

APPENDIX 21.2

The list of developments (below) considered in the Orders ES has been updated and the list of developments that have been considered in the CEA in Chapter 21 of the Further Applications ES is presented in Appendix 21.15. This table has been struck through as it has been superseded.

Detail of proposed developments (taken from Traffic Forecasting – Appendix 16.5 to this ES): ✓ – means project completed; * – means project refused planning permission. No tick or cross means there was not enough information available to make an estimate.

| Proposed development | Description | Land Use | Access/Infra-structure changes | Quantification in 2015 | | Quantification in 2030 | | |
|--|--|--------------------|--|---|--------------------------------------|---|---|--------------------------------------|
| | | | | Optimistic | Most Likely | Optimistic | Most Likely | Pessimistic |
| 1. Dutton Strategic Rail Freight Park | 10,000m ² of distribution warehousing | B8 | Connecting freight park to A5300 at southern end, developing a road system to connect to main sites within the freight park. | ✓ | ✓ | ✓ of 400,000m ² of rail-served buildings | ✓ further 25,000m ² B8 on Greenfield land. | * |
| 2. Halebank Regeneration Area | Housing on former Asda site, planning permission granted for 200 units. Further housing development planned on Golden Triangle site and in the north-west of the regeneration area. | C3 | Unknown | ✓ 200 residential units on Asda site, further 200 on Golden Triangle and other site | ✓ 200 residential units on Asda site | ✓ 200 residential units on Asda site, further 200 on Golden Triangle and other site | ✓ 200 residential units on Asda site, further 200 on Golden Triangle and other site | ✓ 200 residential units on Asda site |
| 3. Widnes Waterfront – Economic development zone | Land off Earle Road (Venture Fields), 110 bed hotel with 100 car parking spaces, 1,213 square metre cinema, 4,850 square metre ice rink and laser facility, 815m ² climbing wall 5,874m ² bowling and bingo facility, A3 retail of 557m ² , 650 square metre family pub. Also B2/B8 uses of 1,634 m ² . Due to begin immediately permissions are in place. | B1, D2, A1, A3, C1 | Junction improvement at Earle Road/Ashley Way/Fiddlers Ferry Road junction. Land reserved for new boulevard route. | ✓ | ✓ 50% complete | ✓ | ✓ | ✓ |
| 4. Daresbury Business Park | East of Tan House Lane. B2/B8 use of 1,634m ² . Due to begin immediately permissions are in place. | B2, B8 | | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5. Manor Park | 49,000m ² Business Park | B1 | | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6. The Heath | 30,000m ² storage/distribution, 5,000m ² Industrial | B2, B8 | | ✓ | ✓ | ✓ | ✓ | ✓ |
| Approach 580 SIA | Former ICI headquarters, now a business and technology park. Outline planning permission granted for 17,350 square metres expansion for business uses. | B1 | | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7. Stonebridge Cross | New district centre at Stonebridge Cross – retail (27,000 square metres), residential (300 units), community facilities. | A1, C2, D1 | | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8. Stonebridge Business Park | Stonebridge business park, 10,000m ² Business Park, 10,000m ² Industrial Estate, 13,400m ² storage/distribution | B1, B2 | Improvements within the boundaries of existing highway and widening at Edge Lane West. Re-landscaping central reservation, new kerbs, new street lighting etc. Widening to dual carriage way at Edge Lane West | ✓ | ✓ | ✓ | ✓ | ✓ |
