



ST HELENS
BOROUGH COUNCIL

**ST. HELENS BOROUGH
LOCAL PLAN 2020-2035**

**ST HELENS BOROUGH COUNCIL'S RESPONSE
TO THE INSPECTORS' PRELIMINARY MATTERS
AND ISSUES FOR THE EXAMINATION,
INCLUDING SOME INITIAL QUESTIONS AND
COMMENTS**

February 2021

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Matter 5 – Housing Land Supply

PQ51. Other than those which have secured planning permission since the SHLAA base date of 1 April 2017, is there further evidence to support the SHLAA sites being considered deliverable or developable? For example, could updated Site Assessments be provided for those sites which do not have planning permission?

Updated SHLAA site assessments are provided in **Appendix 1**.

Paragraph 69: The housing trajectory at Figure 4.3 would benefit from being revised to one that shows the sources of supply (MM). An example is included in SD025 (Appendix 1). We note that SD025 also includes the trajectory for each site with some commentary in the final column. To support the trajectory, a composite spreadsheet should be prepared showing how allocations and other major sites (including commitments and SHLAA sites) will deliver for each year over the Plan period. Such an approach would accord with paragraph 73 of the Framework.

As previously stated in the response to preliminary questions sent to the Inspectors on the 29th January 2021 (SHBC001), an updated housing trajectory has been included in Appendix 1 of SD025, which could replace 4.3 through a modification (MM). This has been revised following the updated SHLAA Site Assessment work and is provided in **Appendix 2**.

Similarly, a composite spreadsheet showing how allocations and other major sites (including commitments and SHLAA sites) will deliver for each year over the Plan period has been prepared following on from the updated SHLAA Site Assessment work, in a similar format to what is set out in Appendix 1 of document SD025, with an additional column indicating any updates since March 2020. This can be viewed in **Appendix 3** of this document.

PQ55. Are there any measures that the Council can take to provide more elbow room in terms of the 5-year supply?

In addition to, and following on from the Council's response of 29th January 2021 (SHBC001, PQ55), and the updated SHLAA Site Assessment work, there are a number of SHLAA sites (outlined further in appendix 3), that have received pre-application advice as prospective developers have taken the opportunity to liaise with planning officer through the Council's pre-application service. All such sites are currently programmed within 6-10 years, but could be delivered sooner, ie. within 0-5 years. Therefore, this may too help with the provision of more units in the 5 year supply. However, it is important to recognised that any SHLAA sites which have received pre-application advice is often within early planning discussions and there is still a degree of uncertainty if a formal planning application will be submitted in due course.

Appendix 1: Updated SHLAA Site Assessments



Site Ref: 1

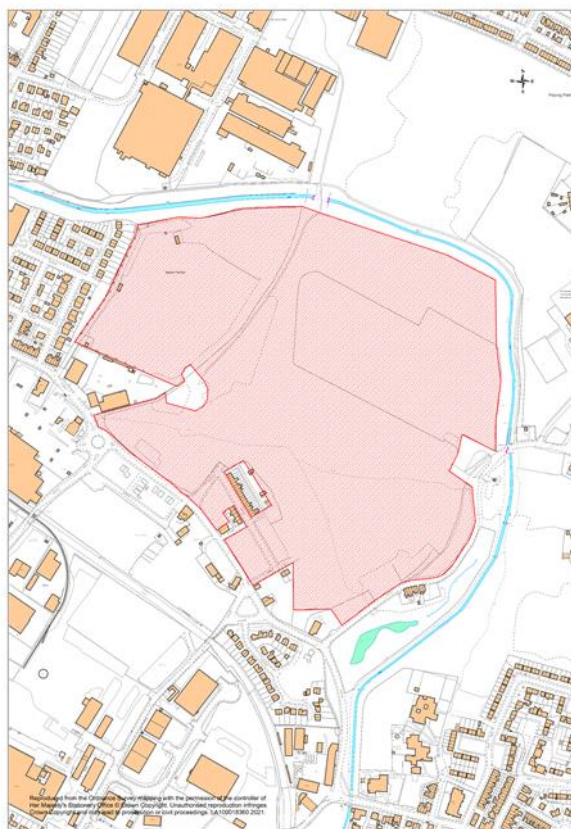
Site Name	Land rear of 1-27 Station Road
Postcode	WA11 0GU
Ward	Haydock
Land Type	Greenfield
Size	0.40 hectares
Potential Yield	12
Development Trajectory	0-5 years
Description	Former allotments



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>This site is not close to a train station but is otherwise accessible and located in a sustainable location. There are no policy constraints that would make the site unsuitable for housing, but investigations, including a Coal Risk Assessment would need to be carried out to establish suitability of ground conditions prior to development.</p>	
Availability	The site is considered to be available
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.</p>	
Achievability	The site is achievable
<p>There is currently developer interest in this site, and it is likely to be financially viable to develop.</p>	
Comments	The site is Deliverable
<p>This site has previously benefitted from outline consent for the erection of 4 houses and 9 sheltered bungalows and laying out 4 allotments (all matters except for access and layout reserved). There is currently a planning application pending determination for the erection of 12 dwellings.</p>	

Site ref: 9

Site Name	Moss Nook Urban Village, Watery Lane
Post code	WA9 3EN
Ward	Town Centre
Land type	Brownfield
Size	26.74 hectares
Potential Yield	802
Development trajectory	Custom
Description	Urban Village Site



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station or high frequency bus route but is otherwise accessible and located in a sustainable location. The land is suspected to be contaminated and may have mineshafts present. There are no other policy or known physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered to be available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues. The site is considered to be available immediately.	
Achievability	The site is achievable
There is developer interest in this site, evident by a recent application being submitted (Ref: P/2021/0015/RES). Due to the size of the site, it is likely to come forward in different phases, delivered by different developers. A £2M grant has been secured from the LCR SIF to accelerate development of the site. The funding will help unlock the first phase of the site (circa 240 units) through financially contributing to the construction of a spine road (works have commenced on-site) and associated infrastructure.	

Groundworks are ongoing. The provision of on-site secondary infrastructure may reduce the overall viability of the site.

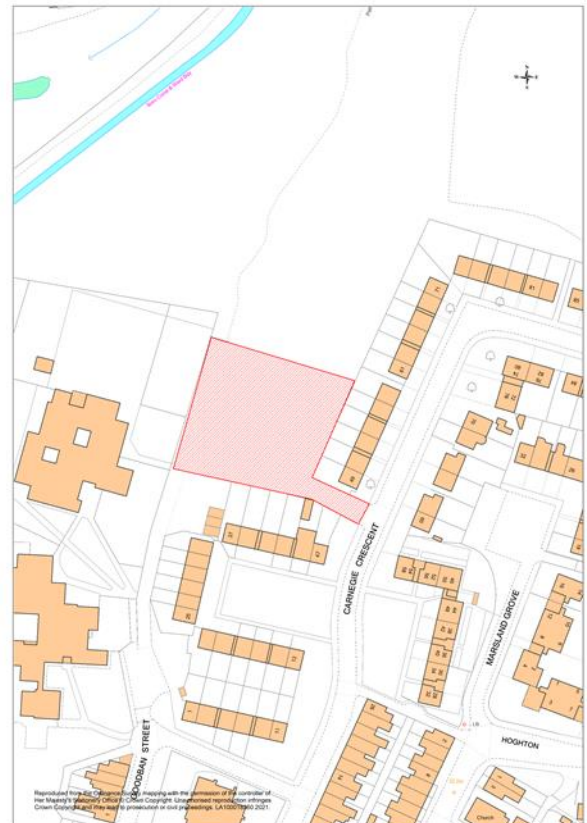
Comments

The site is Developable

This is a substantial urban village site that is likely to be developed over the next 6-15 years.

