

## **Appendix 6**

### **Excluded Sites**

### Chester Excluded Sites Schedule

			Comment / Reason
-	Stanlow Petrochemicals complex	N/A	General Employment Area – not a site
-	Chester Zoo	N/A	General Employment Area – not a site
-	Dale Camp	N/A	General Employment Area – not a site
-	BNFL/Urenco	N/A	General Employment Area – not a site
-	Land off Station Road	0.93	Made up of Former YMCA, Station Square and City Bus Depot
-	Former YMCA, Station Square	0.10	Too small and going for residential use
-	City Bus Depot	Not Known	Too small and going for residential use
-	Land at Herons Way, Eccleston	N/A	Included within Chester Business Park site of 0.89 ha
-	1 Hilliards Court, Eccleston (part of Chester Business Park)	0.07	Too small
-	Telephone Exchange	0.30	Conversion not involving land take
-	Decoy Farm	Not Known	Conversion not involving land take
	Mollington Grange Business Park	2.40	Conversion not involving land take
-	Fir Tree Farm	0.07	Conversion not involving land take
-	Clifford House, Hampton Heath	Not Known	Too small / Conversion
-	The Stores, Ince Lane Wimbolds Trafford	3.00	Conversion
-	Topwood Farm, Dog Lane	Not Known	Too small / Conversion
-	Inglewood	Not Known	Too small / Conversion
-	Forest Street, Chester	Not Known	Too small / Conversion
-	Lane End Farm, Ashton Hayes	Not Known	Too small / Conversion
-	Lea Hall Farm	Not Known	Too small / Conversion
-	Littleton Old Hall	Not Known	Too small / Conversion
-	Littleton Old Hall	Not Known	Too small / Conversion
-	Redland Hotel	Not Known	Too small / Conversion

Note – All other Opportunity Sites provided are excluded

### Site Size Changes/Other Comments

					Comment
Hoole Lane, Broughton	0.65	No size provided	1.22	No size provided	Council confirmed size based on employment element of planning permission
Wrexham Road Farm	1.96	1.96	N/A	1.56	Size confirmed in Council's March 2009 Briefing Note
Old Port	0.90	1.50	1.93	1.50	Size confirmed in Council's March 2009 Briefing Note
Police HQ	0.68	0.76	0.76	0.76	Size confirmed in Council's March 2009 Briefing Note
Delamere Street (South)	0.66	0.50	0.66	No size provided	Council confirmed size based on opp size area
Hoole Lane, Broughton	0.65	No size provided	1.22	No size provided	Council confirmed size based on opp size area
George Street/Gorse Stacks	0.46	No size provided	0.46	0.57	Council confirmed size based on opp size area
Former Dairy, Stretton	1.50	-0.40	N/A	-0.40	Size confirmed in Council's March 2009 Briefing Note
Dutton Green, Little Stannery	0.65	0.78	N/A	0.78	Size confirmed in Council's March 2009 Briefing Note
Chester West, Sovereign Way	0.76	1.89	N/A	1.89	Size confirmed in Council's March 2009 Briefing Note

### Ellesmere Port and Neston Excluded Sites Schedule

			<b>Comment / Reason</b>
299999	Ince Power Station Site, Off Station Road, Ince	19.69	Site included for retrospective planning purposes only
Addition 1	Hooton Industrial Estate, Hooton Road, Hooton	3.13	Industrial estate – land in use
315800	Booston Landfill Tip, North Road, Ellesmere Port	3.00	Used as landfill site Not developable Peel own CWAC has long leasehold
n/a	Wincanton, Rosswood Road, Rossmore Industrial Estate, Ellesmere Port	1.99	Building not site Peel own Wincanton has lease, not in occupation Peel proposing residential redevelopment
301909	Clayhill 5, Buildwas Road, Neston	1.74	Former landfill site Not developable CWAC own
317500	Bridgewater, North Road Ellesmere Port	1.56	In use for coal handling Peel own Part of Dock Estate
300803	Bridges Road 2 Bullrushes, Bridges Road, Stanlow, Ellesmere Port	1.45	In use by haulage company
03200	Oil Sites Road No 9, Oil Sites Road, Ellesmere Port	1.20	In use – Forward Builders Supplies
302100	Stanney Mill Road 1, Stanney Mill Road, Ellesmere Port	1.20	In use – Menzies
309701	Millside 2, North Road, Ellesmere Port	0.86	In use/developed
300814	Calor Gas Site, Bridges Road, Ellesmere Port	0.82	In use – Alchem
316800	The Poplars Bridges Road 4, Bridges Road, Stanlow, Ellesmere Port	0.82	In use – Nixons/Tachographic
316700	Castrol Car Parks, South Road, Stanlow, Ellesmere Port	0.81	In use – Wayvik
300804	Bridges Road 1 Stanlow, Ellesmere Port	0.79	In use
307900	Portside North 1, Merseyton Road, Ellesmere Port	0.47	Developed for industrial units
317000	Thornton Industrial Estate, Telford Road, Ellesmere Port	0.46	Social Club has long leasehold interest Likely to be redeveloped for non-

			<b>Comment / Reason</b>
			employment uses CWAC own
316400	North Pier, Lower Mersey Street, Ellesmere Port	0.40	Occupied by Fire Brigade Union Peel own
301402	Rossmore 3, Rossmore Business Park, Inward Way, Ellesmere Port	0.24	Too small ARJ Associates own
316200	Portside East, Merseyton Road, Ellesmere Port	0.22	Too small Peel own Part of Ellesmere Port waterfront proposals Only developable along with adjoining land Short term uses accepted

#### Site Size Changes/Other Comments

				<b>Size Used, ha</b>
300001	Former McAlpines Depot, Cambridge Road	11.63	Council provided new plan and site size, as site covered adjacent operational land	10.62
300812	Ten Acres (Kennissons Bridge), Bridges Road, Stanlow	4.81	0.93 ha was developed out as Elm Court prior to April 08	3.88
300807B	Bridges Road 3, Bridges Road Stanlow	3.52	0.96 ha is in use. Remaining land was divided into two sites (1 x 1.38 ha and 1 x 1.18 ha)	1.38
300807A	Bridges Road 3, Bridges Road Stanlow	3.52	As above	1.18
307902	Portside North 3, Merseyton Road	1.51	Part in use – Council provided new plan and site size	0.94
307903	Portside North 4, Merseyton Road	0.75	Part in use – Council provided new plan and site size	0.30

## Vale Royal Excluded Sites Schedule

			Comment / Reason
-	Roberts Bakery, School Road, Rudheath	7.35	Part overlap with allocation E5.21 and remaining land built out at 1 <sup>st</sup> April 2008
-	Land off Smokehall Lane, Winsford	4.18	Duplicate of allocation E5.13 (which is included in the supply figures)
-	Units 1-4, Wincham Lane, Wincham.	2.65	Improvements work – not involving land take
-	Brunner Mond, Winnington Lane, Northwich	2.30	Too small
-	Hartford Manor, Greenbank Lane, Northwich	2.10	Redevelopment of building footprint therefore no additional land take
-	Whitley Brook Farm, Marsh Lane, Dutton	1.78	Change of use not involving land take
-	Land And Building At The Corner Of Wincham Avenue, Wincham	1.77	Developed at 1 <sup>st</sup> April 2008
-	Land Adjacent to Site of Jack Richards and Son, Griffiths Road, Lostock Gralam, Northwich	1.42	Developed at 1 <sup>st</sup> April 2008
-	Flaxyards, Eaton Lane, Tarporley	1.36	Developed at 1 <sup>st</sup> April 2008
4245/00	Land off Wallerscote Road, Northwich	1.12	Planning application lapsed
-	Units 1-4, Wincham Lane, Wincham.	1.12	Improvements work – not involving land take
-	Desley Heath Farm, Cogshall Lane	1.08	Conversion not involving land take
-	Drakelow Gorse Farm, Yatehouse Lane, Byley	1.06	Conversion not involving land take
-	Rowley's of Northwich, Wincham Lane, Wincham	1.03	Developed at 1 <sup>st</sup> April 2008
-	Tudor Griffiths Builders Merchants, Wincham Mill, Manchester Road, Northwich	0.95	Developed/in use at 1 <sup>st</sup> April 2008
-	Daleford Farm, Dalefords Lane, Marton, Winsford	0.72	Change of use not involving land take
-	Soot Hill, Daisy Bank Lane, Anderton	0.70	Developed at 1 <sup>st</sup> April 2008
-	Crow Wood Farm, Pike Lane, Kingsley, Frodsham	0.61	Change of use not involving land take
-	P. Brierley & Co Ltd, Browning Way, Winsford (Woodford Industrial Estate)	0.61	Duplicate of allocation E5.16 (which is included in the supply figures)
-	Dane Farm, Northwich Road, Dutton, Northwich	0.60	Developed at 1 <sup>st</sup> April 2008
-	Holloway Works, Road One, Winsford.	0.57	Retrospective planning application – developed at 1 <sup>st</sup> April 2008