| 9. Liverpool Science Park | Liverpool Science Park (Edge Lane) – 67 hectare site, already substantially developed. Existing Wavertree Technology Park allocated for B1, B2, B8 in the adopted UDP, and the former MTL site allocated for B1 and B2. Outline planning permission for B1 and B2 uses covering the former Marconi site, former MTL site and part of Wavertree Technology Park given in March 2005. | | | ✓ 25% increase in employment | ✓ Assume 10% increase in employment | ✓ 25% increase in employment | ✓ Assume 10% increase in employment | * |
| 10. Estuary Business Park | 40,500m ² Business Park, 24,000m ² Warehousing | B1, B8 | | ✓ | ✓ | ✓ | ✓ | ✓ |
| Speke/Halewood SIA | Blue Lands/Wings Leisure Park – leisure facilities | D2 | | ✓ 8,000m ² | ✓ 8,000m ² | ✓ 8,000m ² | ✓ 8,000m ² | ✓ 8,000m ² |

| Proposed development | Description | Land Use | Access/infra-structure changes | Quantification in 2015 | | | Quantification in 2030 | | | |
|---|---|-------------------------|--------------------------------|--|--|-------------|------------------------|----------------------------|---------------------------|---------------------------|
| | | | | Optimistic | Most Likely | Pessimistic | Optimistic | Most Likely | Pessimistic | |
| 11. Blue Lands/Wings Leisure Park | | | | | | | | | | |
| Speke/Halewood SIA | Edwards Lane – residential | C3 | | ✓ 148 residential units | ✓ 148 residential units | | | | | |
| 12. Edwards Lane | | | | | | | | | | |
| Speke/Halewood SIA | Blue Lands South – light industrial, hotel, distribution, car showroom, day nursery | B1c, C1, B8, B2, A1, D1 | | ✓ 22,000m ² , 100-room hotel | ✓ 22,000m ² , 100-room hotel | | | | | |
| 13. Blue Lands South | | | | | | | | | | |
| Speke/Halewood SIA | Redrow-Crossington Heath – high and low density housing | C3 | | ✓ 66 residential units | ✓ 66 residential units | | | | | |
| 14. Redrow-Crossington | | | | | | | | | | |
| Speke/Halewood SIA | Evans Road (Venturepoint) – office, light industrial, industrial and distribution development | B1a, B1c, B2, B8 | | ✓ 11,686 square metres | ✓ 11,686 square metres | | | | | |
| 15. Evans Road | | | | | | | | | | |
| Speke/Halewood SIA | Dunlop Playing Fields – office and light industrial, distribution, hotel development | B1, B8, C1 | | ✓ 30,100m ² | ✓ 30,100m ² | | | | | |
| 16. Dunlop Playing Fields | | | | | | | | | | |
| Speke/Halewood SIA | Glaxo – office and light industrial and industrial development | B1, B2 | | ✓ 8,800 square metres | ✓ 8,800 square metres | | | | | |
| 17. Glaxo | | | | | | | | | | |
| 18. Paradise Street | New mixed development, under construction due for completion in 2008. Retail 145,000m ² and additional 39500m ² for 2 department stores. Leisure 21500m ² . Residential 600 units, 2100 new car parking spaces, 2 hotels with 377 rooms. | A1, D2, C3, C1 | | | | | | | | |
| 19. Kings Dock | Multi-use arena under construction, capacity of 15,000. 1350 seat conference centre; 18,000m ² of office space. 9,000m ² of new retail and leisure space, 3,500 car parking spaces, up to 1,800 residential units. Construction underway, arena and conference centre due to open 2008. | | | | | | | | | |
| 20. G Park (formerly Axis) | 10,000m ² Business Park, 55,000m ² Warehousing | | | | | | | | | |
| 21. Knowsley Industrial Park | 32,000m ² Industrial Estate, 85,000m ² Warehousing | B2, B8 | | | | | | | | |
| 22. Knowsley Business Park | 24,000m ² Business park | B1 | | | | | | | | |
| 23. Kings Business Park | Located within Huyton/Prescot SIA. Approx. 3 hectares of 20 hectares remaining undeveloped. Allocated as a strategic employment site in adopted UDP. Already substantially developed site. | B1 | | | | | | | | |
