

## PART 2 POLICIES AND PROPOSALS

### PROVISION FOR NEW HOUSING

### HI PROVISION FOR NEW HOUSING

- I In compliance with Part I Policy S18, land will be provided for new dwellings in line with the building rate set by RPG13 (2003), now termed RSS, of 330 dwellings per annum (net of clearance), as from April 2002 onwards. Future housing development will be phased. Two phases are defined to cover the residual period from 2002 to 2007 (5 years) and 2007 to 2011 (4 years). A further 3rd phase will cover the period 2011-2016 (5 years)

#### UDP PHASE I: HOUSING PROVISION AND PHASING

| Housing Completions & Requirement      |   | Requirement  | Annual Rates |
|--|---|--------------|--------------|
| Phase I (2002-2007)                    | RPG Allowance (Net of Clearance)  | 1,650        | 330          |
| 5 Years                                | Estimated Demolitions/Clearance Allowance for loss of dwellings in Castlefields Action Area 6 | 170          | 34           |
|  | Allowance for clearance within the Widnes Road & Broseley Square SPG Area                     | 500          | 100          |
|  |   | 230          | 46           |
| <b>Gross Phase Housing Requirement</b> |   | <b>2,550</b> | <b>510</b>   |

#### UDP PHASE I: HOUSING PROVISION AND PHASING

| Housing Completions & Requirement |  | Requirement  | Annual Rates |            |              |            |
|-----------------------------------|--|--------------|--------------|------------|--------------|------------|
| WINDFALLS                         | Estimated PDL Windfalls                                      | 272          | +            | 73         | 345          | 69         |
|                                   | Allowance of Windfalls within the Castlefields Action Area 6 | 159          | +            | 126        | 285          | 57         |
| COMMITMENTS                       | <u>Greenfield Commitments</u>                                |              |              |            |              |            |
|                                   | ● Not Started  | 942          | +            | 299        | 1,241        | 248        |
|                                   | ● Under Construction   | 205          | +            | 0          | 205          | 41         |
|                                   | <u>PDL Commitments</u>                                       |              |              |            |              |            |
|                                   | ● Not Started  | 216          | +            | 0          | 216          | 43         |
|                                   | ● Under Construction   | 73           | +            | 91         | 164          | 33         |
| ALLOCATIONS                       | Greenfield Dwelling Allocation                               | 0            | +            | 0          | 0            | 0          |
|                                   | PDL Dwelling Allocation                                      | 80           | +            | 0          | 80           | 16         |
| <b>Gross Phase I Provision</b>    |  | <b>1,947</b> | <b>+</b>     | <b>589</b> | <b>2,536</b> | <b>507</b> |