			<b>Comment / Reason</b>
-	Dairy House Farm, Chester Road, Oakmere	0.44	Developed at 1 <sup>st</sup> April 2008
-	Ottersbank Farm, Fishpool Lane, Delamere, Northwich	0.43	Conversion not involving land take
-	Sproston Hall, Brereton Lane, Sproston, Northwich	0.37	Conversion not involving land use
4009/00	Plot 1, Land at Winsford Industrial Estate, Winsford	0.36	Developed at 1 <sup>st</sup> April 2008
--	Acton Lodge Farm, Hill Top Road, Acton Bridge	0.34	Change of use not involving land take
-	Tree Surgery, Whitehouse Farm, Oakmere	0.29	Actually only small development/ conversion within the 0.29 ha site indicated therefore too small
-	Between Cherry Tree Farm and Birch Hill Cottage, Bushells Lane, Kingsley	0.21	Change of use not involving land take and too small
-	Land at Rudheath Primary School, Rudheath.	0.21	Too small
4009/00	Plot 7, Land at Winsford Industrial Estate, Winsford	0.19	Too small
-	Atlantic Performance Centre, Unit 1, Adjacent to 49, School Road, Winsford	0.19	Too small
4009/00	Plot 2, Land at Winsford Industrial Estate, Winsford	0.18	Too small
4009/00	Plot 5, Land at Winsford Industrial Estate, Winsford	0.17	Too small
-	Manor Farm, Holmes Chapel Road, Sproston	0.17	Too small
4009/00	Plot 6, Land at Winsford Industrial Estate, Winsford	0.16	Too small
-	Texkimp, Manchester Road, Northwich	0.16	Too small
-	Concraft Ltd., Chapel Street, Wincham	0.16	Too small
-	Land to the rear of 52-54 Station Road, Northwich	0.08	Too small
-	Soot Hill, Daisy Bank Lane, Anderton	0.03	Too small

### Site Size Changes/Other Comments

				Size Used, ha
Northwich				
4254/00 / E5.19	Lostock Triangle	17.12	2.5 ha developed as Admiral Court	14.62
4094/00 / E5.21	Gadbrook Park Phase 1C	8.70	0.56 ha developed prior to April 08	8.14
-	New Cheshire Salt Works, Wincham Lane, Wincham IE	7.62	Council provided new size of 7.03 ha with plans (new size excluded existing buildings already on site)	7.03
E5.18	Land at Runcorn Road, Anderton	N/A	Was not in employment land annual monitoring report – Council confirmed site at 0.95 ha (as in Local Plan)	0.95
E5.17	Land at Soot Hill, Anderton	N/A	Was not in employment land annual monitoring report	0.88
4209/00 / E5.8	Denton Drive Industrial Estate	0.22	Size wrong in employment land monitoring report	0.87
E5.9	Redundant Depot, Griffiths Road, Lostock Gralam	N/A	Not included in employment land monitoring report	0.33
Winsford				
4048/03 / E5.16	Woodford Park IE	4.86	Figure wrong in employment land monitoring report, new figure provided by Council	3.07
4009/00 / E5.15a	Plot 3, Winsford IE	6.66	Employment land AMR provided combined size for a number of sites (known as Land at Winsford Industrial Estate, Winsford). When separated, only two sites eligible, based on 0.25 ha threshold – Plot 3 and Plot 4	0.71
4009/00 / E5.15b	Plot 4, Winsford IE	As above	As above	0.38



## **Appendix 7**

### **Site Scoring**

## SITES SCORING SYSTEM

<b>Location</b>	Proximity to strategic highway network	<p>Site 0 km from motorway junction – score 10          Site 0.5 km from motorway junction – score 9          Site 1.0 km from motorway junction – score 8          For each further km distance from junction, reduce score by one point, i.e. any site 5.0 km or further from motorway junction scores zero.</p>
	Prominence	<p>Site adjacent to, and visible from motorway/primary route – score 10/9          Site adjacent to, and visible from A road – score 8/7          Site adjacent to, and visible from B road – score 6/5          Site has local prominence, e.g. within its industrial location – score 4/3          Site located in 'backlands' – score 2/1/0</p>
<b>Public Transport</b>		<p>Site close to bus stop (within 0.5 km) and near to rail station (within 2 km) – score 10          Site within 0.5 km of a bus stop – score 5          Limited public transport – score 0</p>
<b>Planning Status</b>		<p>If site has detailed/full planning status – score 10          If site has outline planning status – score 8          If site allocated in the development plan – score 4          If site is available, subject to planning – score 1</p>
<b>Services Availability</b>		<p>If all services are provided and in place – score 10          If priority services are available with no abnormal costs – score 7          If all priority services are available, but with abnormal costs – score 3          Some services are unavailable – score 0</p>
<b>Constraints</b>		<p>May be physical, planning, or legal          Reduce score by 2 for each constraint          If there are none – score 10</p>
<b>Environmental Setting</b>		<p>Subjective, score 0 to 10, examples:          Good quality business park/greenfield location – score 10          Moderate quality industrial estate – score 5          Poor quality industrial estate/in-fill location – score 2</p>
<b>Flexibility</b>		<p>Subjective, score 0 to 10:          Score site in terms of site shape and ability to sub-divide to suit smaller occupiers          Consider the site within its context/category. Score 10 if it is flexible, 0 if it is inflexible.</p>
<b>Availability</b>		<p>Site is available to development immediately – score 10          Site is available to develop in 1 year – score 8          Site is available to develop in 2 years – score 6          Site is available to develop in 3 years – score 4          Site is available to develop in 4 years – score 2          Site is available to develop in 5 years – score 0</p>