Site Ref: 13

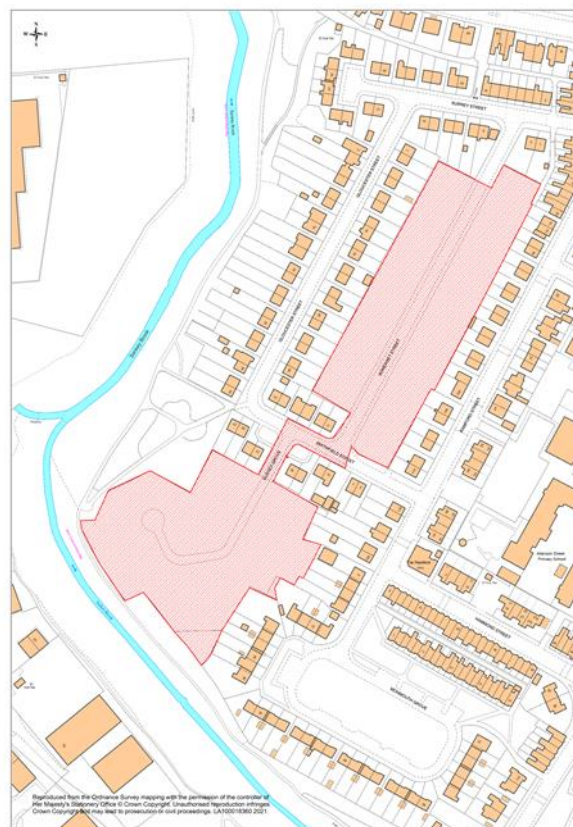
Site Name	Land rear of Carnegie Crescent and Goodban Street
Postcode	WA9 3LX
Ward	Parr
Land Type	Brownfield
Size	0.26 hectares
Potential Yield	7
Development Trajectory	6-10 years
Description	Cleared former garage site



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is accessible and located in a sustainable location. There are no policy or known physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered to be available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. The site is owned by the local authority.	
Achievability	The site is achievable
There has previously been developer interest in this site; the closest EVA typology of modelled schemes indicates that there is unlikely to be financial viability issues in bringing the site forwards for development.	
Comments	The site is Developable
The site may come forward as part of a bigger regeneration of sites within the area.	

Site Ref: 18

Site Name	Land at Somerset Street and Sussex Grove
Postcode	WA9 1QN
Ward	Parr
Land Type	Brownfield
Size	2.21 hectares
Potential Yield	66
Development Trajectory	6-10 years
Description	Cleared former housing site



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station but is otherwise accessible and located in a sustainable location. There are no policy or known physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered to be available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.	
Achievability	The site is achievable
There has previously been developer interest in this site; the closest EVA typology of modelled schemes indicates that there are unlikely to be financial viability issues in bringing this typology of site forwards for development.	
Comments	The site is Developable
This cleared housing site is in the ownership of Torus62 (Housing Association) who have recently entered into a strategic partnership with Homes England to secure funding to facilitate development of small sites. An Area Action Plan for Parr (including this site) is currently in production.	

Site ref: 19

Site Name	Leyland Green Road
Post code	WN4 0QJ
Ward	Billinge & Seneley Green
Land type	Greenfield
Size	0.53 hectares
Potential Yield	7
Development trajectory	0-5 years
Description	Vacant green field site



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>This site is not close to a train station or high frequency bus route but is otherwise accessible and located in a sustainable location. There are no policy or known physical constraints that would make the site unsuitable for housing, however the site slopes away from the road becoming very steep, reducing the developable area.</p>	
Availability	The site is considered to be available
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.</p>	
Achievability	The site is achievable
<p>There has been developer interest in this site and it is likely to be financially viable to develop.</p>	
Comments	The site is Deliverable
<p>This site was granted planning permission in Decemeber 2020 (associated planning reference is P/2020/0478/FUL) for the erection of 8 dwellings and associated access.</p>	

Site ref: 22

Site Name	Land at corner of Fairclough Street and Wargrave Road
Post code	WA12 9QU
Ward	Earlestown
Land type	Brownfield
Size	0.41 hectares
Potential Yield	14
Development trajectory	6-10 years
Description	Cleared former housing and industrial



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is accessible and located in a sustainable location. There are no policy or known physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered to become available in 6-10 years
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies.	
Achievability	The site is achievable
There has previously been developer interest in this site. In addition, the council is aware of a pre-application being consider for residential units on this site. The closest EVA typology of modelled schemes indicates that there is unlikely to be financial viability issues in bringing the site forwards for development.	
Comments	The site is Developable
This cleared site is subject to developer interest and is suitable for housing, likely to deliver dwellings over the medium term.	

Site Ref: 23

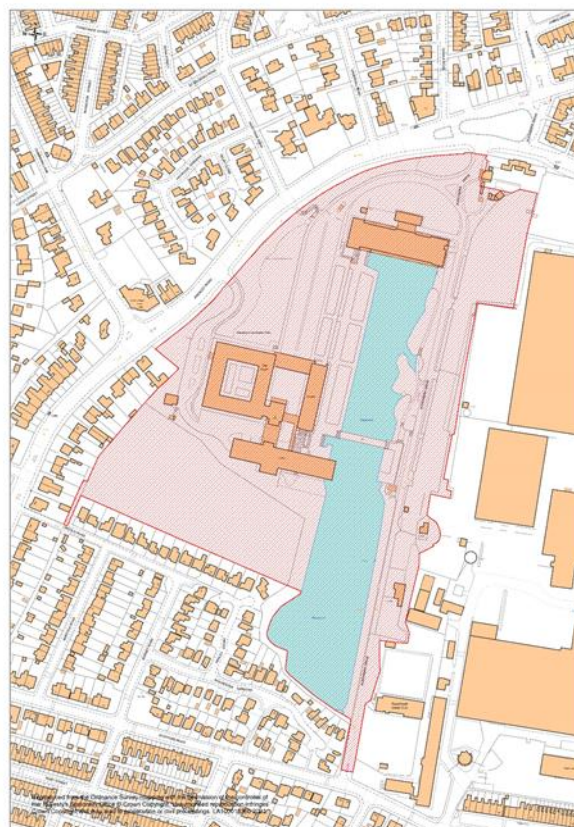
Site Name	Liverpool Arms and Former Sacred Heart RC Church and School, Borough Road
Postcode	WA10 3SX
Ward	Town Centre
Land Type	Brownfield
Size	0.83 hectares
Potential Yield	29
Development Trajectory	0-5 years
Description	Derelict Nursery, Presby and Liverpool Arms Public House



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station but is otherwise accessible and located in a sustainable location. There are no policy or known physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered to be available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies.	
Achievability	The site is achievable
The site is likely to be financially viable to develop.	
Comments	The site is Developable
This is cleared, derelict site with an expired planning permission for apartments, but is now more likely to come forward for higher density housing. The site is owned by the local authority and redevelopment of this site is a corporate priority as part of the regeneration of this area of the town centre and therefore delivery is expected within the next 5 years.	

