

PART 2 POLICIES AND PROPOSALS

PROVISION FOR NEW EMPLOYMENT DEVELOPMENT

E1 LOCAL & REGIONAL EMPLOYMENT LAND ALLOCATIONS

- I In accordance with Part I Policy S19, land is allocated for around 88 hectares on the following local employment sites.

E1

Widnes Local Employment Sites	Site Ref	Area (Ha)	Greenfield/Previously Developed Land Status	Allocated Use Class
Ditton Road / Speke Road	142	1.44	PDL	B1, B2 & B8
Ex. Sleeper Depot, Ditton Jt	242	17.24	PDL	B1, B2 & B8
Fieldgate	219	0.67	PDL	B1, B2 & B8
Foundary Lane	34/3	1.15	PDL	B1, B2 & B8
Johnson's Lane	49	8.66	Greenfield	B1, B2 & B8
Kingsway / Moor Lane Phase II	209/1	0.49	Greenfield	B1
Shell Green	28/0	6.02	Greenfield	B1, B2 & B8
Shell Green	28/3	5.95	Greenfield	B1, B2 & B8
Tanhouse Lane, Moss Bank Road	196	0.96	PDL	B1, B2 & B8
Land at Mill Lane	294/0	1.51	PDL	B1, B2 & B8
Land at Mill Lane	294/1	0.92	PDL	B1, B2 & B8
Quantity of Employment Land at Widnes		45.01		
Runcorn Local Employment Sites	Site Ref	Area (Ha)	Greenfield/Previously Developed Land Status	Allocated Use Class
Adjacent Tannery Farm	249	2.47	Greenfield	B1
Davey Road (Astmoor)	53/5	0.39	Greenfield	B1, B2 & B8
Fairoak Lane	8/2	0.96	Greenfield	B1, B2 & B8
Land at Chester Rd, Whitehouse Vale	251	2.3	Greenfield	B1
Land at Rock Savage, Clifton Leave	252	1.46	Greenfield	Roadside User (Petrol Station, Restaurant Hotel)
Manor Park II	236/1	1.11	Greenfield	B1, B2 & B8
Manor Park II	236/1	3.27	Greenfield	B1, B2 & B8
Manor Park II	236/4	1.04	Greenfield	B1
Manor Park II	236/6	1.47	Greenfield	B1, B2 & B8
Manor Park II	236/8	1.09	Greenfield	B1, B2 & B8
Manor Park III	237/0	15.32	Greenfield	B1, B2 & B8
Manor Park III	237/2	0.41	Greenfield	B1, B2 & B8
Manor Park III	254	10.46	Greenfield	B1, B2 & B8
Rivington Road (Whitehouse Vale)	8/1	1.57	Greenfield	B1, B2 & B8
Quantity of Employment Land in Runcorn (Ha)		43.32		
Total Quantity of Local Employment Land (Ha)		88.33		

- 2 In accordance with Part I Policy S20, land is allocated for around 126 hectares on Regional Investment Sites.

Regional Investment Sites	Site Ref	Area (Ha)	Greenfield/Previously Developed Land Status	Allocated Use Class
Daresbury Park	241	29.65	Greenfield	Growth target sectors within Use Class BI(a) & (b)
Daresbury Park	240/0	4.52	Greenfield	Growth target sectors within Use Class BI(a) & (b)
Daresbury Park	240/7	7.64	Greenfield	Growth target sectors within Use Class BI(a) & (b)
Ditton Strategic Rail Freight Park Site 1	255	45.7	PDL	Strategic Rail Freight park
Ditton Strategic Rail Freight Park Site 2	256	2.1	PDL	Strategic Rail Freight park
North of Hale Bank Road	253	22.8	Greenfield	Strategic Rail Freight park
North of Daresbury Laboratory	225	5.22	Greenfield	Growth target sectors within Use Class BI
West of Daresbury Laboratory	246	3.34	Greenfield	Growth target sectors within Use Class BI
East of Daresbury Laboratory	247	2.7	Greenfield	Growth target sectors within Use Class BI
South of Daresbury Laboratory	250	2.34	Greenfield	Growth target sectors within Use Class BI
Total quantity of Regional Investment Sites (Ha)				126.01

JUSTIFICATION

- 3 The process of identifying employment land allocations in the UDP took the following stages:

- An assessment of the demand and real availability of employment land in the Borough, documented in the Urban Capacity Study (1997).
- An additional assessment of the development opportunity on open spaces, undesignated land and land in the

Green Belt as part of the Strategic Options - Scenario Building Report (1998) which assessed three development scenarios;

- Greenfield, brownfield and greenfield/brownfield in meeting the future employment and housing requirements of the Borough.
- An examination of sites against a series of marketability, developability and sustainability criteria to assess their