| 24. Prescott Business Park (Former BICC site) | 8,792m ² Business Park, 9,280m ² Industrial Estate | B1 & B2 | | | | | | | | |
| 25. North Huyton Action Area | 1,200 residential units, not increase of 400 units | C3 | | ✓ | | * | | | | |
| 26. Port of Liverpool Post-Panamax terminal | Capability to accommodate post-Panamax container ships. Investment of £90-100 million, awaiting decision of Public Inquiry. Likely to generate an extra 10,000 HGV movements per week by 2030 | B2, B8 | | ✓ 16 million tonnes p.a. | ✓ 10 million tonnes p.a.? | | | | | |
| 27. Port of Liverpool – new warehousing | Likely investment in 100,000 m ² of warehousing | B8 | | ✓ 35,000 | ✓ 20,000 | * | | ✓ 100,000m ² | ✓ 65,000m ² | ✓ 30,000m ² |
| 28. Liverpool John Lennon Airport – | Terminal extension. Increase in terminal floor space of 73,000 square metres including a new public transport interchange. Planning permission Eastern access road from A562 to airport | | | | | | | | | |
| 29. Woodside | Master plan being prepared for a small business park and possibly up to 500 residential units | B1, C3 | | ✓ | | * | | | | |
| 30. Wirral International | 28,800m ² Business Park, 30,000m ² Industrial Estate, 40,000m ² Storage/distribution | B1, B2, B8 | | ✓ | | * | | | | |

| Proposed development | Description | Land Use | Access/infra-structure changes | Quantification in 2015 | | | Quantification in 2030 | | |
|--|--|------------|--------------------------------|---|---|-------------|--|---|-------------|
| | | | | Optimistic | Most Likely | Pessimistic | Optimistic | Most Likely | Pessimistic |
| Business Park | | B8 | | | | | | | |
| 31. Wirral Waters - Birkenhead Docks. | High density redevelopment of Birkenhead docks, but fairly modest delivery rate. Twelve Quays (SIA) remain in operation as a Re-Use facility. East Float and Victoria Dock will be the site of 15,000 residential units and office space for 27,000 jobs. South of Birkenhead dock will be a 30,000 square metres of business-use development. Bidston Moss will be the site of retail development of 20,000 square metres, comparable to the Trafford Centre in Greater Manchester. | A1, B1, C3 | | 2,000 residential, 10,000 square metres office/retail | half Peel's estimate - 1,000 residential, 5,000 square metres office/retail | * | 10,000 residential, 50,000 square metres office/retail | 7,500 residential, 25,000 square metres office/retail | * |
| 32. Vulcan Works Urban Village | 650 residential units, Public Inquiry January 2007 | | | | 50% | * | | | |
| 33. Worsley Brow Urban Village | 1200 residential units, waiting for the result of Public Inquiry | | | | 50% | * | | | |
| 34. Lea Green Urban Village | Planning permission granted for 550 residential units, very likely to be completed by 2015 | | | | | | | | |
| 35. St Helens town centre | Replacement of retail units, 1000 residential units, new railway station. Underway currently | A1, C3, D2 | | | Assume 1,000 residential units | * | | | |
| 36. Cowley Hill | Cowley Hill planning application for 200 residential units and 500,000 square metres at Pilkington-owned site | C3, B1 | | 200 residential units | 200 residential units | * | | | |
| 37. Parkside Former Colliery | Pilkington surplus land, 10,300m ² Business park, 12,200m ² Storage/distribution | B1, B8 | | | | | | | |
| 38. Mere Grange | 660,000m ² Storage/distribution | B8 | | | | | | | |
| 39. North Road / Pioneer Business Park | 29,600m ² Business Park | B1 | | | | | | | |