Site ref: 25

Site Name	Alexandra Park - Former Pilkington HQ
Post code	WA10 3TP
Ward	West Park
Land type	PDL/GF
Size	10.84 hectares
Potential Yield	162
Development trajectory	6-10 years
Description	Partly vacant employment site



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station but is otherwise accessible and located in a sustainable location. Site would include conversion of a Grade II listed building but there are no other policy or known physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered to be available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.	
Achievability	The site is likely to be achievable
There is developer interest in the site and part of the site is subject to a current pre-application. The site is likely to be financially viable to develop.	
Comments	The site is Developable
There is interest from developers in the site. Part of the site contains the Grade II listed former Pilkington Headquarters complex, redeveloping the site would help restore and protect this building's future.	

Site Ref: 27

Site Name	Former Bethell Mission Bowling Green, Marsden Avenue
Postcode	WA10 4JL
Ward	West Park
Land Type	Greenfield
Size	0.27 hectares
Potential Yield	10
Development Trajectory	6-10 years
Description	Former Bowling Green



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>This site is not close to a train station or high frequency bus route but is otherwise accessible and located in a sustainable location. There are no known physical constraints that would make the site unsuitable for housing; the site is designated in the UDP as a "private recreation facility" but is no longer in use as a bowling green, having been cleared some time ago.</p>	
Availability	The site is considered to be available
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.</p>	
Achievability	The site is achievable
<p>There has previously been developer interest in this site and it is likely to be financially viable to develop.</p>	
Comments	The site is Developable
<p>Former bowling green with expired planning permission for affordable dwellings. Newbridge and PRD consultants have been appointed by the Liverpool City Region (LCR) to collate a portfolio of 50 small sites in order to attract funding from Homes England. This site is being considered as part of that work.</p>	

Site ref: 31

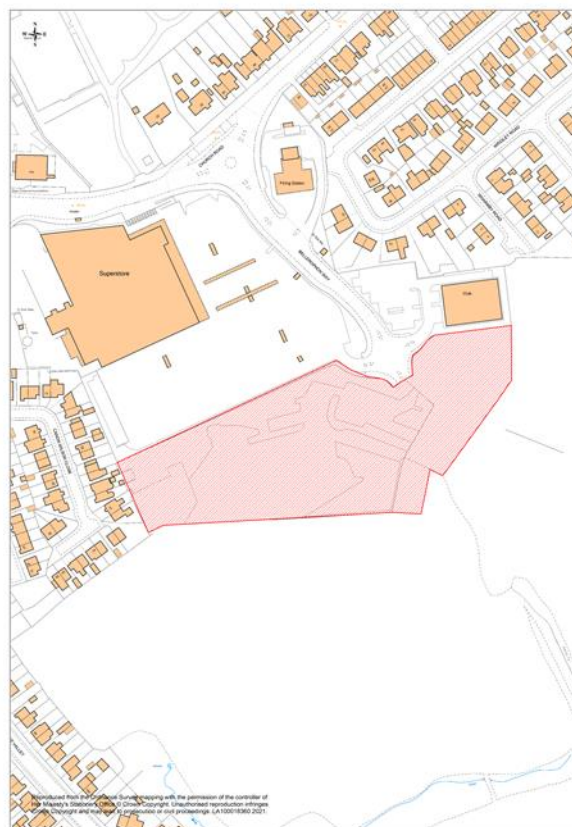
Site Name	Former Sutton Arms PH, Elephant Lane
Post code	WA9 5HH
Ward	Thatto Heath
Land type	Brownfield
Size	0.35 hectares
Potential Yield	18
Development trajectory	6-10 years
Description	
	Cleared former Public House



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>This site is not close to a train station but is otherwise accessible and located in a sustainable location. There are no policy constraints that would make the site unsuitable for housing; there may be two mine shafts on the site which will need investigating prior to the site being developed.</p>	
Availability	The site is considered to become available in 6-10 years
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.</p>	
Achievability	The site is likely to be achievable
<p>There has previously been developer interest in this site; the closest EVA typology of modelled schemes indicates that it may suffer from viability issues, this may be further worsened due to uncertain ground conditions.</p>	
Comments	The site is Developable
<p>Former Public House that was demolished following a fire, previously benefitted from planning permission.</p>	

Site ref: 58

Site Name	Former Central Works, Church Road
Post code	WA11 0GT
Ward	Haydock
Land type	Brownfield
Size	1.35 hectares
Potential Yield	48
Development trajectory	6-10 years
Description	Vacant cleared site



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station but is otherwise accessible and located in a sustainable location. There are no policy or known physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered to become available in 6-10 years
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.	
Achievability	The site is achievable
There has previously been developer interest in this site and it is likely to be financially viable to develop.	
Comments	The site is Developable
This site is a cleared former industrial site which has previously benefitted from planning permission for residential development.	

Site Ref: 59

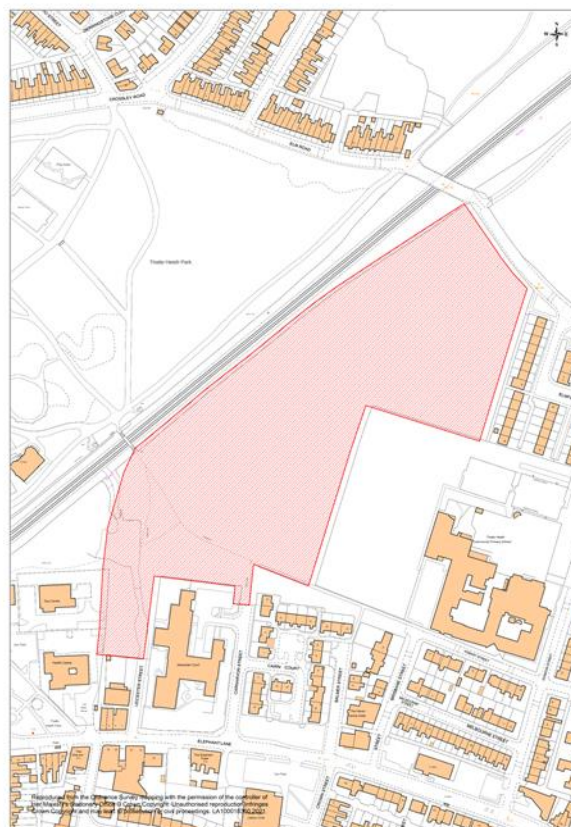
Site Name	Site of former 56-120 Eccleston Street
Postcode	WA10 2PN
Ward	Town Centre
Land Type	Brownfield
Size	0.33 hectares
Potential Yield	13
Development Trajectory	6-10 years
Description	Informal open space



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station but is otherwise accessible and located in a sustainable location. There are no policy or known physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered to be available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.	
Achievability	The site is achievable
The site is likely to be financially viable to develop.	
Comments	The site is Developable
The site is owned by the local authority and is a cleared former housing site with prominent frontage along a busy route into the town centre.	