**For Phase I the following sites are identified as commitments and allocations**

**PHASE I COMMITTED SITES**

| Site ref                                     | Site Address                             | Site Status May 2003        | Town    | Type       | Remaining Capacity | Size (Hec) | Total Capacity | Density |
|--|--|-----------------------------|---------|------------|--------------------|------------|----------------|---------|
| 964  | 0 Ditchfield Road, Ex. Brookfield Works, | Outline Planning Permission | Runcorn | Brownfield | 17                 | 0.53       | 17             | 32      |
| 892  | 0 Vine Club Site                         | Under Construction          | Widnes  | Brownfield | 2                  | 0.59       | 10             | 17      |
| 910  | 0 Toll Bar Cottages                      | Under Construction          | Runcorn | Brownfield | 3                  | 0.12       | 5              | 42      |
| 922  | 0 Trentham Street Area 1                 | Under Construction          | Runcorn | Brownfield | 131                | 2.29       | 131            | 57      |
| 922  | 2 Trentham Street Area 2                 | Under Construction          | Runcorn | Brownfield | 22                 | 0.42       | 22             | 52      |
| 937  | 0 Adjoining 149 Main Street              | Under Construction          | Runcorn | Brownfield | 8                  | 0.47       | 12             | 26      |
| 963  | 0 Ditchfield Rd                          | Under Construction          | Widnes  | Brownfield | 42                 | 2.98       | 86             | 29      |
| 977  | 0 Knowles Street                         | Under Construction          | Widnes  | Brownfield | 50                 | 1.15       | 50             | 43      |
| 8000   | 0 Manor Park                             | Under Construction          | Runcorn | Brownfield | 14                 | 0.54       | 14             | 26      |
| 850  | 0 Norton Arms, Dukes Wharf               | Full Planning Permission    | Runcorn | Greenfield | 7                  | 0.82       | 7              | 7       |
| 2007   | 0 Land east of Cottage Farm, Upton Lane  | Full Planning Permission    | Widnes  | Greenfield | 1                  | 0.13       | 1              | 8       |
| 3001   | 0 28 Rock Lane, Upton Lane               | Full Planning Permission    | Widnes  | Greenfield | 1                  | 0.01       | 1              | 100     |
| 3004   | 0 Land Between 51 & 57 Tynwald Crescent  | Full Planning Permission    | Widnes  | Greenfield | 2                  | 0.07       | 2              | 30      |
| 5012   | 0 Land Between 5-11 Gleneagles Drive     | Full Planning Permission    | Widnes  | Greenfield | 1                  | 0.04       | 1              | 25      |
| 7001   | 0 Land adj 143 Barrows Green Lane        | Full Planning Permission    | Widnes  | Greenfield | 1                  | 0.04       | 1              | 23      |
| 8022   | 0 Harefield Farm                         | Full Planning Permission    | Widnes  | Greenfield | 1                  | 0.16       | 1              | 6       |
| 8055   | 0 Kilmamartyra Stables, Norlands Lane    | Full Planning Permission    | Widnes  | Greenfield | 1                  | 0.09       | 1              | 11      |
| 8056   | 0 Abbey Farm, South Lane                 | Full Planning Permission    | Widnes  | Greenfield | 1                  | 0.07       | 1              | 14      |
| 8028   | 0 Summer's Farm, Barkers Hollow Rd       | Full Planning Permission    | Runcorn | Greenfield | 4                  | 0.38       | 4              | 11      |
| 8031   | 0 Land at Palacefields                   | Full Planning Permission    | Runcorn | Greenfield | 10                 | 0.18       | 10             | 56      |
| 8059   | 0 Manor Farm, 129 Runcorn Road           | Full Planning Permission    | Runcorn | Greenfield | 1                  | 0.04       | 1              | 25      |
| 8070   | 0 Thorn Road                             | Full Planning Permission    | Runcorn | Greenfield | 10                 | 0.14       | 10             | 71      |
| 948  | 0 Widnes 6th Form College                | Outline Planning Per.       | Widnes  | Greenfield | 8                  | 0.58       | 8              | 14      |
| 953  | 0 Tennis Club, Coroners Lane             | Outline Planning Per.       | Widnes  | Greenfield | 9                  | 0.46       | 9              | 20      |
| 965  | 1 Moorfield Road                         | Outline Planning Per.       | Widnes  | Greenfield | 147                | 5.87       | 147            | 25      |
| 2008   | 0 Cottage Farm, 161 Upton Lane           | Outline planning Per.       | Widnes  | Greenfield | 1                  | 0.75       | 1              | 1       |
| 4005   | 0 Land Adjacent to 3 Norlands Lane       | Outline planning Per.       | Widnes  | Greenfield | 1                  | 0.05       | 1              | 19      |
| 15   | 0 Kemberton Drive                        | Under Construction          | Widnes  | Greenfield | 1                  | 1.57       | 41             | 26      |
| 502  | 9 Norton Cross 13                        | Under Construction          | Runcorn | Greenfield | 7                  | 0.49       | 7              | 14      |
| 865  | 3 Knights House Farm                     | Under Construction          | Widnes  | Greenfield | 1                  | 0.95       | 19             | 20      |
| 965  | 0 Moorfield Road                         | Under Construction          | Widnes  | Greenfield | 7                  | 4.36       | 115            | 26      |
| <b>Sandymoor Masterplan- Remaining Sites</b> |  |                             |         |            |                    |            |                |         |
| Site ref                                     | Site Address                             | Site Status May 2003        | Town    | Type       | Remaining Capacity | Size (Hec) | Total Capacity | Density |
| 406  | 25 Sandymoor 6A                          | S7.1 (Full Consent)         | Runcorn | Greenfield | 33                 | 1.28       | 33             | 26      |
| 406  | 26 Sandymoor 9                           | Under Construction          | Runcorn | Greenfield | 34                 | 1.38       | 34             | 25      |