Site Ref	Site Name	Size, ha	Serviced	Road Proximity	Prominence	Public Transport	Planning Status	Services Availability	Constraints	Environmental Setting	Flexibility	Availability	Total	Market-led Sub-Total	General Use	ODPM Market Segment	Availability, years	Constraints
-	Bumpers Lane, Chester West Industrial Estate	25.00	No	0	3	0	4	10	0	5	9	0	31	17	Industrial	Warehouse/Distribution Park General Industrial/Business Area Heavy/Specialist Industrial Site Recycling/Environmental Industrial Site	5+	Severe contamination Former landfill Flood risk Sewage works Highways contributions etc
-	Countess Hospital (part)	2.00	Yes	0	8	10	8	10	10	8	6	6	66	22	Office	Incubator/SME Cluster Site Established or Potential Office Location Site for Specific Occupier Research and Technology/Science Park Site	1-3	None
-	Wrexham Road Farm, Chester Business Park	1.96	No	0	3	5	10	10	8	10	7	6	59	20	Office	Established or Potential Office Location High Quality Business Park	1-3	Environmental
-	6 Knutsford Way, Chester West IE	1.57	No	0	3	0	10	10	8	7	4	8	50	14	Industrial	General Industrial/Business Area	1-3	Existing buildings
-	Old Port (Southern Tail), Crane Street	0.90	Yes	0	8	5	8	10	10	6	5	6	58	19	Office	Established or Potential Office Location General Industrial/Business Area	1-3	None
-	Chester Business Park, Herons Way	0.89	Yes	0	4	5	10	10	10	10	7	10	66	21	Office	Established or Potential Office Location High Quality Business Park	0-1	None
-	Sovereign Way, Chester West IE	0.76	Yes	0	3	5	8	10	8	7	5	10	56	15	Industrial/Office	Established or Potential Office Location General Industrial/Business Area	0-1	Flood risk
-	Police HQ	0.68	Yes	0	8	10	10	10	10	10	7	10	75	25	Office	Established or Potential Office Location	0-1	None
-	Delamere Street (South)	0.66	Yes	5	4	10	10	10	10	8	5	4	66	22	Office	Established or Potential Office Location	3-5	None
-	Part of NE Urban Action Area – Hoole Lane, Broughton	0.65	No	6	2	10	10	10	4	7	6	4	59	21	Office	Incubator/SME Cluster Site Established or Potential Office Location Site for Specific Occupier	3-5	Contamination, conservation area, quality
-	Part of NE Urban Action Area – Hoole Road, Broughton	0.50	No	6	7	10	4	10	4	6	5	0	52	24	Industrial/Office	Established or Potential Office Location General Industrial/Business Area	5+	Ownership, contamination, noise/air pollution
-	Tower Wharf	0.50	Yes	0	7	10	10	10	8	7	6	10	68	20	Office	Established or Potential Office Location	0-1	Quality
-	Part of NE Urban Action Area – George St/Gorse Stacks	0.46	No	5	8	10	10	10	4	7	4	4	62	24	Office	Incubator/SME Cluster Site Established or Potential Office Location Site for Specific Occupier	3-5	Contamination, services across site, design issues
-	Part of NE Urban Action Area – Leadworks Lane	0.43	Yes	6	3	10	10	10	6	7	4	10	66	20	Office	Established or Potential Office Location	0-1	Conservation area, quality
-	Autozone, Bumpers Lane	0.38	Yes	0	2	0	8	10	10	6	7	8	51	15	Industrial	General Industrial/Business Area	1-3	None
-	Part of NE Urban Action Area – Garden Lane	0.32	No	5	8	10	10	10	6	7	5	6	67	25	Office	Incubator/SME Cluster Site Established or Potential Office Location Site for Specific Occupier	1-3	Contamination, ground stability
-	Part of NE Urban Action Area – Black Diamond Street	0.20	Yes	6	8	10	10	10	6	7	5	8	70	26	Office	Established or Potential Office Location	1-3	Quality, power lines rerouting

Site Ref	Site Name	Size, ha	Serviced	Road Proximity	Prominence	Public Transport	Planning Status	Services Availability	Constraints	Environmental Setting	Flexibility	Availability	Total	Market-led Sub-Total	General Use	ODPM Market Segment	Availability, years	Constraints
300808	Former Burmah Refinery (Adj Gowy), Stanlow	48.70	No	7	2	0	4	3	4	4	6	4	34	19	Industrial	Heavy/Specialist Industrial Site Recycling/Environmental Industrial Site Site for Specific Occupier	3-5	Contamination, electricity, foundations remain
315600	Hooton Park (Hooton Airfield), South Road	28.74	No	9	7	0	4	7	6	5	7	4	49	28	Industrial/Office	Established or Potential Office Location General Industrial/Business Area Heavy/Specialist Industrial Site Site for Specific Occupier	3-5	Electricity, quality
Addition 4	Allocated in Local Plan Adj Vauxhalls, North Road	24.96	No	10	10	0	4	3	4	5	6	4	46	31	Industrial/Office	Established or Potential Office Location General Industrial/Business Area Heavy/Specialist Industrial Site Site for Specific Occupier	3-5	Electricity, quality, environmental
314400	Stanlow J, Oil Sites Road, Stanlow	14.31	No	6	1	0	1	3	6	2	3	0	22	12	Industrial	Heavy/Specialist Industrial Site Recycling/Environmental Industrial site Site for Specific Occupier	5=	electricity, access
300700	Stanlow K Octel, Oil Sites Road, Stanlow	13.23	No	7	2	0	4	3	8	2	4	0	30	15	Industrial	Heavy/Specialist Industrial Site Recycling/Environmental Industrial site Site for Specific Occupier	5+	Electricity
300001	Former McAlpines Depot, Cambridge Road	10.62	No	7	10	10	1	3	10	3	4	0	48	24	Industrial/Office	Established or Potential Office Location General Industrial/Business Area	5+	None
300801	Burmah Site Cloister Way (Lees Lane) Stanlow	10.05	Yes	7	10	0	4	3	0	8	4	10	46	29	Industrial	Established or Potential Office Location General Industrial/Business Area Heavy/Specialist Industrial Site Recycling/Environmental Industrial site	0-1	Footpaths, pylons, access, surface drainage, attenuation, electricity, quality
300907	Stanlow G, Water Lane	8.58	No	5	1	0	4	3	2	2	3	0	20	11	Industrial	Heavy/Specialist Industrial Site Recycling/Environmental Industrial site Site for Specific Occupier	3-5	Coastal zone, underground pipes, emergency access, electricity
300000	Former Gulf Oil Refinery, Poole Hall Road	8.05	Yes	8	10	5	4	3	8	7	6	10	61	31	Industrial	General Industrial/Business Area	0-1	Quality
301000	Cabot Carbon, South Road, Stanlow	7.50	No	7	9	0	4	3	2	8	6	2	41	30	Industrial/Office	Established or Potential Office Location General Industrial/Business Area Heavy/Specialist Industrial Site Recycling/Environmental Industrial Site	3-5	Quality, levels, landscaping, environmental
314700	Ex Gas Board Site, Rossmore Road East	7.11	No	10	10	10	4	3	6	8	7	6	64	35	Office/Industrial	Established or Potential Office Location General Industrial/Business Area	1-3	Electricity, quality
300802	Burmah Phase 1, New Bridge Road	6.44	Yes	7	4	0	4	3	2	8	7	10	45	26	Industrial/Office	Established or Potential Office Location General Industrial/Business Area	0-1	Contamination, electricity, environmental, quality
301401	Rossmore 2, Rossfield Road	6.39	No	7	2	0	4	3	8	6	5	0	35	20	Industrial/Office	Established or Potential Office Location General Industrial/Business Area	5+	TPOs
307011	Cheshire Oaks 5C, Longlooms Road	6.34	Yes	8	7	5	4	3	8	8	7	4	54	30	Office	Established or Potential Office Location	1-3	Quality
300200	Pioneer Park, Pioneer Business Park, North Road	5.65	Yes	9	10	0	4	3	10	9	8	10	63	36	Industrial	General Industrial/Business Area	0-1	None
300805	Burmah E, New Bridge Road	4.98	No	7	3	0	10	3	4	4	5	4	40	19	Industrial	Heavy/Specialist Industrial Site Recycling/Environmental Industrial site Site for Specific Occupier	1-3	Contamination, electricity, access
315700	Booston Oil Depot, North Road	4.61	No	8	1	0	1	7	8	3	4	0	32	16	Industrial	General Industrial/Business Area Specialised Freight Terminal eg aggregates, road, rail, wharves, air Heavy/Specialist Industrial Site Recycling/Environmental Industrial site Site for Specific Occupier	5+	Quality
307010	Cheshire Oaks Area 5B, Longlooms Road	4.30	Yes	8	6	5	4	10	4	9	8	6	60	31	Office	Established or Potential Office Location	1-3	Drainage, environmental, quality
300815	East of New Bridge Road, New Bridge Road	4.21	Yes	7	4	0	4	10	8	7	5	6	51	23	Industrial/Office	Established or Potential Office Location General Industrial/Business Area	1-3	Environmental
Addition 5	Former Van Leer, Meadow Lane	4.06	No	9	9	10	1	10	6	4	5	8	62	27	Industrial/Office	Established or Potential Office Location General Industrial/Business Area	1-3	Floodrisk, quality