Site Ref: 60

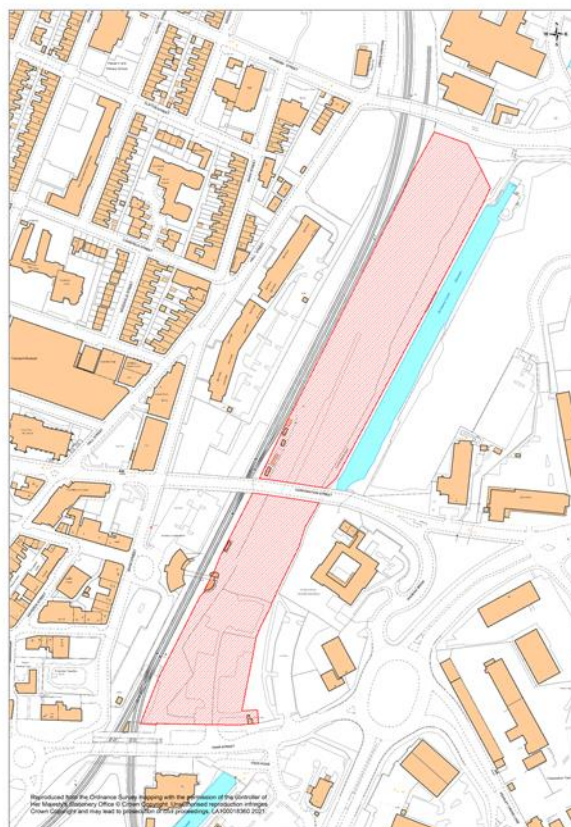
Site Name	Vacant land adjacent to Rail Line, Elephant Lane
Postcode	WA9 5RR
Ward	Thatto Heath
Land Type	Greenfield
Size	4.33 hectares
Potential Yield	112
Development Trajectory	6-10 years
Description	Former allotments and quarry



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is located in a sustainable location close to a train station. There are no policy or known physical constraints that would make the site unsuitable for housing. Site is allocated for housing in existing UDP.	
Availability	The site is considered to be available
The site is in the local authority ownership and is available.	
Achievability	The site is likely to be achievable
There is developer interest in this site; the closest EVA typology of modelled schemes indicates that there are unlikely to be financial viability issues in bringing this typology of site forward for development. However, there are a number of potential issues such as noise, access and contamination that could impact on overall site viability, further investigation work in relation to these potential issues is ongoing.	
Comments	The site is Developable
There are current pre-applications discussions on-going with the Council and potential developers. This site is former allotments and quarry that has become self seeded and overgrown. There are a number of potential technical issues including access, a buried canal, covenants, noise and contamination which are all currently subject to further investigation.	

Site ref: 61

Site Name	Land north and south of Corporation Street
Post code	WA9 1JU
Ward	Town Centre
Land type	Brownfield
Size	3.23 hectares
Potential Yield	169
Development trajectory	6-10 years
Description	Cleared former industrial site



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>This site is accessible and located in a sustainable location. There are no known policy constraints that would make the site unsuitable for housing, pipelines run along the western edge of the southern part of the site and along the east of the northern part of the site, which may reduce the developable area. Loss of trees in the northern part of the site could require mitigation. The strategic cycleway and footpath would need to be retained (UDP REC5).</p>	
Availability	The site is considered to be available
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies.</p>	
Achievability	The site is likely to be achievable
<p>The closest EVA typology of modelled schemes indicates that there are unlikely to be financial viability issues in bringing this typology of site forward for development.</p>	
Comments	The site is Developable
<p>This cleared former industrial site is centrally located close to St Helens train station. A pre-application has been received by St Helens Council. The site was initially coming forward as part of the One Public Estate Government Programme. However, it is now being considered as part of the work undertaken with the Council's strategic partners, English Cities Fund. In addition, as part of the Town Investment Plan, submitted to</p>	

Government as part of the Town Deal fund in January 2021, it is anticipated that this site may be developed as part of the wider town centre regeneration aspirations.

Site ref: 64

Site Name	BT Depot, Sutton Road
Post code	WA9 3DZ
Ward	Town Centre
Land type	Brownfield
Size	1.02 hectares
Potential Yield	36
Development trajectory	11-15 years
Description	Former BT Depot



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station or high frequency bus route but is otherwise accessible and located in a sustainable location. There are no known physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered to become available in 11-15 years
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, although the existing buildings will need to be demolished prior to the redevelopment of the site.	
Achievability	The site is likely to be achievable
There has previously been developer interest in this site; the closest EVA typology of modelled schemes indicates that there are unlikely to be financial viability issues in bringing this typology of site forwards for development.	
Comments	The site is Developable
Former BT depot in active use as a donation centre for Willowbrook Hospice. This site forms part of the Moss Nook Watery Lane development (part of phase 3).	

Site ref: 65

Site Name	Former Pumping Station, Sutton Road
Post code	WA9 3EW
Ward	Town Centre
Land type	Brownfield
Size	0.27 hectares
Potential Yield	10
Development trajectory	6-10 years
Description	Cleared former pumping station



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station or high frequency bus route but is otherwise accessible and located in a sustainable location. There are no policy or known physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered to become available in 6-10 years
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, the existing buildings will need to be demolished prior to redevelopment.	
Achievability	The site is likely to be achievable
Although the closest EVA typology of modelled schemes indicates viability, this site might have uncertain viability due to the need for demolition and potential site remediation.	
Comments	The site is Developable
Former pumping station with some structures still present but semi derelict. This site forms part of the Moss Nook Watery Lane development (part of phase 3).	

Site ref: 66

Site Name	Land off Wargrave Road
Post code	WA12 8RW
Ward	Newton
Land type	PDL/GF
Size	0.30 hectares
Potential Yield	7
Development trajectory	6-10 years
Description	Cleared former housing site



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>This site is not close to a train station or a secondary school but is otherwise accessible and located in a sustainable location. There are a number of protected trees on the site and it is close to a wildlife site which may reduce the developable area, but there are no other policy or known physical constraints that would make the site unsuitable for housing.</p>	
Availability	The site is considered to become available in 6-10 years
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.</p>	
Achievability	The site is achievable
<p>There is interest from developers for this site. No known constraints to achievability.</p>	
Comments	The site is Developable
<p>Cleared former housing site with a number of protected trees present. This site is subject to developer interest and is suitable for housing, likely to deliver dwellings over the medium term.</p>	

Site ref: 69

Site Name	Site of former Parr Community High School, Fleet Lane
Post code	WA9 1ST
Ward	Parr
Land type	Brownfield
Size	1.52 hectares
Potential Yield	54
Development trajectory	6-10 years
Description	Cleared former school



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station but is otherwise accessible and located in a sustainable location. The site was identified in the UDP as "education recreation field", but the former school is the process of being redeveloped, there are no other policy or known physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered to be available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.	
Achievability	The site is likely to be achievable
There has previously been developer interest in this site; the closest EVA typology of modelled schemes indicates that there are unlikely to be financial viability issues in bringing this typology of site forwards for development.	
Comments	The site is Developable
The site is in the Council's ownership and is surplus land after redevelopment of school site. Newbridge and PRD consultants have been appointed by the Liverpool City Region	

(LCR) to collate a portfolio of 50 small sites in order to attract funding from Homes England. This site is being considered as part of that work.