**Upton Rocks Masterplan-Remaining sites**

| Site ref | Site Address                 | Site Status May 2003        | Town   | Type       | Remaining Capacity | Size (Hec) | Total Capacity | Density |
|----------|------------------------------|-----------------------------|--------|------------|--------------------|------------|----------------|---------|
| 933 2    | Land North of Upton Lane     | Full Planning Permission    | Widnes | Greenfield | 87                 | 2.01       | 87             | 43      |
| 26 11    | Upton Rocks Site D           | Outline Planning Permission | Widnes | Greenfield | 74                 | 4.96       | 74             | 15      |
| 26 12    | Upton Rocks Site H (Central) | Outline Planning Permission | Widnes | Greenfield | 150                | 4.98       | 150            | 30      |
| 26 15    | Upton Rocks Site H (West)    | Outline Planning Permission | Widnes | Greenfield | 69                 | 2.30       | 69             | 30      |
| 26 16    | Upton Rocks Site (East)      | Outline Planning Permission | Widnes | Greenfield | 153                | 5.09       | 153            | 30      |
| 26 13    | Upton Rocks Site L           | Under Construction          | Widnes | Greenfield | 58                 | 4.36       | 119            | 27      |
| 26 14    | Upton Rocks Site P           | Under Construction          | Widnes | Greenfield | 110                | 4.99       | 144            | 29      |
| 933 0    | Land North of Upton Lane     | Under Construction          | Widnes | Greenfield | 103                | 6.48       | 192            | 30      |
| 933 3    | Land North of Upton Lane     | Under Construction          | Widnes | Greenfield | 53                 | 3.81       | 59             | 15      |

**PHASE I ALLOCATED SITES**

**Infill/Redevelopment Sites**

| Site ref | Site Address               | Site Status May 2003 | Town    | Type       | Remaining Capacity | Size (Hec) | Total Capacity | Density |
|----------|----------------------------|----------------------|---------|------------|--------------------|------------|----------------|---------|
| 921 0    | Part Fairfield School Site | UDP Allocation       | Widnes  | Brownfield | 30                 | 0.78       | 30             | 38      |
| 934 0    | Halebank Road              | UDP Allocation       | Widnes  | Brownfield | 15                 | 0.17       | 15             | 88      |
| 938 0    | Trinity Street             | UDP Allocation       | Runcorn | Brownfield | 9                  | 0.06       | 9              | 150     |
| 942 0    | 24-28 Widnes Road          | UDP Allocation       | Widnes  | Brownfield | 5                  | 0.03       | 5              | 167     |
| 8001 0   | Liverpool Road, Ditton     | UDP Allocation       | Widnes  | Brownfield | 21                 | 0.70       | 21             | 30      |

**UDP PHASE 2: HOUSING PROVISION AND PHASING**

| <b>HOUSING COMPLETIONS &amp; REQUIREMENT</b>                                   |   | <b>Requirement</b> | <b>Annual Rates</b> |
|--|---|--------------------|---------------------|
| Phase 2 (2007-2011)  | RPG Allowance (Net of Clearance)                              | 1,320              | 330                 |
| 4 Years  | Estimated Demolitions/Clearance                               | 136                | 34                  |
|  | Allowance for loss of dwellings in Castlefields Action Area 6 | 400                | 100                 |
| <b>Gross Phase 2 Housing Requirement</b>                                       |   | <b>1,856</b>       | <b>464</b>          |
| <b>PHASE 2 PROVISION (MAY 2007 to APRIL 2011) Gross Provision Annual Rates</b> |   |                    |                     |
| WINDFALLS  | Estimated PDL Windfalls                                       | 276                | 69                  |
|  | Allowance for new build within Castlefields Action Area 6     | 228                | 57                  |
| ALLOCATIONS  | Greenfield Dwelling Allocation                                | 1,410              | 353                 |
| <b>Gross Phase 2 Provision</b>   |   | <b>1,914</b>       | <b>479</b>          |