Site Ref	Site Name	Size, ha	Serviced	Road Proximity	Prominence	Public Transport	Planning Status	Services Availability	Constraints	Environmental Setting	Flexibility	Availability	Total	Market-led Sub-Total	General Use	ODPM Market Segment	Availability, years	Constraints
317200	North Quay Portside, South Off Merseyton Road	3.94	Yes	9	4	0	1	10	4	5	5	10	48	23	Industrial	General Industrial/Business Area Specialised Freight Terminal eg aggregates, road, rail, wharves, air	0-1	Quality, access, coastal zone
300812	Ten Acres (Kennissons Bridge) Bridges Road, Stanlow	3.88	Yes	7	4	0	4	10	6	7	5	6	49	23	Industrial/Office	Established or Potential Office Location General Industrial/Business Area Heavy/Specialist Industrial Site Recycling/Environmental Industrial site	1-3	Quality, electricity
316000	Portside Wharf, Merseyton Road	3.20		8	1	0	1	10	6	3	3	4	36	15	Industrial	General Industrial/Business Area Specialised Freight Terminal eg aggregates, road, rail, wharves, air	1-3	Quality, environmental
301403	Rossmore 4, Rossmore Road East	2.57	Yes	10	10	10	4	10	10	8	10	6	78	38	Office	Established or Potential Office Location	1-3	None
300909	Stanlow I, Oils Sites Road	1.62	No	6	3	0	4	10	10	2	2	0	37	13	Industrial	Heavy/Specialist Industrial Site Recycling/Environmental Industrial site Site for Specific Occupier	3-5	None
300600	Canalside Wharf (Canalside 5), Oil Sites Road, Stanlow	1.48	Yes	9	3	10	4	10	8	4	5	8	61	21	Industrial	General Industrial/Business Area	1-3	Sewer reroute
300807B	Bridges Road 3, Bridges Road, Stanlow	1.38	Yes	7	3	0	4	10	10	5	5	4	48	20	Industrial	General Industrial/Business Area Heavy/Specialist Industrial Site Recycling/Environmental Industrial Site	1-3	None
300807A	Bridges Road 3, Bridges Road, Stanlow	1.18	Yes	7	3	0	4	10	10	5	4	4	47	19	Industrial	General Industrial/Business Area Heavy/Specialist Industrial Site Recycling/Environmental Industrial Site	1-3	None
307011	Cheshire Oaks Area 5C, Lloyd Drive	1.18	Yes	7	4	5	4	10	6	9	6	6	57	26	Office	Established or Potential Office Location	1-3	Quality, environmental
301400	Rossmore 1, East of Rossfield Road	1.13	No	9	2	10	4	10	8	6	7	0	56	24	Industrial/Office	Established or Potential Office Location General Industrial/Business Area	5+	TPOs
300811	Cloister Way (Lees Lane)	1.00	No	7	9	0	4	10	8	7	5	6	56	28	Industrial	General Industrial/Business Area Heavy/Specialist Industrial Site Recycling/Environmental Industrial Site	1-3	Quality
307902	Portside North 3, Merseyton Road	0.94	Yes	8	3	0	4	10	6	5	4	10	50	20	Industrial	General Industrial/Business Area	0-1	Quality, access
316900	Rushtons, Newbridge Road	0.88	No	7	9	0	4	10	4	5	5	4	48	26	Industrial	General Industrial/Business Area	3-5	Contamination, quality, access
-	Dutton Green, Little Stanney (former Chester CC Site)	0.65	Yes	8	3	0	10	10	8	7	6	6	58	24	Industrial	General Industrial/Business Area	1-3	Retaining wall
308900	Skid Pan Site, Lees Lane	0.58	No	7	10	10	1	7	10	2	2	4	53	21	Industrial	General Industrial/Business Area	1-3	None known
317100	Canal Pool Portside, South Off Merseyton Road	0.38	No	8	2	10	1	10	6	3	3	10	53	16	Industrial	General Industrial/Business Area Specialised Freight Terminal eg aggregates, road, rail, wharves, air	0-1	Quality, access
316100	Portside Gateway, Merseyton Road	0.34	Yes	9	8	10	1	10	4	5	4	6	57	26	Industrial/Office	Established or Potential Office Location General Industrial/Business Area	1-3	Quality, environmental, access
316300	Dockside adj Cawoods, Lower Mersey Street	0.32	Yes	8	2	10	1	10	6	3	3	10	53	16	Industrial	General Industrial/Business Area Specialised Freight Terminal eg aggregates, road, rail, wharves, air	0-1	Quality, access
307901	Portside North 2, Merseyton Road	0.31	Yes	9	2	0	4	10	6	2	2	10	45	15	Industrial	General Industrial/Business Area	0-1	Quality, shape
300201	North Road, Pioneer Business Park	0.30	Yes	9	10	10	10	10	10	9	5	10	83	33	Office	Established or Potential Office Location Incubator/SME Cluster Site General Industrial/Business Area	0-1	None
307903	Portside North 4, Merseyton Road	0.30	Yes	9	3	0	4	10	8	5	4	10	53	21	Industrial	General Industrial/Business Area	0-1	Quality
308101	Portside South, Merseyton Road	0.25	No	9	7	10	4	10	8	5	4	6	63	25	Industrial	General Industrial/Business Area	1-3	Quality

Site Ref	Site Name	Size, ha	Serviced	Road Proximity	Prominence	Public Transport	Planning Status	Services Availability	Constraints	Environmental Setting	Flexibility	Availability	Total	Market-led Sub-Total	General Use	ODPM Market Segment	Availability, years	Constraints
4254/00 / E5.19	Lostock Triangle	14.62	Yes	0	9	10	8	10	10	9	7	10	73	25	Office	High Quality Business Park	0-1	None known
4094/00 / E5.21	Gadbrook Park Phase 1C	8.14	No	0	9	5	4	10	2	10	8	6	54	27	Industrial/Office	Established or Potential Office Location High Quality Business Park Research and Technology/Science Park Warehouse/Distribution Park Incubator/SME Cluster Site	1-3	Conervation area, S106, pipeline easement, ownership
E5.2	Lostock Works Railway Sidings	7.68	No	0	1	0	10	10	2	4	7	6	40	12	Industrial	General Industrial/Business Area Heavy/Specialist Industrial Site Site for Specific Occupier Recycling/Environmental Industries Site	1-3	Access, contamination, ownership, flood risk
-	New Cheshire Salt Works, Wincham Lane, Wincham IE	7.03	Yes	0	3	5	8	10	10	6	6	10	58	15	Industrial	Established or Potential Office Location Warehouse/Distribution Park General Industrial/Business Area	0-1	None known
E5.4	Engineering Works, Winnington Avenue	5.53	Yes	0	2	0	4	10	10	4	8	2	40	14	Industrial	General Industrial/Business Area Site for Specific Occupier Recycling/Environmental Industries Site	3-5	None known
E5.5	Winnington & Wallerscote Urban Village	5.30	No	0	7	5	8	10	2	4	4	2	42	15	Industrial/Office	Established or Potential Office Location General Industrial/Business Area	3-5	Ownership, access, environemnt, flooding
4214/00 / E5.10	Land off Middlewich Road	3.95	No	0	2	10	4	7	10	7	4	4	48	13	Industrial/Office	Established or Potential Office Location General Industrial/Business Area	3-5	None known
4095/00 / E5.21	Gadbrook Park C	2.54	No	0	4	5	4	10	4	10	2	10	49	16	Industrial/Office	Established or Potential Office Location High Quality Business Park Research and Technology/Science Park General Industrial/Business Area	0-1	Flooding, topography, ecological
E5.6	Northwich Town Centre	2.20	No	0	8	10	4	10	0	5	5	4	46	18	Office	Established or Potential Office Location General Industrial/Business Area	3-5	Ownership, access, conservation area, mine workings, planning policies
4252/00 / E5.1	Griffiths Road	1.84	No	0	7	0	4	10	0	5	3	6	35	15	Industrial	General Industrial/Business Area	1-3	Access, contamination, conservation area/canal, COMAH
E5.3	Lostock Works House	1.52	No	0	2	10	4	10	4	4	2	8	44	8	Industrial/Office	General Industrial/Business Area Heavy/Specialist Industrial Site Site for Specific Occupier Recycling/Environmental Industries Site	1-3	Access, contamination, flooding
-	Land to Rear of Cedars, Chapel Street, Wincham	1.39	No	0	1	0	8	10	10	5	2	0	36	8	Industrial	General Industrial/Business Area	5+	None known
E5.18	Land at Runcorn Road, Anderton	0.95	No	0	9	5	4	7	0	3	4	2	34	16	Industrial	General Industrial/Business Area	3-5	Ownership, access, conservation area, environmental, flooding
E5.17	Land at Soot Hill, Anderton	0.88	Yes	0	4	5	1	10	6	3	4	6	39	11	Industrial	General Industrial/Business Area	1-3	Conservation area, flooding
4209/00 / E5.8	Denton Drive Industrial Estate	0.87	Yes	0	2	10	4	10	4	5	4	4	43	11	Industrial	General Industrial/Business Area	1-3	Wildlife corridor, mine workings and flooding
-	Land at Manchester Road	0.70	No	0	7	10	10	10	8	6	5	6	62	18	Industrial/Office	Established or Potential Office Location General Industrial/Business Area	1-3	Pipelines
E5.7	Land to the South and West Lostock Gralam Rail Station	0.67	No	0	1	10	4	7	4	5	5	0	36	11	Industrial/Office	Established or Potential Office Location General Industrial/Business Area	5+	Ownership, access, environmental
-	The Garden Land, Wincham Lane, Wincham IE	0.53	Yes	0	1	10	8	10	10	7	3	10	59	11	Industrial	General Industrial/Business Area	0-1	None known