Site ref: 72

Site Name	Site of former St.Marks Primary School, Willow Tree Avenue
Post code	WA9 4LZ
Ward	Sutton
Land type	Brownfield
Size	0.51 hectares
Potential Yield	18
Development trajectory	6-10 years
Description	Cleared former school



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>This site is not close to a train station but is otherwise accessible and located in a sustainable location. The site was identified in the UDP as "education recreation field", but the former school has been redeveloped on the adjacent site, there are no other policy or known physical constraints that would make the site unsuitable for housing.</p>	
Availability	The site is considered to be available
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.</p>	
Achievability	The site is achievable
<p>There has previously been developer interest in this site and it is likely to be financially viable to develop.</p>	
Comments	The site is Developable
<p>This is a cleared former school site which has become somewhat overgrown, and is close to pylons. Newbridge and PRD consultants have been appointed by the Liverpool City Region (LCR) to collate a portfolio of 50 small sites in order to attract funding from Homes England. This site is being considered as part of that work.</p>	

Site ref: 74

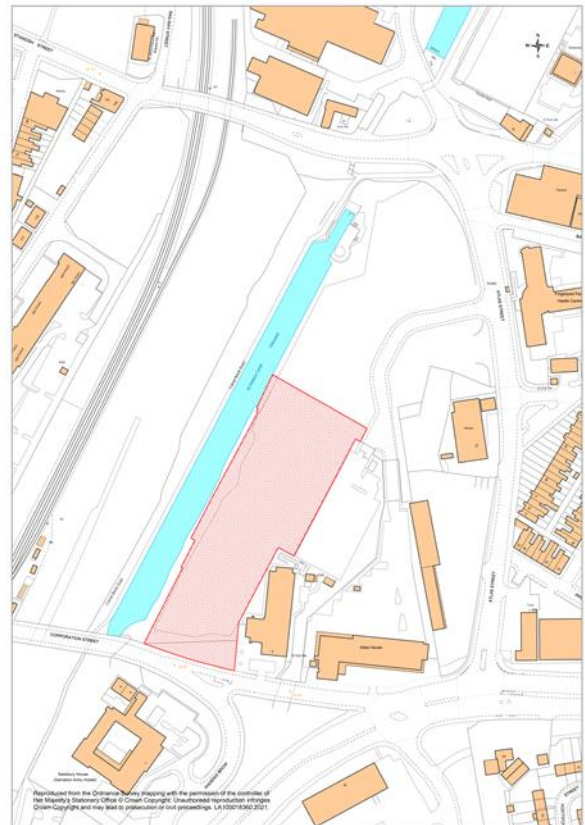
Site Name	Site of former 119-133 Crow Lane West
Post code	WA12 9YN
Ward	Earlestown
Land type	Brownfield
Size	0.30 hectares
Potential Yield	9
Development trajectory	11-15 years
Description	Builders Merchants & Informal Open Space



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is accessible and located in a sustainable location. The rear of the site is in active use as a builders merchants, there are no policy or other known physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered to become available in 11-15 years
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. Part of the site is in active use and is in mixed ownership, with the Council owning the informal open space to the north of the site. It is likely that the land will need decontaminating prior to development.	
Achievability	The site is likely to be achievable
There has previously been developer interest in this site; the closest EVA typology of modelled schemes indicates that there are unlikely to be financial viability issues in bringing this typology of site forwards for development.	
Comments	The site is Developable
Part of the site is in active use as a builders merchants, cessation of existing use required prior to potential redevelopment for housing. See also the adjacent site of 84 which is currently used as informal open space.	

Site ref: 78b

Site Name	Former St.Helens Glass, Corporation Street
Post code	WA10 1GF
Ward	Town Centre
Land type	Brownfield
Size	0.98 hectares
Potential Yield	61
Development trajectory	6-10 years
Description	Cleared former industrial land



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is accessible and located in a sustainable location. There are no policy or known physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered to become available in 6-10 years.
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.	
Achievability	The site is achievable
If higher density housing is provided, then it is considered that development could be financially viable. Whilst development is considered viable developers may choose to develop easier and preferable sites within the Borough.	
Comments	The site is Developable
This site is a cleared former industrial land within a central, urban location. A planning application was granted in 2017 (Reference: P/2017/0634/FUL) for an extra care facility for 130 units on the northern part of the SHLAA site 78 which is expected to be completed in March 2021. The area of land that remains undeveloped would be suitable for high density development.	

Site ref: 82

Site Name	Land adjacent Laffak Road and Carr Mill Road
Post code	WA11 9LG
Ward	Moss Bank
Land type	Brownfield
Size	3.31 hectares
Potential Yield	99
Development trajectory	0-5 years
Description	Mixed use of motor auctions, agricultural holding and former pub/cafe



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>This site is not close to a train station but is otherwise accessible and located in a sustainable location. The site has been the subject of a development brief which includes the provision of a new rail station. A pylon crosses the site and the land may need decontaminating prior to use. There are no other policy or known physical constraints that would make the site unsuitable for housing.</p>	
Availability	The site is considered to become available in 6-10 years
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. The site is in active use and is thought to be in mixed ownership which will need to be resolved, it is likely that the land will need decontaminating prior to development.</p>	
Achievability	The site is likely to be achievable
<p>There has been continuous interest from developers and there is a live planning application (P/2020/0153/FUL) for the site. Although the closest typology of modelled scheme indicates strong viability, this may be affected by land assembly, requirement to safeguard land for a proposed new railway station and associated facilities (as indicated in Core Strategy policy CAS 1 criterion 5ii) and the LPSD policy LPA07 criterion 1e) and decontamination costs.</p>	

Comments

The site is Developable

This site has some active uses on site, but is subject to a Development Brief to redevelop the site.

Site ref: 84

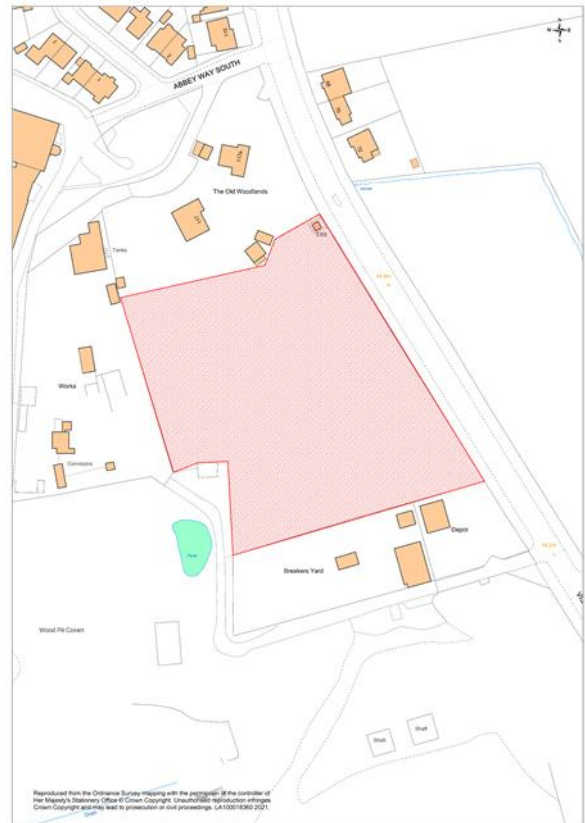
Site Name	Land adjacent Church of Christ, Heather Brae
Post code	WA12 9DH
Ward	Earlestown
Land type	Greenfield
Size	0.30 hectares
Potential Yield	9
Development trajectory	6-10 years
Description	
	Informal Open Space



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station but is otherwise accessible and located in a sustainable location. There are no other policy or known physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered to become available in 6-10 years
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.	
Achievability	The site is achievable
No known constraints to achievability.	
Comments	The site is Developable
This site is used as informal open space however, it is considered to be suitable for residential dwellings. See also the adjacent site of 74 which is in active use as a builders' merchants.	