For Phase 2 the following sites are identified as allocations

**PHASE 2 ALLOCATED SITES**

| Site ref | Site Address              | Site Status May 2003 | Town    | Type       | Remaining Capacity | Size (Hec) | Total Capacity | Density |
|----------|---------------------------|----------------------|---------|------------|--------------------|------------|----------------|---------|
| 812 0    | Stockham Lane             | UDP Allocation       | Runcorn | Greenfield | 12                 | 0.36       | 12             | 33      |
| 914 1    | Penare                    | UDP Allocation       | Runcorn | Greenfield | 32                 | 1.08       | 32             | 30      |
| 916 0    | Beechwood                 | UDP Allocation       | Runcorn | Greenfield | 12                 | 0.59       | 12             | 20      |
| 920 0    | North of Barnfield Avenue | UDP Allocation       | Runcorn | Greenfield | 35                 | 1.12       | 35             | 31      |
| 920 1    | North of Barnfield Avenue | UDP Allocation       | Runcorn | Greenfield | 30                 | 0.83       | 30             | 36      |
| 955 0    | Woodfalls Farm            | UDP Allocation       | Runcorn | Greenfield | 17                 | 0.56       | 17             | 30      |
| 962 0    | Upton Green Bechers       | UDP Allocation       | Widnes  | Greenfield | 11                 | 0.37       | 11             | 30      |

**Sandymoor Masterplan- Remaining Sites**

| Site ref | Site Address  | Site Status May 2003  | Town    | Type       | Remaining Capacity | Size (Hec) | Total Capacity | Density |
|----------|---------------|-----------------------|---------|------------|--------------------|------------|----------------|---------|
| 406 13   | Sandymoor 12  | S7.1                  | Runcorn | Greenfield | 33                 | 1.35       | 33             | 24      |
| 406 14   | Sandymoor 14  | S7.1                  | Runcorn | Greenfield | 60                 | 1.74       | 60             | 34      |
| 406 15   | Sandymoor 15  | S7.1                  | Runcorn | Greenfield | 138                | 4.43       | 138            | 31      |
| 406 16   | Sandymoor 16  | S7.1                  | Runcorn | Greenfield | 75                 | 3.46       | 75             | 22      |
| 406 17   | Sandymoor 17  | S7.1                  | Runcorn | Greenfield | 69                 | 1.94       | 69             | 36      |
| 406 18   | Sandymoor 18  | S7.1                  | Runcorn | Greenfield | 76                 | 2.48       | 76             | 31      |
| 406 19   | Sandymoor 19  | S7.1                  | Runcorn | Greenfield | 37                 | 0.32       | 37             | 116     |
| 406 20   | Sandymoor 20  | S7.1                  | Runcorn | Greenfield | 127                | 3.69       | 127            | 34      |
| 406 21   | Sandymoor 21  | S7.1                  | Runcorn | Greenfield | 87                 | 2.56       | 87             | 34      |
| 406 22   | Sandymoor 25  | S7.1                  | Runcorn | Greenfield | 100                | 3.87       | 100            | 26      |
| 406 23   | Sandymoor 28  | S7.1                  | Runcorn | Greenfield | 175                | 4.87       | 175            | 36      |
| 406 28   | Sandymoor 13A | S7.1                  | Runcorn | Greenfield | 52                 | 2.29       | 52             | 23      |
| 406 29   | Sandymoor 13B | S7.1                  | Runcorn | Greenfield | 56                 | 1.73       | 56             | 32      |
| 406 30   | Sandymoor 17A | S7.1                  | Runcorn | Greenfield | 14                 | 0.67       | 14             | 21      |
| 406 31   | Sandymoor     | S7.1                  | Runcorn | Greenfield | 12                 | 0.37       | 12             | 32      |
| 918 0    | Poplar Farm   | Local Plan Allocation | Runcorn | Greenfield | 150                | 4.89       | 150            | 31      |

**2 Development on the sites allocated for housing in Phase 2 should not begin until May 2007 and provided that;**

- around 1,650 (at 330 a year 2002-2007) dwellings in Phase 1 have been developed and
- the number of dwellings completed on windfall sites is not substantially higher than allowed for in Phase 1.