| 40 & 41. Omega - employment site | 32,388m ² Business park | B1 | | | | | | | |
| 42. Birchwood Park | 297,289m ² business park/148,500 square metres industrial and distribution space, 130,000 square metres office development. HA unsupportive of further phases. Development led by English Partnerships | B1 | | | | | | | |
| | Business Park Development at zone 499. Industrial Estate at zone 500. | | | | | | | | |
| | Birchwood Park Parcel 7 - 52,721m ² gfa Business park/Industrial estate. | B1 & B2 | | | | | | | |
| | Birchwood Park - Parcel 3, Powell Avenue - 12,668m ² gfa business park/Industrial estate | B1 | | | | | | | |
| | Birchwood Park - Parcel 2, Cavendish Avenue - 4,517m ² gfa Business park/Industrial estate | | | | | | | | |
| | Birchwood Corporate (Expansion Zone) 1.73 site area ha | B1 | | | | | | | |
| | Birchwood Park (Site 1) Buildings 107,108, Dalton Avenue - 3,762m ² gfa Business park/Industrial estate | | | | | | | | |
| | Birchwood Park - Parcel 3, Powell Avenue 2,502 m ² gfa Business park/Industrial estate | | | | | | | | |
| 43. Birchwood Corporate | Birchwood Corporate 3.75 site area ha | B1 | | | | | | | |
| | Birchwood Corporate (Expansion Zone) 1.73 site area ha | B1 | | | | | | | |
| 44. Gemini | Gemini 16.1, Gemini Business Park, Warrington 5.853m ² gfa business park | B1 | | | | | | | |
| | Gemini 16 - 7.6 site area ha | B1 | | | | | | | |
| | Gemini 14c - 1.24 site area ha. Part of temp M&S Overspill Car Park | B1, B2, B8 | | | | | | | |
| 45. Gateway | Formerly Kerfoot Business Park / Record Business Park, Kerfoot Street - 10,796m ² gfa Business Park/Storage/distribution | B1 & B8 | | | | | | | |

| Proposed development | Description | Land Use | Access/infra-structure changes | Quantification in 2015 | | | Quantification in 2030 | | |
|---|---|------------------|--------------------------------|------------------------|-------------|-------------|------------------------|-------------|-------------|
| | | | | Optimistic | Most Likely | Pessimistic | Optimistic | Most Likely | Pessimistic |
| | | | | | | | | | |
| | New World Ltd, New World House, Thelwall Lane, Warrington – 10,227m ² gfa. Mixed-use inc 50 dwellings. | mixed use inc C3 | | | | ↖ | | | |
| 46. Warrington Collegiate | Winwick Road Campus, Winwick Road – 8,965m ² gfa. Pub/Restaurant with 78 bed budget hotel with parking | A3, C1 | | | | ↖ | | | |
| 47. Sterile Technologies (UK) Clinical Waste Treatment Centre | 5,718 m ² gfa industrial use. Healthcare waste treatment & recycling centre (Steam cleaning). | B2 | | | | ↖ | | | |
| 48. Juniper Lane | 5,089m ² gfa Business park | B1 | | | | ↖ | | | |
| 49. Blocks 6 – 10, Mandarin Court (Phase 2), Centre Park | 4,831m ² gfa business park | B1 | | | | ↖ | | | |
| 50. Stanford House, Garrett Field, Birchwood Science Park South | 4,682m ² gfa business park. Proposed demolition of existing office block & replacement with 4 no. office blocks. Superseded by Carphone Warehouse taking existing unit | B1 | | | | ↖ | | | |
| 51. Land east of Latchford Locks | 3,714 gfa m ² storage/distribution | B8 | | | | ↖ | | | |
| 52. Fiddlers Ferry Power Station, Ash Processing Plant, Widnes Road | 3,600m ² gfa industrial use | B2 | | | | ↖ | | | |
| 53. Business Homes (Phase 2 & 3), Birchwood One, Dewth | 3,397m ² gfa Business park. 10 No. small 2 storey B1 business units | B1 | | | | ↖ | | | |
| 54. Imco Recycling (UK) Ltd - Aluminium Recycling Cent | 3,340m ² gfa industrial use. Specialist plant to process aluminium bearing dresses & aluminium scrap from adjacent British Alcan facility | B2 | | | | ↖ | | | |