Site ref: 87

Site Name	Land west of Vista Road
Post code	WA11 0RW
Ward	Haydock
Land type	Greenfield
Size	1.24 hectares
Potential Yield	33
Development trajectory	11-15 years
Description	Agricultural holding



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>This site is not close to a train station but is otherwise accessible and located in a sustainable location. The sites is located within 250m of a large landfill site, there is a pipeline running along one boundary and a scrap yard as a neighbouring use, there are no other policy or known physical constraints that would make the site unsuitable for housing.</p>	
Availability	The site is considered to become available in 11-15 years
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.</p>	
Achievability	The site is likely to be achievable
<p>There has previously been developer interest in this site, with a recent pre-application being submitted. Although the closest typology of modelled scheme indicates strong viability, this may be affected by adjacent land uses.</p>	
Comments	The site is Developable

This site is an agricultural holding and is currently used for grazing; it is adjacent to a scrap yard and there is a cement works and landfill site near by which may reduce the prospect of development in the near future.

Site Ref: 91

Site Name	Milton Street
Post code	WA9 4BQ
Ward	Bold
Land type	Greenfield
Size	1.27 hectares
Potential Yield	25
Development trajectory	6-10 years
Description	Allotments, former school playing field



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>This site is not close to a train station but is otherwise accessible and located in a sustainable location. A flood risk assessment would be required as a quarter of this site is in flood zone 3, to establish whether the site can be developed for housing. There are allotments on the site which should be protected; there are no other policy or known physical constraints that would make the site unsuitable for housing.</p>	
Availability	The site is considered to become available in 6-10 years
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies.</p>	
Achievability	The site is likely to be achievable
<p>Although the closest typology of EVA modelled schemes indicates strong viability, this site might have uncertain viability due to access issues and the potential need for flood mitigation measures.</p>	
Comments	The site is Developable
<p>The site is in the local authority ownership and comprises of allotments and a former school playing field. Part of the site located within Flood Zone 3. The estimated yield has been reduced to reflect these factors and to protect the allotments.</p>	

Site Ref: 95

Site Name	Site of former Carr Mill Infants School, Ullswater Ave
Postcode	WA11 7PT
Ward	Moss Bank
Land Type	PDL/GF
Size	1.49 hectares
Potential Yield	53
Development Trajectory	6-10 years
Description	Cleared former school site.



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>This site is not close to a train station but is otherwise accessible and located in a sustainable location. The site is identified in the UDP as "Education Recreation Field" but is no longer in use as the school has been demolished and the site is fenced off. There are no other policy or known physical constraints that would make the site unsuitable for housing.</p>	
Availability	The site is considered to become available in 6-10 years
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.</p>	
Achievability	The site is likely to be achievable
<p>There has previously been developer interest in this site and it is likely to be financially viable to develop.</p>	
Comments	The site is Developable
<p>Although owned by the local authority, Torus62 Ltd. (Housing Association) are currently producing an Area Action Plan for Moss Bank, and are looking small sites to develop. This site has the potential to come forward as part of that work.</p>	

Site ref: 96

Site Name	Land rear of 350 Warrington Road
Post code	L35 9JL
Ward	Rainhill
Land type	Greenfield
Size	0.39 hectares
Potential Yield	11
Development trajectory	11-15 years
Description	Grazing/ private residential gardens



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station but is otherwise accessible and located in a sustainable location. There are no policy or known physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered to become available in 11-15 years
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. The site is in mixed ownership which will need to be resolved prior to development.	
Achievability	The site is likely to be achievable
Although the closest typology of EVA modelled schemes indicates strong viability, this site might have uncertain viability due to access issues and the potential need for demolition.	
Comments	The site is Developable
Small site with a difficult access that could potentially be resolved to provide a limited number of dwellings over the longer term.	

Site ref: 102

Site Name	Auto Safety Centre, Vicarage Road
Post code	WA11 0UJ
Ward	Blackbrook
Land type	Brownfield
Size	0.31 hectares
Potential Yield	9
Development trajectory	6-10 years
Description	
	Car repairs garage



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is accessible and located in a sustainable location. There is a building that is in active use and this would need to cease prior to redevelopment, there are no policy or other known physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered to become available in 6-10 years
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, the existing building will need to be demolished prior to the site being redeveloped for housing.	
Achievability	The site is likely to be achievable
There has previously been developer interest in this site; the closest EVA typology of modelled schemes indicates that there are unlikely to be financial viability issues in bringing this typology of site forwards for development.	
Comments	The site is Developable
This site is in active use as a car repair garage, cessation of existing use required prior to potential redevelopment for housing.	

Site ref: 103

Site Name	Land rear of 39-67 Valentine Road
Post code	WA12 9LF
Ward	Earlestown
Land type	PDL/GF
Size	0.46 hectares
Potential Yield	10
Development trajectory	6-10 years
Description	Open space/ former garage site



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station but is otherwise accessible and located in a sustainable location. There are no known physical constraints that would make the site unsuitable for housing, part of the site is Greenway and identified in the UDP as "Publicly Available Open Space".	
Availability	The site is considered to be available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies.	
Achievability	The site is likely to be achievable
The closest EVA typology of modelled schemes indicates that there are unlikely to be financial viability issues in bringing this typology of site forwards for development.	
Comments	The site is Developable
This site comprises of cleared former garages and some open space. It has a slightly awkward shape which may reduce the number of dwellings that can be accommodated on the site. The site is owned by Torus62 (Housing Association), who are keen to develop the site. It has been included in their small sites list for development as part of the funding they have secured from Homes England.	

Site Ref: 106

Site Name	Site of former 126-154 Birchley Street and 107-125 Brynn Street
Postcode	WA10 1HZ
Ward	Town Centre
Land type	Brownfield
Size	0.25 hectares
Potential Yield	10
Development trajectory	6-10 years
Description	
	Car Park (former cleared housing site)



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is accessible and located in a sustainable location. There are no known physical or policy constraints that would make the site unsuitable for housing.	
Availability	The site is considered to become available in 6-10 years
Site is currently used as a car park but there is a known over provision of town centre parking in St Helens.	
Achievability	The site is likely to be achievable
The site is likely to be financially viable to develop.	
Comments	The site is Developable
This is a cleared former housing site that is in active use as a car park. It is close to the town centre and surrounded by terraced housing. There is a known over provision of town centre parking within St Helens Town Centre, and the site was previously considered to come forward as part of the One Public Estate Programme. However, it is now being considered as part of the work undertaken with the Council's strategic partners, English Cities Fund. In addition, as part of the Town Investment Plan, submitted to Government as part of the Town Deal fund in January 2021, it is anticipated that this site may be developed as part of the wider town centre regeneration aspirations.	

