name and Address:

"Land At Rose View Avenue, Widnes"

Site Reference: H1839

PreviouslyPartOf: N/A

SitePlanURL:

GeoX (Easting): 351355 Ordnance Survey National Grid  
 Reference system (OSGB36)  
 GeoY (Northing): 386807

Hectares: 0.29

Planning Status: Permitted

PermissionType: Reserved Matters Approval

Permission Date: 25/08/2016

Planning status detail: HSG-Under Construction

Construction Status: Site Under Construction

Planning App. No: I6/00282/REM

PlanningHistory: <http://webapp.halton.gov.uk/planningAPPS/showCaseData.asp?CaseNo=I6/00282/REM> |  
<http://webapp.halton.gov.uk/planningAPPS/showCaseData.asp?CaseNo=I3/00285/OUT>

Description: "Application for approval of reserved matters on Planning Permission I3/00285/OUT for access, appearance, landscaping, layout and scale for erection of 4 no. detached dwellings"

Site Information: <http://map.halton.gov.uk/WebMapLayers8External/map.aspx?MapName=Planning&overlayname=All&schemacolumn=REFVAL&UID=I6/00282/REM&resolution=I&initialDialog=layersDialog>

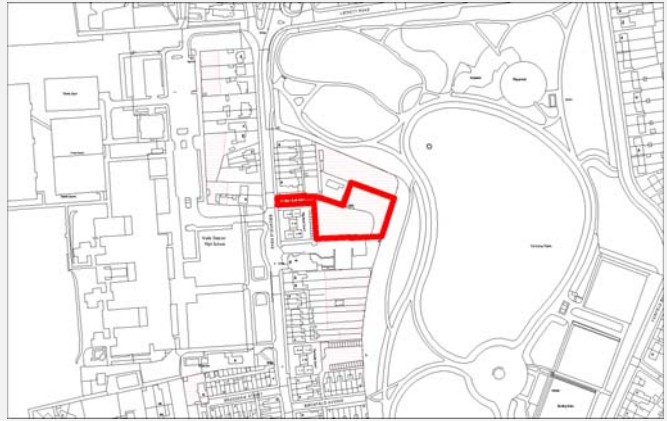
Notes: N/A

Ownership Status: Not owned by a public authority Private

Non- Housing: Not considered appropriate on this site

Date First Added: 2017-09-12

Date Last Updated: 2017-09-12

 Proposed for Permission In Principle To be included within Part 2

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Minimum Net Dwellings capable: 4

Net Dwellings Range From: 4 To: 4

Deliverable: Yes

Deliverability (as set out in the SHLAA): Deliverable

Site Name and Address:

Site Reference: H1962

PreviouslyPartOf: N/A

"Fomer Riverside College, Campus Drive,  
 Runcorn"



SitePlanURL:

GeoX (Easting): 350468 Ordnance Survey National Grid  
 Reference system (OSGB36)  
 GeoY (Northing): 383011

Hectares: 4.00

Planning Status: Permitted

PermissionType: Outline Planning Permission

Permission Date: 19/12/2016

Planning status detail: HSG-Outline Permission

Construction Status: Site Not Started

Planning App. No: 16/00131/OUT

PlanningHistory: <http://webapp.halton.gov.uk/planningAPPS/showCaseData.asp?CaseNo=16/00131/OUT>

Description: "Outline application, with all matters reserved, for development of up to 120 dwellings, open space, infrastructure and associated works."

Site Information: <http://map.halton.gov.uk/WebMapLayers8External/map.aspx?MapName=Planning&overlayname=All&schemacolumn=REFVAL&UID=16/00131/OUT&resolution=1&initialDialog=layersDialog>

Notes: Potential capacity based on a density multiplier with the minimum based on planning application and maximum at 40dph. Physical constraints identified include potentially contaminated land (99%); the proximity to a Listed Building; the existing development on the site; the wooded area; and landfill (Canal basin).

Ownership Status: Not owned by a public authority                      Private

Non- Housing: Not considered appropriate on this site

Date First Added: 2017-09-12

Date Last Updated: 2017-09-12

Proposed for Permission In Principle

To be included within Part 2

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Minimum Net Dwellings capable: 120

Net Dwellings Range From: 120 To: 128

Deliverable: Yes

Deliverability (as set out in the SHLAA): Deliverable

<http://opendatacommunities.org/id/unitary-authority/halton>

Site Name and Address:

"Former Jolly Brewer, The Ridgeway,  
Runcorn"

Site Reference: H2001

PreviouslyPartOf: N/A

SitePlanURL:

GeoX (Easting): 355778 Ordnance Survey National Grid  
Reference system (OSGB36)  
GeoY (Northing): 380967



Hectares: 0.46

Planning Status: Permitted

PermissionType: Full Planning Permission

Permission Date: 07/01/2015

Planning status detail: HSG-Full (or REM) Permission

Construction Status: Site Not Started

Planning App. No: I4/00563/FUL

PlanningHistory: <http://webapp.halton.gov.uk/planningAPPS/showCaseData.asp?CaseNo=I4/00563/FUL>

Description: "Proposed construction of 18 dwellings comprising 10 no. two bedroom flats and 8 no. two bedroom houses with associated infrastructure and landscaping."