Site Ref	Site Name	Size, ha	Serviced	Road Proximity	Prominence	Public Transport	Planning Status	Services Availability	Constraints	Environmental Setting	Flexibility	Availability	Total	Market-led Sub-Total	General Use	ODPM Market Segment	Availability, years	Constraints
E5.9	Redundant Depot, Griffiths Road, Lostock Grlam	0.33	No	0	1	5	4	7	4	8	3	0	32	12	Industrial	General Industrial/Business Area	5+	Ownership, access, environmental

Site Ref	Site Name	Size, ha	Serviced	Road Proximity	Prominence	Public Transport	Planning Status	Services Availability	Constraints	Environmental Setting	Flexibility	Availability	Total	Market-led Sub-Total	General Use	ODPM Market Segment	Availability, years	Constraints
4012/00 / E5.14	South Bostock Road	14.2	No	0	7	5	4	10	10	9	9	4	58	25	Industrial/Office	Established or Potential Office Locations High Quality Business Park Warehouse/Distribution Park General Industrial/Business Area	3-5	None known
-	Land to Rear Premier Park, Winsford IE	3.87	Yes	0	2	10	8	10	10	7	2	10	59	11	Industrial	Warehouse/Distribution Park General Industrial/Business Area	0-1	None known
4048/03 / E5.16	Woodford Park IE	3.07	No	0	2	0	4	10	6	8	5	6	41	15	Industrial/Office	Established or Potential Office Location General Industrial/Business Area	1-3	Ownership, environmental
4126/00 / E5.13	Deakins Road, Wharton Green	3.05	No	0	7	5	4	10	10	6	5	0	47	18	Industrial	Established or Potential Office Location Warehouse/Distribution Park General Industrial/Business Area	5+	None known
4009/00 / E5.15a	Plot 3, Winsford IE	0.71	Yes	0	2	10	4	10	10	6	2	0	44	10	Industrial	Established or Potential Office Location General Industrial/Business Area Site for Specific Occupier	5+	None known
4249/01 / E5.12	Land to West & Rear of Brighton Belle Public House	0.50	No	0	9	10	4	10	8	6	4	2	53	19	Industrial	General Industrial/Business Area	3-5	Access
-	Wheelwash, Leslie Road	0.45	Yes	0	2	0	8	10	10	5	2	10	47	9	Industrial	General Industrial/Business Area	0-1	None known
4009/00 / E5.15b	Plot 4, Winsford IE	0.38	Yes	0	2	10	4	10	10	6	3	10	55	11	Industrial/Office	Established or Potential Office Location General Industrial/Business Area	0-1	None known
E5.11	Land at Church Street/Overway	0.28	No	0	1	5	4	10	10	5	2	4	41	8	Industrial	General Industrial/Business Area	1-3	None known



Rural Sites Scoring

Site Ref	Site Name	Former Local Authority Area	Size, ha	Serviced	Road Proximity	Prominence	Public Transport	Planning Status	Services Availability	Constraints	Environmental Setting	Flexibility	Availability	Total	Market-led Sub-Total	General Use	ODPM Market Segment	Availability, years	Constraints
308600	Ince Marshes, Ince	Ellesmere Port and Neston	104.50	No	5	0	0	4	3	0	5	7	0	24	17	Industrial	Specialised Freight Terminal eg aggregates, road, rail, wharves, air Heavy/Specialist Industrial Site Recycling/Environmental Industrial site Site for Specific Occupier	5+	Access, environmental, electricity capacity, ground stabilisations, landscaping, flooding
305300	Ince Marshes Kemira, Ince	Ellesmere Port and Neston	40.17	No	5	0	0	4	3	0	5	7	0	24	17	Industrial	Specialised Freight Terminal eg aggregates, road, rail, wharves, air Heavy/Specialist Industrial Site Recycling/Environmental Industrial site Site for Specific Occupier	5+	Access, environmental, electricity capacity, ground stabilisations, landscaping, flooding
-	Former Ince Power Station (remaining land), Ince	Chester	28.50	No	8	0	10	4	3	0	4	4	0	33	16	Industrial	Incubator/SME Cluster Site General Industrial/Business Area Heavy/Specialist Industrial Site Recycling/Environmental Industrial site Site for Specific Occupier	5+	Access, residential neighbours, floodrisk, ecological, contamination
301801	Roften Works, Willaston Road	Ellesmere Port and Neston	14.60	No	7	6	10	4	3	0	4	5	2	41	22	Industrial/Office	Established or Potential Office Location General Industrial/Business Area	3-5	Landfill/contamination, electricity, existing tenants, environmental, landscaping
309500	Old Camp Site, Station Road, Ince	Ellesmere Port and Neston	5.42	No	7	1	10	4	3	0	3	3	2	33	14	Office	Established or Potential Office Location	3-5	Access, electricity capacity, TPOs, pipelines, noise/pollution issues
-	BICC Helsby	Chester	3.50	No	6	1	10	4	10	6	7	5	0	49	19	Industrial/Office	General Industrial/Business Area Heavy/Specialist Industrial Site	5+	Access, adjacent greenbelt
4200/00	Land at BICC, Helsby	Vale Royal	2.96	No	7	7	10	10	10	10	6	6	0	66	26	Industrial/Office	Established or Potential Office Location General Industrial/Business Area	5+	None
-	Former Dairy, Stretton	Chester	1.50	No	0	0	5	4	10	10	5	4	6	44	9	Industrial/Office	Established or Potential Office Location General Industrial/Business Area	1-3	None
301905	Clayhill 1, Water Tower Road, Neston	Ellesmere Port and Neston	1.20	Yes	0	1	0	4	10	8	5	5	10	43	11	Industrial/Office	Established or Potential Office Location General Industrial/Business Area	0-1	Landscaping
301901	Morgans Land, Water Tower Road, Neston	Ellesmere Port and Neston	1.13	No	0	1	0	4	10	4	5	5	4	33	11	Industrial/Office	Established or Potential Office Location General Industrial/Business Area	1-3	Ownership, contamination, ecological
-	Extension to Chowley Oak Employment Area, Chowley	Chester	1.06	Yes	0	0	0	4	7	10	8	6	10	45	14	Industrial/Office	Established or Potential Office Location General Industrial/Business Area	0-1	None
-	Chapel Lane, Milton Green	Chester	1.00	No	0	0	5	4	7	10	5	4	6	41	9	Industrial/Office	Established or Potential Office Location General Industrial/Business Area	1-3	None
301907	Clayhill 3, Long Acres Road, Neston	Ellesmere Port and Neston	0.92	Yes	0	1	0	4	10	10	5	4	10	44	10	Industrial/Office	Established or Potential Office Location General Industrial/Business Area	0-1	None
-	Monument Farm, Chester Road, Farndon	Chester	0.70	Yes	0	0	5	10	10	10	4	3	10	52	7	Industrial	General Industrial/Business Area	0-1	None
301908	Clayhill 4, Long Acres Road, Neston	Ellesmere Port and Neston	0.64	Yes	0	1	0	8	10	10	6	4	10	49	11	Industrial/Office	Established or Potential Office Location General Industrial/Business Area	0-1	None
301906	Clayhill 2, Buildwas Road, Neston	Ellesmere Port and Neston	0.53	Yes	0	1	0	4	10	10	5	3	10	43	9	Industrial/Office	Established or Potential Office Location General Industrial/Business Area	0-1	None