Site ref: 109

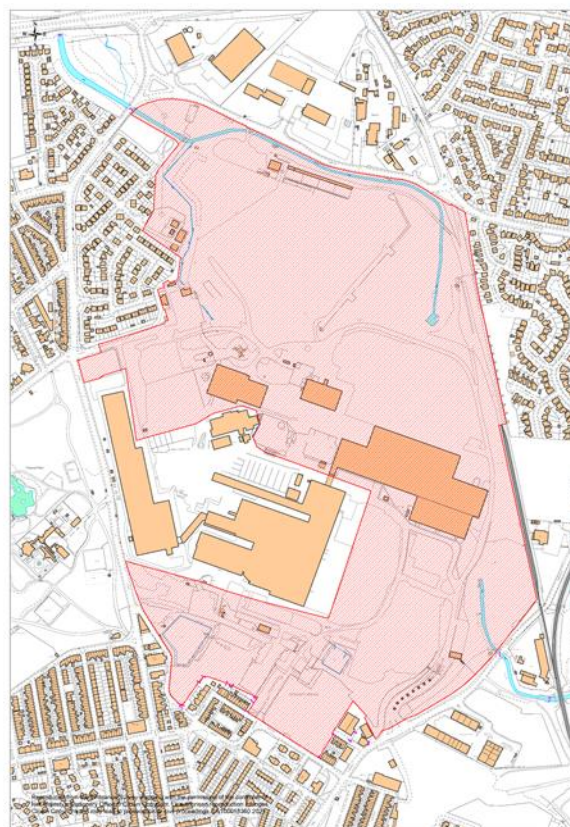
Site Name	Land adjacent Piele Road
Post code	WA11 0PE
Ward	Haydock
Land type	PDL/GF
Size	0.61 hectares
Potential Yield	13
Development trajectory	6-10 years
Description	
	Open Space / former railway



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not well served by public transport but is otherwise accessible and located in a sustainable location. There are no policy constraints that would make the site unsuitable for housing, some land remediation may be required due the former use as a railway line, there are no other known physical constraints.	
Availability	The site is considered to be available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.	
Achievability	The site is achievable
The site is likely to be financially viable to develop.	
Comments	The site is Developable
This site is part greenfield, part former railway line, currently used as informal open space. The residential capacity has been reduced due to proximity to roundabout.	

Site ref: 111

Site Name	Land east of City Road, Cowley Hill
Post code	WA10 1TY
Ward	Moss Bank
Land type	PDL
Size	47.90 hectares
Potential Yield	1,000
Development trajectory	0-5 years
Description	Vacant former employment site



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>This site is not close to a train station but is otherwise accessible and located in a sustainable location. Cleared former employment site with a pending planning application for housing and two local centres. There are known land stability issues that reduce the potential yield for the site.</p>	
Availability	The site is available
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.</p>	
Achievability	The site is achievable
<p>There is active developer interest in this site and it is likely to be financially viable to develop.</p>	
Comments	The site is Deliverable
<p>There is a pending planning application (Ref: P/2020/0083/QUIA) for up to 1,000 housing units. There are no policy or known physical constraints that would make the site unsuitable for housing.</p>	

Site ref: 112

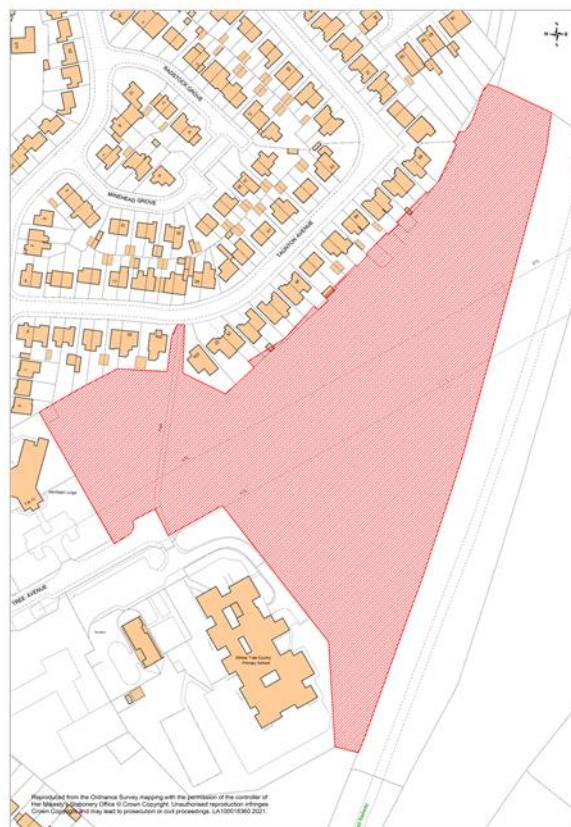
Site Name	Land to the rear of Juddfield Street
Post code	WA11 0AZ
Ward	Blackbrook
Land type	Brownfield
Size	1.14 hectares
Potential Yield	41
Development trajectory	11-15 years
Description	
	Scrap yard



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station but is otherwise accessible and located in a sustainable location. There are no policy or known physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered to become available in 11-15 years
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. The site is thought to be in mixed ownership which will need to be resolved, and it is likely that the land will need decontaminating prior to development.	
Achievability	The site is likely to be achievable
There has previously been developer interest in this site; the closest EVA typology of modelled schemes indicates that there are unlikely to be financial viability issues in bringing this typology of site forwards for development.	
Comments	The site is Developable
This is currently a scrap yard and garage, cessation and relocation of current use required prior to the site being developed for residential purposes.	

Site ref: 113

Site Name	Land at Willow Tree Avenue
Post code	WA9 4NU
Ward	Sutton
Land type	Greenfield
Size	3.45 hectares
Potential Yield	50
Development trajectory	11-15 years
Description	
	Open Space



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>This site is not close to a train station but is otherwise accessible and located in a sustainable location. There are two pylons running across the site which will reduce the developable area, but there are no policy or other known physical constraints that would make the site unsuitable for housing.</p>	
Availability	The site is considered to become available in 11-15 years.
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies.</p>	
Achievability	The site is likely to be achievable
<p>Electricity Pylons pass immediately over the site, a Green Corridor could be provided at 20m either side of the pylons, but values will be adversely impacted by the presence of the power cables. Assuming an urban mix, a development of 50 dwellings provides a surplus, so it is considered that the development of the site is viable.</p>	
Comments	The site is Developable
<p>There are two pylons running across this site which will reduce the number of units that can be accommodated on site, this has been reflected in the capacity figures.</p>	