**UDP PHASE 3: HOUSING PROVISION AND PHASING**

| <b>HOUSING COMPLETIONS &amp; REQUIREMENT</b>      |   |       | <b>Requirement</b>     | <b>Annual Rates</b> |
|---|---|-------|------------------------|---------------------|
| Phase 3   | RPG Allowance (Net of Clearance)                              |       | 1,650                  | 330                 |
| <b>(2011-2016)</b>                                |   |       |                        |                     |
| 5 Years   | Estimated Demolitions/Clearance                               |       | 170                    | 34                  |
|   | Allowance for loss of dwellings in Castlefields Action Area 6 |       | 500                    | 100                 |
| <b>Gross Phase 2 Housing Requirement</b>          |   |       | <b>2,320</b>           | <b>464</b>          |
| <b>PHASE 3 PROVISION (MAY 2011 to APRIL 2016)</b> |   |       | <b>Gross Provision</b> | <b>Annual Rates</b> |
| WINDFALLS   | Estimated PDL Windfalls                                       | 345   | 345                    | 69                  |
|   | Allowance for new build within Castlefields Action Area 6     | 285   | 285                    | 57                  |
| <b>ALLOCATED</b>                                  |   |       |                        |                     |
| SITES   | Greenfield Dwelling Allocation                                | 1,753 | 1,753                  | 351                 |
| <b>Gross Phase 3 Provision</b>                    |   |       | <b>2,383</b>           | <b>477</b>          |

Land is identified for release in Phase 3 (2011-2016), should monitoring of development during Phases 1 and 2 and the rate of emergence of windfalls indicate a need for the release of Phase 3 land. The following sites are provided as allocations:

| <b>PHASE 3 ALLOCATED SITES</b>       |              |                      |                       |         |                    |            |                |         |    |
|--------------------------------------|--------------|----------------------|-----------------------|---------|--------------------|------------|----------------|---------|----|
| <b>East Runcorn Development Area</b> |              |                      |                       |         |                    |            |                |         |    |
| Site ref                             | Site Address | Site Status May 2003 | Town                  | Type    | Remaining Capacity | Size (Hec) | Total Capacity | Density |    |
| 954                                  | 0            | Wharford Farm        | UDP Allocation        | Runcorn | Greenfield         | 390        | 13.00          | 390     | 30 |
| 8044/                                | 0            | Delph Lane North     | Proposed Modification | Runcorn | Greenfield         | 510        | 17             | 510     | 30 |
| 8045                                 | 0            | Delph Lane East      | Proposed Modification | Runcorn | Greenfield         | 259        | 8.64           | 259     | 30 |
| <b>North Widnes Development Area</b> |              |                      |                       |         |                    |            |                |         |    |
| Site ref                             | Site Address | Site Status May 2003 | Town                  | Type    | Remaining Capacity | Size (Hec) | Total Capacity | Density |    |
| 958                                  | 0            | Rear of Cranton Lane | UDP Allocation        | Widnes  | Greenfield         | 49         | 1.62           | 49      | 30 |
| 960                                  | 0            | Glebe Farm           | UDP Allocation        | Widnes  | Greenfield         | 210        | 6.92           | 210     | 30 |
| 961                                  | 0            | Barrow's Green Lane  | UDP Allocation        | Widnes  | Greenfield         | 155        | 5.11           | 155     | 30 |
| 966                                  | 0            | Norlands Lane East   | UDP Allocation        | Widnes  | Greenfield         | 154        | 5.13           | 154     | 30 |
| 8003                                 | 0            | Cranton Lane         | UDP Allocation        | Widnes  | Greenfield         | 26         | 0.86           | 26      | 30 |

3 Development on sites allocated for housing in Phase 3 will not be permitted until May 2011 and provided that:

- around 2,970 (at 330 a year 2002-2011) dwellings have been developed in the combined Phases 1 and 2;
- the number of dwellings completed on windfall sites is not substantially higher than allowed for in combined Phase 1 and 2;
- no sequentially preferable sites have emerged that are suitable for housing and available.

4 Development on previously-used (brownfield) land within the existing urban area will be permitted, provided that it is in compliance with the policies in the Plan, irrespective of whether or not the land is allocated in Policy H1.

#### PHASING MECHANISM

5 The release dates of sites may be moved forwards or backwards within the plan phases if through monitoring it is shown that:

- a The windfall allowance catered for within the Plan has not been met, through either substantial shortfall or an oversupply in capacity; or,
- b The anticipated rate of development on Phase 1 sites has not come forward for such reasons as;
  - unforeseen physical or economic constraints;
  - the required prior investment not being forthcoming.

6 Proposed changes to the policy that affects the release of sites as the result of any of the above circumstances occurring will be consulted upon and issued within a Supplementary Planning Document.

7 There may be unanticipated occurrences, which are so fundamental to the Plan's strategy that seeking to accommodate them through the mechanism in the UDP for the managed release of sites would be inappropriate, if such circumstances occur they will be dealt with through a review of the Plan.

MAP 11 PROPOSED HOUSING DEVELOPMENT SITES