## **Appendix 8**

### **SHLAA Sites Assessment**

**SHLAA Sites – Chester**

			<b>Comment</b>
CHR-007	White Lane Depot, White Lane, Christleton	0.26	Area of budget small business units – in need of maintenance Location not ideal, but access reasonable off A41 close to A55 Scale suggests limited impact on residential amenity RETAIN
CIT-095	Post Office Sorting Office, Hoole Way/Brook Street Bridge, Chester	1.47	Part of North East Urban Action Area Railway Lands Development Brief indicates site should be for offices fronting onto Hoole Way with offices and industrial uses to rear Key employment development sites either side RETAIN
CIT-107	Rear of Town Hall, Northgate Street, Chester	1.26	Suitable for mixed-use retail, residential and office development as appropriate to city centre regeneration RETAIN/LOSE
COL-008	Land at Upper Northgate Street, adj. Northgate Church, Chester	0.38	Appropriate for mixed-use development to support city centre regeneration and complement adjacent Northgate Church Covered by Gorse Stacks Development Brief – indicates residential development with active ground floor uses (retail/office) RETAIN/LOSE
COL-012	Bus Depot, Liverpool Road, Chester	0.42	Appropriate for mixed-use development to support city centre regeneration Isolated employment area – but lack of industrial land in city, therefore could provide small industrial units close to city centre if redeveloped Covered by Gorse Stacks Development Brief – indicates residential development RETAIN/LOSE
HLE-009	Land and Buildings at Corner of Hoole Lane and Lightfoot Street, Chester	0.39	NHS office – in use Building remains fit-for-purpose Poorly located – and access not good Suitable for employment or residential conversion RETAIN/LOSE
HLE-020	Hoole Enterprise Centre, Hoole Bridge, Chester	0.71	CWAC owned business generation centre Within employment area RETAIN
LAC-001	Great Western House, The Sidings, Chester Street, Saltney	0.56	Modern office in use by a number of SMEs Forms part of a small campus office development Fit-for-purpose with reasonable access RETAIN

			<b>Comment</b>
MAL-011	Greenfields, off Greenfield Lane, Malpas	0.25	Farmland Buildings appear to have been cleared Poor access – not suitable for significant employment development
MAL-018	Rear of Corn Depot, off Greenfields, Chester Road, Malpas	0.85	Would impact on residential amenity Focus development at Hampton Heath or find better alternative site LOSE
TAR-012	Council Holdings, off Tarporley Road, Tarvin	5.18	Farmland, not in employment use Large site for village the size of Tarvin Potential to offer some employment uses, as site has reasonable access off A51, and there would be limited impact on residential amenity May be better alternatives closer to A51 RETAIN/LOSE/NOT APPLICABLE
TAT-012	Former Oak Room and Station Approach Cottages, Newton-by-Tattenhall	0.99	Derelict pub and other buildings Has potential for either residential or employment development Quite a lot of employment development surrounding site Reasonable access to A41 Residential development could be used to subsidise employment elements RETAIN/LOSE
TAT-021	Land at Smithy Corner, Tattenhall Lane, Beeston	1.50	Farmland, not in employment use Large site for village the size of Beeston Potential to offer some employment uses, as site is reasonably located May be better alternatives In Area of Special County Value RETAIN/LOSE/NOT APPLICABLE
TAT-029	Former Granary off Chapel Lane, Milton Green	0.55	Reasonably close to A49 Could offer rural diversification Scale appropriate for settlement Perhaps allow mixed-use development, housing providing enabling funding for 5x100-200 sqm workshops RETAIN/LOSE
TAT-031	Former Oil Storage Depot, A49, Tiverton	11.35	Frontage occupied by Beeston Reclamation, known as Old Coal Yard, Beeston Used for open storage and quasi-retail use Remains fit-for-purpose In area of Features of Local Importance Contains Site of Regional or County Importance Cannot see majority of site to south and west RETAIN (Old Coal Yard)

## SHLAA Sites – Ellesmere Port

			<b>Comment</b>
2	Ince Caravan Site, Station Road, Ince	5.40	Isolated site – divorced from other employment areas Poor access Not a sustainable location Constraints suggest difficult to develop viably Consider de-allocation for employment purposes LOSE
7	Ellesmere Port Docks and Hinterland	32.79	Retain for employment use in short term Allow residential/mixed-use development in medium to long term Follow guidance in Ellesmere Port Waterfront Development Brief LOSE LONG TERM
12	Van Leer, Meadow Lane, Ellesmere Port	4.07	Town centre location not ideal for large industrial uses Consider redevelopment for mixed-use to support regeneration of Ellesmere Port town centre Follow guidance in Central Ellesmere Port Area Action Plan LOSE
24	Century House, Dock Street, Ellesmere Port	0.14	Disused Victorian office Would be suitable for either office redevelopment or residential use Feasibility study may be needed to assess viability of office redevelopment In mixed-use area Below 0.25 ha threshold Best use needs to be judged on merits of scheme and impact on wider regeneration of area RETAIN
27	Wincanton, Rosswood Road, Ellesmere Port	2.03	Disused haulage warehouse and yard – being allowed to fall into disrepair Remains fit-for-purpose – part of key employment area On border of Rossmore Industrial Estate and new residential areas Remains a viable employment area, however could consolidate neighbouring residential regeneration Best use needs to be judged on merits of scheme RETAIN
28	Rosbank Road, Ellesmere Port	2.84	Open storage for Morgan Est Remains fit-for-purpose – part of key employment area On border of Rossmore Industrial Estate and new residential areas Remains a viable employment area, however could consolidate neighbouring regeneration Best use needs to be judged on merits of scheme

			<b>Comment</b>
			RETAIN
29	Rossmore Road East/Rosfield Road, Ellesmere Port	1.41	Occupied by ABB Remains fit-for-purpose – part of key employment area On border of Rossmore Industrial Estate and new residential areas Remains a viable employment area, however could consolidate neighbouring regeneration Best use needs to be judged on merits of scheme RETAIN
38	Rosswood Road, Ellesmere Port	0.65	Occupied by Tooltastic trade counter Remains fit-for-purpose – part of key employment area On border of Rossmore Industrial Estate and new residential areas Remains a viable employment area, however could consolidate neighbouring regeneration Best use needs to be judged on merits of scheme RETAIN
39	Coronation Centre, Coronation Road, Ellesmere Port	0.18	CWAC owned training centre Remains fit-for-purpose In mixed-use area Below 0.25 ha threshold Best use needs to be judged on merits of scheme – may be suitable for leisure/sui generis uses to support regeneration of town centre RETAIN
47	Former Peugeot Garage, Dock Street, Ellesmere Port	0.18	Disused former car sales Remains fit-for-purpose In mixed-use area Below 0.25 ha threshold Best use needs to be judged on merits of scheme and impact on wider regeneration of area RETAIN/LOSE
48	Hooton Station Strategic Sites, Hooton	21.51	Remains viable employment area Access satisfactory Appearance needs improvement Overall scale probably too large for its relatively rural location, considering amount of land available in M53 corridor Potential to use residential development to subsidise employment buildings improvement/development RETAIN PART
51	HH Robertson, Cromwell Road, Ellesmere Port	10.16	Town centre location not ideal for large industrial uses New residential development to north and south Consider redevelopment for mixed-uses to support regeneration of Ellesmere Port town centre Follow guidance in Central Ellesmere Port Area

			<b>Comment</b>
			Action Plan LOSE
52	Council Depot, Rosfield Road, Ellesmere Port	2.09	Part of successful Rossmore Industrial Estate Remains a viable employment location Potential to subdivide and create small business units RETAIN