| 55. Burtonwood Brewery, Bold Lane | 3,327m ² gfa Storage/distribution. Warehouse for product & bottle storage | B8 | | | | ↖ | | | |
| 56. WRDC Site 26, behind Spencer House, Birchwood Cent | 2,601m ² gfa Storage/distribution. Proposed 2 storey office block | B1 | | | | ↖ | | | |
| Fiddlers Ferry Power Station Biomass Store | 2,500m ² gfa storage/distribution | B8 | | | | ↖ | | | |
| 57. Trident Industrial Estate, Dagen Avenue, Risley | 2,200m ² gfa business park/ industrial/ storage/ distribution | B1, B2, B8 | | | | ↖ | | | |
| 58. Park Royal International Hotel, Stretton Road, Stretton | 1,922m ² gfa. Redevelopment of 2 pairs of semi-detached house with extension to hotel to provide 43 additional bedrooms | C1 | | | | ↖ | | | |
| 59. Next Warehouse (Phase 1) | 1,512m ² gfa warehousing | B8 | | | | ↖ | | | |
| Capitol Park | 6.03 site area ha – New Town employment development site. Section 7.1 permissions (general employment). Section 7.2 (Truck Stop). Former household waste site | B1, B2, B8 | | | | ↖ | | | |
| 60. Behind former Lever's Distribution / Excel Logistics | 1.71 ha site area, 5,750 m ² gfa | B8 | | | | ↖ | | | |
| Warrington Central Trading Estate, Bewsey Road, Warrington | 1.4 ha site area | B1, B2 & B8 | | | | ↖ | | | |
| Eddie Stobart (prev. TNT/Shell National Distribution | 0.96 ha site area | B1, B2, B8 | | | | ↖ | | | |
| Sites F, G1 and G2 Trident Industrial Estate, Dagen Avenue (behind Aries / HT Electrical), Europa Boulevard | 0.41 site area ha business/industrial/storage/distribution | B1, B2, B8 | | | | ↖ | | | |
| Golden Square | 0.4 ha site area | B1, B2, B8 | | | | ↖ | | | |
| 61. Farrell Street South | 30,424m ² gfa extension to golden square shopping centre | A1 | | | | ↖ | | | |
| | 550 units outstanding | C3 | | | | ↖ | | | |

| Proposed development | Description | Land Use | Access/infra-structure changes | Quantification in 2015 | | | Quantification in 2030 | | |
|--|--|----------|--------------------------------|------------------------|-------------|-------------|------------------------|-------------|-------------|
| | | | | Optimistic | Most Likely | Pessimistic | Optimistic | Most Likely | Pessimistic |
| 62. Howley Quay, Howley Lane | 82 units outstanding | C3 | | ↔ | | | | | |
| 63. Land off Howley Lane | 80 units outstanding | C3 | | ↔ | | | | | |
| 64. Edwards Cheshire, Navigation Street | 77 units outstanding | C3 | | ↔ | | | | | |
| 65. Former Tinsley Wire Works, Dalton Bank | 2 units under construction + 81 units outstanding Total = 83 | C3 | | ↔ | | | | | |
| 66. John St/Winwick St | 284 units outstanding | C3 | | ↔ | | | | | |
| 67. Cheshire Lines Warehouse | 222 units outstanding | C3 | | ↔ | | | | | |
| 68. Winwick Bridge, Winwick Street/Bewsey Street | Mixed use including 613 apartments. Inquiry Feb 2007 | C3 | | ↔ | | | | | |
| 69. Saxon Park Off Forest Way, WA5 1DF | 38 units under construction + 227 units outstanding Total = 265 | C3 | | ↔ | | | | | |
| 70. Site at junction of Wilderspool Causeway/ Gainsborough Road | 108 units outstanding | C3 | | ↔ | | | | | |
| 71. J&G Greenall's Distillery, Leathers Lane | 2006/08117 - Outline application - App withdrawn - resubmission imminent 250 units | C3 | | ↔ | | | | | |
| 72. Beers Timber & Building, Station Road | 110 units outstanding | C3 | | ↔ | | | | | |
| 73. Cartilever Garden Centre, Latchford East | 54 under construction | C3 | | ↔ | | | | | |
| 74. Kingsway South / Grange Avenue, Latchford | 65 units under construction | C3 | | ↔ | | | | | |
| 75. Cardinal Newman High School, | 110 units outstanding | C3 | | ↔ | | | | | |