Site Information: <http://map.halton.gov.uk/WebMapLayers8External/map.aspx?MapName=Planning&overlayname=All&schemacolumn=REFVAL&UID=I4/00563/FUL&resolution=1&initialDialog=layersDialog>

Notes: N/A

Ownership Status: Not owned by a public authority Private

Non- Housing: Not considered appropriate on this site

Date First Added: 2017-09-12

Date Last Updated: 2017-09-12

Proposed for Permission In Principle

To be included within Part 2

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Minimum Net Dwellings capable: 18

Net Dwellings Range From: 18 To: 18

Deliverable: Yes

Deliverability (as set out in the SHLAA): Deliverable



<http://opendatacommunities.org/id/unitary-authority/halton>

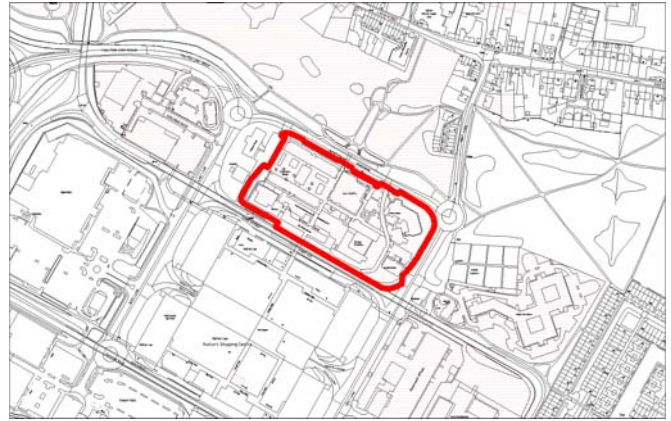
Site Name and Address:

Site Reference: H2026

PreviouslyPartOf: N/A

"Grosvenor House, Northway, Runcorn"

SitePlanURL:



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GeoX (Easting): 353717 Ordnance Survey National Grid  
Reference system (OSGB36)

GeoY (Northing): 381557

Hectares: 2.32

Planning Status: Permitted

PermissionType: Other

Permission Date: 01/05/2015

Minimum Net Dwellings capable: 18

Planning status detail: HSG-Prior Approval Permitted

Net Dwellings Range From: 18 To: 63

Construction Status: Site Not Started

Deliverable: Yes

Planning App. No: I5/00155/P3JPA

Deliverability (as set out in the SHLAA): Deliverable

PlanningHistory: <http://webapp.halton.gov.uk/planningAPPS/showCaseData.asp?CaseNo=I5/00155/P3JPA>

Description: "Proposed change of use from former office building to residential (use class C3), creating 63 dwellings comprising of 2 No. 1 bedroom apartments, 55 No. 2 bedroom apartments and 6 No. 3 bedroom apartments."

Site Information: <http://map.halton.gov.uk/WebMapLayers8External/map.aspx?MapName=Planning&overlayname=All&schemacolumn=REFVAL&UID=I5/00155/P3JPA&resolution=I&initialDialog=layersDialog>

Notes: Potential capacity based on a density multiplier with the minimum based on 40dph and maximum based on Prior Approval. Existing development on site.

Ownership Status: Not owned by a public authority Private

Non- Housing: Town centre uses may also be considered appropriate for this site. The scale of any development must be appropriate to support town centre.

Date First Added: 2017-09-12

Date Last Updated: 2017-09-12

Proposed for Permission In Principle

To be included within Part 2

<http://opendatacommunities.org/id/unitary-authority/halton>

Site Name and Address:

"Grangeway Court, Runcorn"

Site Reference: H2035

PreviouslyPartOf: N/A

SitePlanURL:

GeoX (Easting): 352326 Ordnance Survey National Grid  
Reference system (OSGB36)  
GeoY (Northing): 381481

Hectares: 0.53

Planning Status: Not permitted

PermissionType: N/A

Permission Date:

Planning status detail: HSG-Prior Approval Permitted

Construction Status: Site Not Started

Planning App. No: I5/00365/DEM

PlanningHistory: <http://webapp.halton.gov.uk/planningAPPS/showCaseData.asp?CaseNo=I5/00365/DEM>

Description: "Potential for residential development to be replaced with more appropriate dwellings"

Site Information: N/A

Notes: Potential capacity based on a density multiplier with the minimum based on 30dph and maximum at 40dph.

Ownership Status: Owned by a public authority Local Authority

Non- Housing: Not considered appropriate on this site

Date First Added: 2017-09-12

Date Last Updated: 2017-09-12

Proposed for Permission In Principle

To be included within Part 2



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Minimum Net Dwellings capable: 6

Net Dwellings Range From: 6 To: 8

Deliverable: Yes

Deliverability (as set out in the SHLAA): Deliverable