**SHLAA Sites – Vale Royal**

			<b>Comment</b>
Barn6003	Land at Runcorn Road, Barnton	3.84	Employment allocation E4.18 is within site – this is low quality allocation and could be de-allocated, however it remains a viable site (if only for low intensity uses, e.g. open storage) RETAIN/LOSE
Barn6005	Timberyard, Townfield Lane	0.17	Isolated small employment area Would not be a significant loss to employment land resource In residential area Below 0.25 ha threshold LOSE
Cudd9003	Eden Vale Factory, Warrington Rd, Cuddington	0.95	Allocated as employment site in Green Belt E10.3 Relatively good access Although rural, close to Weaverham, Sandiway and Cuddington settlements Has potential to provide mixed-use scheme incorporating appropriate scale of workshop/office provision Residential development could be used to subsidise employment elements RETAIN
Hart9002	Sandiway House, Littledales Lane, Hartford	1.87	Modern office HQ Remains fit-for-purpose Reasonable access off A556 Such buildings can provide successful small office units, e.g. serviced offices RETAIN
Hels2005	Site of BICC, Helsby	8.75	Site being redeveloped for mixed-uses Planning decision secured/accepted that site will be lost to employment uses NOT APPLICABLE
North5052	Depot off Griffiths Road, Northwich	3.34	Moderate quality employment site/area, although isolated from other such uses Appears to be economically viable haulage yard Part of site is allocated employment land – E5.9 Remains fit-for-purpose RETAIN
North6015	Lostock Works House, Works Lane, Northwich	1.70	Poor-moderate quality employment site Part of site allocated – E5.3 Contiguous with wider poor quality employment area Remains fit-for-purpose RETAIN
North6045	Land N&E of Brunner Business Centre, Solvay Road, Northwich	6.45	Poor-moderate quality employment area Contiguous with wider poor quality employment area Use dependent on wider regeneration of area Linked to specialist industry users – without



			<b>Comment</b>
			comprehensive redevelopment, not a good quality employment site location RETAIN/LOSE
North9010	Land adj Castle Annex, Chester Road, Northwich	0.15	Isolated small office in use in residential area, however no impact on residential amenity Remains fit-for-purpose However, would not be a significant loss to employment land resource Below 0.25 ha threshold Best use needs to be judged on merits of scheme RETAIN
North9011	Land off Station Road, Northwich	1.87	Town centre uses Not specifically B-class uses – quasi-retail area Mixed-use scheme appears appropriate to support regeneration of town centre Best use needs to be judged on merits of scheme LOSE
North1030	Railway Sidings, Lostock Works, Works Lane, Northwich	7.68	OWM secured planning for anaerobic digestion plant and composting plant Employment allocation E5.2 Moderate quality employment site RETAIN
North9012	Land South of Chester Way, Northwich	3.03	Town centre uses Not specifically B-class uses – quasi-retail area Mixed-use scheme appears appropriate to support regeneration of town centre Best use needs to be judged on merits of scheme LOSE
Oak9002	Site behind Old Court House, Chester Road, Oakmere	1.39	Haulage yard in use – poorly maintained Reasonable access off A556 Appears to be minimal impact on residential amenity Could be redeveloped for small industrial estate offering SME units in rural area RETAIN
Rud4001	Industrial area rear of Farmers Arms PH, Rudheath	2.63	Small area of budget small business units Remains fit-for-purpose Reasonable access May be an impact on residential amenity/safety given proximity to school Has secured outline planning for residential development RETAIN/LOSE
Winch9001	Land off Chapel Street, Wincham	11.53	Large factory units in use Part of Wincham IE, a key employment area Remains fit-for-purpose RETAIN
Winch9999	Urban Village, Chapel Street,	43.08	Suitable for mixed-use, comprehensive redevelopment

			<b>Comment</b>
	Wincham		Minimal employment use currently LOSE
Wins5028	Land r/o Brighton Belle, Winsford	0.5	Employment allocation E5.12 Part of Winsford IE, a key employment area RETAIN
Wins9002	Cheshire Warehousing, New Road, Winsford	1.09	In employment use – not allocated Modern terraced industrial units Reasonable access and servicing areas Remain fit-for-purpose RETAIN
Wins9003	Industrial Units off Sadler Road, Winsford	0.49	Area of modern small business units, mostly occupied Scale appropriate to location close to town centre Reasonable access RETAIN
Wins9012	Land off Bostock Road, Wharton Green, Winsford	4.09	Employment allocation E4.13 Retain for employment uses Potential expansion land for Winsford IE RETAIN
Wins9024	Richmond Packaging, New Road, Winsford	0.67	Appears to be in a number of ownerships Moderate quality factory, now vacant Includes employment allocation ChurchSt/Overway E5.11 Access reasonable Scale would allow comprehensive redevelopment – subdividing area to create small units – however may not be financially viable Housing redevelopment would improve residential amenity RETAIN/LOSE

## **Appendix 9**

### **Economic Forecasts**

<b>Total Employment by Industry (000s)</b>										
<b>Chester District</b>										
<b>SIC (2003) code(s)</b>	<b>Industry</b>	<b>2008</b>	<b>2026</b>	<b>Change 2008-2026</b>	<b>Additional B1c/B2 Floorspace Required, sqm</b>	<b>Additional B8 Floorspace Required, sqm</b>	<b>Additional B1a/b Floorspace Required, sqm</b>			
15, 16	Food, Drink & Tobacco	0.5480	0.4955	-0.0525	-1785					
17, 18, 19	Textiles, Clothing & Leather	0.0505	0.0381	-0.0124	-421.6					
20, 21	Wood & Paper	0.2478	0.2036	-0.0442	-1502.8					
22	Printing & Publishing	1.0351	1.0176	-0.0175	-595					
23	Manufacture of Fuels	0.8863	0.9200	0.0337	1145.8					
24.4	Pharmaceuticals	0.0047	0.0028	-0.0019	-64.6					
24 (ex24.4)	Chemicals	0.1347	0.0963	-0.0384	-1305.6					
25	Rubber & Plastics	0.0151	0.0090	-0.0061	-207.4					
26	Non-Metallic Mineral Products	0.0389	0.0206	-0.0183	-622.2					
27	Basic Metals	0.1524	0.1357	-0.0167	-567.8					
28	Metal Goods	0.2557	0.2376	-0.0181	-615.4					
29	Mechanical Engineering	0.1267	0.1147	-0.0120	-408					
30, 32	Electronics	0.0370	0.0273	-0.0097	-329.8					
31, 33	Electrical Engineering & Instruments	0.2044	0.1890	-0.0154	-523.6					
34	Motor Vehicles	0.0090	0.0086	-0.0004	-13.6					
35	Other Transport Equipment	0.0172	0.0107	-0.0065	-221					
36, 37	Manufacturing - Other	0.2861	0.3291	0.0430	1462					
45	Construction	3.6276	3.8193	0.1917		7188.75	910.575			
50, 51	Distribution	3.2731	3.6077	0.3346		16730				
60, 63	Land Transport etc	2.1232	2.3211	0.1979		7421.25	940.025			
61	Water Transport	0.0172	0.0176	0.0004		15	1.9			
62	Air Transport	0.0000	0.0000	0.0000		0	0			
64	Communications	1.6263	1.9541	0.3278		12292.5	1557.05			
65, 67	Banking & Finance	8.0496	8.6275	0.5779			10980.1			
66	Insurance	0.1904	0.1925	0.0021			39.9			
72	Computing Services	0.7887	1.4187	0.6300			11970			
70, 71, 73, 74.1-74.4	Professional Services	6.4224	6.5777	0.1553			2950.7			
74.5-74.8	Other Business Services	5.0786	6.2073	1.1287			21445.3			
75	Public Admin.	3.2138	3.3901	0.1763	1498.55		2512.275			
90 - 99	Miscellaneous Services	3.7660	4.6537	0.8877			16866.3			
	<b>Total</b>	<b>42.2265</b>	<b>46.6435</b>	<b>4.4170</b>	<b>-5077.05</b>	<b>43647.5</b>	<b>70174.125</b>			<b>Total, ha</b>
					<b>-1.30</b>	<b>11.19</b>	<b>17.99</b>	<b>ha</b>		<b>27.88</b>
<p>Source: Forecasts from the Cheshire &amp; Warrington Econometric Model. These data were obtained using Cambridge Econometrics/IER LEFM software and are consistent with Regional Economic Prospects, February 2007. The forecasts are also consistent with Cambridge Econometrics' and SQW Consulting's August 2007 report "Cheshire &amp; Warrington Economic Review and Forecasts: A Final Report to CWEA and NWDA". Additional data preparation and aggregation by the Environment Dept, Cheshire County Council.</p>										