| 76. Land at Former Carrington Wire works and site of Mayne coaches, Battersby Lane | 569 units outstanding | C3 | | ↔ | | | | | |
| 77. Warrington Central Trading Estate, Bewsey Road | 123 units outstanding | C3 | | ↔ | | | | | |
| 78. Marsden Vanplan Ltd, Lengshaw Street | 100 units outstanding | C3 | | ↔ | | | | | |
| 79. Former Britannia Wire Works, Bewsey Road, Bewsey | 17 units under construction + 287 units outstanding Total = 304 | C3 | | ↔ | | | | | |
| 80. George Howard Scrap Yard Ltd, 94 Folly Lane | 152 units outstanding | C3 | | ↔ | | | | | |
| 81. Thelwall Lane, Latchford | 122 units outstanding | C3 | | ↔ | | | | | |
| 82. New World Ltd, New World House, Thelwall Lane | 450 units outstanding | C3 | | ↔ | | | | | |
| 83. Chapelford Urban Village - 1 | Remainder - 1,014 units outstanding | C3 | | ↔ | | | | | |
| 84. Chapelford Urban Village - 2 | (Phase 4) - 11 units under construction + 102 units remaining = 113 | C3 | | ↔ | | | | | |
| 85. Chapelford Urban Village - 3 | Harvard Grange (Phase 3) - 6 units under construction + 70 units outstanding = 76 | C3 | | ↔ | | | | | |
| 86. Chapelford Urban Village - 4 | North Square - 146 units outstanding | C4 | | ↔ | | | | | |
| 87. Chapelford Urban Village - 5 | Chandler Place (Parcel 2) Chapelford Urban Village, Whittle Hall - 17 units under construction + 41 units outstanding = 58 | C3 | | ↔ | | | | | |
| 88. Phase 4, Washington Drive | 188 units outstanding | C3 | | ↔ | | | | | |

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|---|--|--|--------------------------------|------------------------|-------------|-------------|----------------------------------|----------------------------------|-------------|
| | | | | Optimistic | Most Likely | Pessimistic | Optimistic | Most Likely | Pessimistic |
| 89. GH Grappenhall Heys (Remainder) | 573 units outstanding | C3 | | ↙ | | | | | |
| 90. KW8 N (Tourney Green North), Kingswood | 90 units outstanding | C3 | | ↙ | | | | | |
| 91. PG11/14 Stretton Road / Pewterspear Green Road | 148 units outstanding | C3 | | ↙ | | | | | |
| 92. PG13 Pewterspear Green Road | 66 units outstanding | C3 | | ↙ | | | | | |
| 93. AC Appleton Cross | 400 units outstanding | C3 | | ↙ | | | | | |
| 94. Land at Oughtington Lane / Longbutt Lane, Lymm | 214 units outstanding | C3 | | ↙ | | | | | |
| 95. Hubert Jones Tankworks Site, Birehbrook Road, Heatley | 38 units under construction + 150 units outstanding Total = 188 | C3 | | ↙ | | | | | |
| 96. Anson Close / Blenheim Close, Blackbrook, Poulton North | 88 units under construction + 45 units outstanding Total = 133 | C3 | | ↙ | | | | | |
| 97. Cables Park | 400 residential units near to retail park | C3 | Unknown | ↙ | | | ↙ | | * |
| 98. Port of Liverpool – central docks redevelopment | Likely to be comparable investment as Wirral Waters – £1.5 billion mixed residential and leisure development. No planning application or press release issued, aspirational only. However it is considered viable by Peel. | Mixed leisure and residential – A3, A4, C1, C3, D2 | Unknown | | | | ↙ assume 5,000 residential units | ↙ assume 1,000 residential units | * |
| 99. Liverpool Football Club – new stadium | Mixed use development – retail, offices, residential, community and hotel uses, plus new public open space. | D2 | Parking management only | | | | ↙ | ↙ | * |
| 100. The Wireworks site | Winwick Street – retail | A1 | | | | | ↙ | ↙ 5,490m ² | ↙ |

Note – Un-numbered developments not included in traffic modelling due to insufficient information and therefore not included in this CEA. See Traffic Forecasting – Appendix 16.5 to this ES for more details.