<b>Total Employment by Industry (000s)</b>										
<b>Ellesmere Port &amp; Neston District</b>										
<b>SIC (2003) code(s)</b>	<b>Industry</b>	<b>2008</b>	<b>2026</b>	<b>Change 2008-2026</b>	<b>Additional B1c/B2 Floorspace Required, sqm</b>	<b>Additional B8 Floorspace Required, sqm</b>	<b>Additional B1a/b Floorspace Required, sqm</b>			
15, 16	Food, Drink & Tobacco	0.4186	0.3784	-0.0402	-1366.8					
17, 18, 19	Textiles, Clothing & Leather	0.2653	0.2000	-0.0653	-2220.2					
20, 21	Wood & Paper	0.5945	0.4886	-0.1059	-3600.6					
22	Printing & Publishing	0.2527	0.2484	-0.0043	-146.2					
23	Manufacture of Fuels	1.5781	1.6380	0.0599	2036.6					
24.4	Pharmaceuticals	0.0000	0.0000	0.0000	0					
24 (ex24.4)	Chemicals	1.0481	0.7488	-0.2993	-10176.2					
25	Rubber & Plastics	0.0939	0.0549	-0.0390	-1326					
26	Non-Metallic Mineral Products	0.0756	0.0398	-0.0358	-1217.2					
27	Basic Metals	0.0824	0.0734	-0.0090	-306					
28	Metal Goods	0.6062	0.5637	-0.0425	-1445					
29	Mechanical Engineering	0.1697	0.1535	-0.0162	-550.8					
30, 32	Electronics	0.0058	0.0043	-0.0015	-51					
31, 33	Electrical Engineering & Instruments	0.3376	0.3120	-0.0256	-870.4					
34	Motor Vehicles	3.8620	3.7116	-0.1504	-5113.6					
35	Other Transport Equipment	0.0075	0.0048	-0.0027	-91.8					
36, 37	Manufacturing - Other	0.2504	0.2879	0.0375	1275					
45	Construction	2.8215	2.9706	0.1491		5591.25	708.225			
50, 51	Distribution	2.2453	2.4747	0.2294		11470				
60, 63	Land Transport etc	2.2000	2.4049	0.2049		7683.75	973.275			
61	Water Transport	0.0072	0.0074	0.0002		7.5	0.95			
62	Air Transport	0.0000	0.0000	0.0000		0	0			
64	Communications	0.1836	0.2207	0.0371		1391.25	176.225			
65, 67	Banking & Finance	0.3248	0.3480	0.0232			440.8			
66	Insurance	0.0000	0.0000	0.0000			0			
72	Computing Services	0.3585	0.6449	0.2864			5441.6			
70, 71, 73, 74.1-74.4	Professional Services	2.3839	2.4414	0.0575			1092.5			
74.5-74.8	Other Business Services	1.6613	2.0305	0.3692			7014.8			
75	Public Admin.	1.0685	1.1269	0.0584	496.4		832.2			
90 - 99	Miscellaneous Services	2.1345	2.6378	0.5033			9562.7			
	<b>Total</b>	<b>25.0375</b>	<b>26.2159</b>	<b>1.1784</b>	<b>-24673.8</b>	<b>26143.75</b>	<b>26243.275</b>			<b>Total, ha</b>
					<b>-6.33</b>	<b>6.70</b>	<b>6.73</b>	<b>ha</b>		<b>7.11</b>
<p>Source: Forecasts from the Cheshire &amp; Warrington Econometric Model. These data were obtained using Cambridge Econometrics/IER LEFM software and are consistent with Regional Economic Prospects, February 2007. The forecasts are also consistent with Cambridge Econometrics' and SQW Consulting's August 2007 report "Cheshire &amp; Warrington Economic Review and Forecasts: A Final Report to CWEA and NWDA". Additional data preparation and aggregation by the Environment Dept, Cheshire County Council.</p>										

Total Employment by Industry (000s)										
Vale Royal District										
SIC (2003) code(s)	Industry	2008	2026	Change 2008-2026	Additional B1c/B2 Floorspace Required, sqm	Additional B8 Floorspace Required, sqm	Additional B1a/b Floorspace Required, sqm			
15, 16	Food, Drink & Tobacco	1.7729	1.6032	-0.1697	-5769.8					
17, 18, 19	Textiles, Clothing & Leather	0.2202	0.1660	-0.0542	-1842.8					
20, 21	Wood & Paper	0.5903	0.4851	-0.1052	-3576.8					
22	Printing & Publishing	0.2771	0.2725	-0.0046	-156.4					
23	Manufacture of Fuels	0.0000	0.0000	0.0000	0					
24.4	Pharmaceuticals	0.1166	0.0715	-0.0451	-1533.4					
24 (ex24.4)	Chemicals	1.1235	0.8028	-0.3207	-10903.8					
25	Rubber & Plastics	0.6809	0.3983	-0.2826	-9608.4					
26	Non-Metallic Mineral Products	0.1724	0.0909	-0.0815	-2771					
27	Basic Metals	0.0171	0.0151	-0.0020	-68					
28	Metal Goods	0.9635	0.8956	-0.0679	-2308.6					
29	Mechanical Engineering	0.0818	0.0740	-0.0078	-265.2					
30, 32	Electronics	0.1259	0.0933	-0.0326	-1108.4					
31, 33	Electrical Engineering & Instruments	0.4435	0.4099	-0.0336	-1142.4					
34	Motor Vehicles	0.1842	0.1769	-0.0073	-248.2					
35	Other Transport Equipment	0.0064	0.0040	-0.0024	-81.6					
36, 37	Manufacturing - Other	0.4354	0.5006	0.0652	2216.8					
45	Construction	4.2309	4.4545	0.2236		8385	1062.1			
50, 51	Distribution	4.2119	4.6425	0.4306		21530				
60, 63	Land Transport etc	3.3399	3.6511	0.3112		11670	1478.2			
61	Water Transport	0.0029	0.0029	0.0000		0	0			
62	Air Transport	0.0071	0.0082	0.0011		41.25	5.225			
64	Communications	0.5150	0.6186	0.1036		3885	492.1			
65, 67	Banking & Finance	1.5388	1.6492	0.1104			2097.6			
66	Insurance	0.0000	0.0000	0.0000			0			
72	Computing Services	0.8899	1.6009	0.7110			13509			
70, 71, 73, 74.1-74.4	Professional Services	3.4929	3.5775	0.0846			1607.4			
74.5-74.8	Other Business Services	3.0037	3.6714	0.6677			12686.3			
75	Public Admin.	3.0643	3.2323	0.1680	1428		2394			
90 - 99	Miscellaneous Services	2.8348	3.5032	0.6684			12699.6			
	<b>Total</b>	<b>34.3438</b>	<b>36.6720</b>	<b>2.3282</b>	<b>-37740</b>	<b>45511.25</b>	<b>48031.525</b>		<b>Total, ha</b>	
					<b>-9.68</b>	<b>11.67</b>	<b>12.32</b>	<b>ha</b>	<b>14.31</b>	
<p>Source: Forecasts from the Cheshire &amp; Warrington Econometric Model. These data were obtained using Cambridge Econometrics/IER LEFM software and are consistent with Regional Economic Prospects, February 2007. The forecasts are also consistent with Cambridge Econometrics' and SQW Consulting's August 2007 report "Cheshire &amp; Warrington Economic Review and Forecasts: A Final Report to CWEA and NWDA". Additional data preparation and aggregation by the Environment Dept, Cheshire County Council.</p>										