Site ref: 114

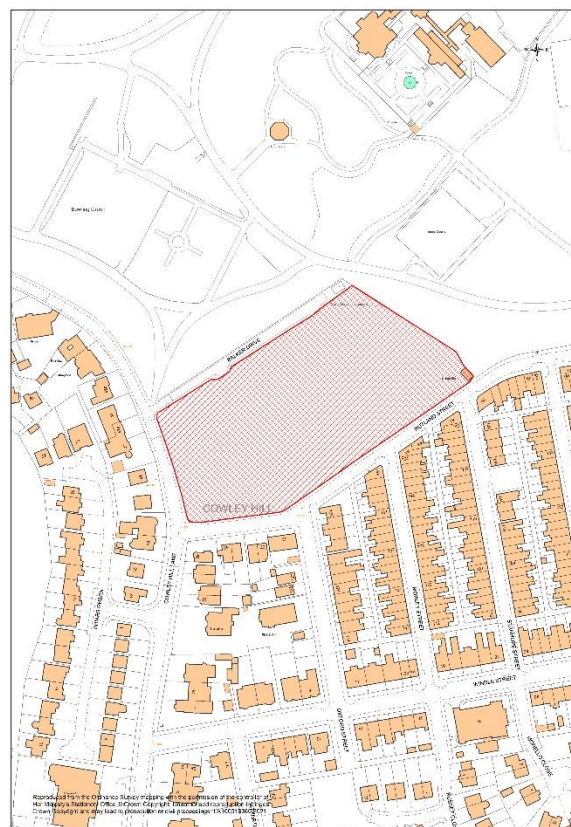
Site Name	Land at 19 and 25 Sutton Moss
Post code	WA9 3HJ
Ward	Parr
Land type	PDL/GF
Size	0.54 hectares
Potential Yield	14
Development trajectory	11-15 years
Description	Residential/ agricultural small-holding



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
The site is not well served by public transport, and there is a public right of way along the western boundary of the site. There are no other policy or known physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered to become available in 11-15 years
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. The site is thought to be in mixed ownership which will need to be resolved prior to development.	
Achievability	The site is likely to be achievable
There has previously been developer interest in this site; the closest EVA typology of modelled schemes indicates that there are unlikely to be financial viability issues in bringing this typology of site forwards for development.	
Comments	The site is Developable
Backland development site.	

Site ref: 126

Site Name	Former Halton and St. Helens PCT HQ, Cowley Hill
Post code	WA10 2UE
Ward	Windle
Land type	Brownfield
Size	1.17 hectares
Potential Yield	32
Development trajectory	0-5 years
Description	Former PCT Headquarters



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station but is otherwise accessible and located in a sustainable location. There are no policy or known physical constraints that would make the site unsuitable for housing.	
Availability	The site is available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies.	
Achievability	The site is likely to be achievable
There is developer interest in this site. The closest typology of EVA modelled schemes indicates strong viability for this site.	
Comments	The site is Deliverable
Former PCT Headquarters is no longer in use. Planning permission was granted for the development of a specialist C2, 75 unit scheme (P/2018/0535/FUL). However, the C2 developer has since pulled out and it is understood that the site is currently being considered for C3 uses.	

Site ref: 129

Site Name	Derbyshire Hill Family Centre, Derbyshire Hill Road
Post code	WA9 2LN
Ward	Parr
Land type	PDL/GF
Size	0.32 hectares
Potential Yield	12
Development trajectory	11-15 years
Description	Community Centre



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station but is otherwise accessible and located in a sustainable location. There are no policy or known physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered to become available in 11-15 years
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. A recent site visit, indicated that the community centre has closed. However, this can not be confirmed as a permanent closure due to restrictions associated with the Covid-19 pandemic.	
Achievability	The site is likely to be achievable
The closest EVA typology of modelled schemes indicates that there are unlikely to be financial viability issues in bringing this typology of site forward for development.	
Comments	The site is Developable
If this community centre is confirmed to be permanently closed or becomes surplus to requirements, it could potentially provide dwellings over the longer term.	

Site ref: 133

Site Name	Land rear of 2-24 Massey Street
Post code	WA9 3NL
Ward	Town Centre
Land type	Greenfield
Size	0.35 hectares
Potential Yield	14
Development trajectory	11-15 years
Description	Cleared garages/ former allotments



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station but is otherwise accessible and located in a sustainable location. There are no policy or known physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered to be available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.	
Achievability	The site is likely to be achievable
The closest EVA typology of modelled schemes indicates that there are unlikely to be financial viability issues in bringing this typology of site forwards for development, however the surrounding land uses may present some issues which reduce the potential viability.	
Comments	The site is Developable
The site is owned by Torus62 (Housing Association) who are keen to bring the site forward as part of their small schemes work. However, it is unlikely that the site will be developed on its own, but is being considered as part of a wider regeneration for the area, with some clearance of existing stock.	

Site Ref: 134

Site Name	Land at Little Road
Postcode	WA11 0JP
Ward	Blackbrook
Land Type	Greenfield
Size	0.52 hectares
Potential Yield	11
Development Trajectory	6-10 years
Description	Informal open space



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>This site is not close to a train station but is otherwise accessible and located in a sustainable location. Major pipelines run along the southern edge of the site, but investigations could be made about developing the northern part of the site, following the same frontages as adjacent plots. There are no policy or other known physical constraints that would make the site unsuitable for housing.</p>	
Availability	The site is considered to become available in 6-10 year
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.</p>	
Achievability	The site is achievable
<p>No known constraints to achievability.</p>	
Comments	The site is Developable
<p>The site is owned by the local authority. It is used as informal open space with pipelines running along the southern boundary, the estimated yield has been reduced to reflect this.</p>	

Site ref: 135

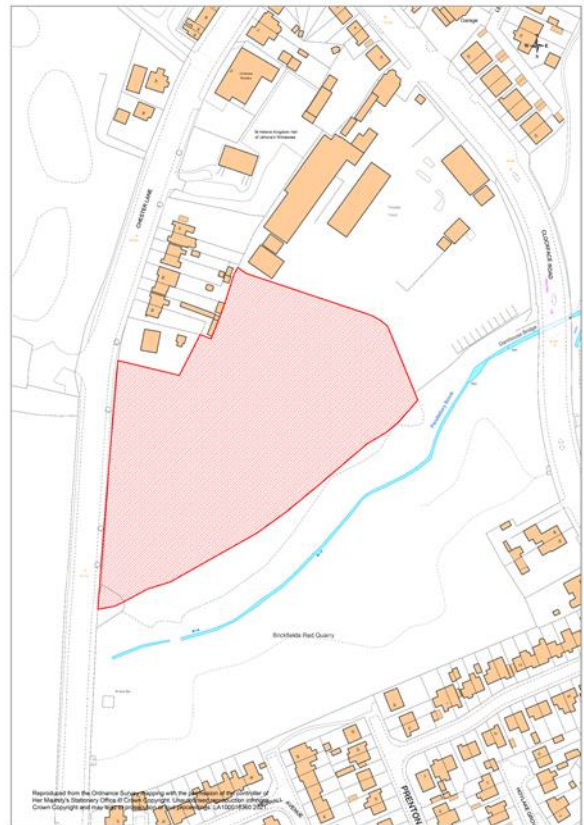
Site Name	Land at Newby Place
Postcode	WA11 7BZ
Ward	Moss Bank
Land type	Greenfield
Size	0.34 hectares
Potential Yield	13
Development trajectory	6-10 years
Description	Informal open space



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is not close to a train station but is otherwise accessible and located in a sustainable location. There are no policy or known physical constraints that would make the site unsuitable for housing.	
Availability	The site is considered to be available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.	
Achievability	The site is achievable
No known constraints to achievability.	
Comments	The site is Developable
Torus62 (Housing Association) own the site and are keen to see the site built out as part of their small sites work. There are potential viability issues if delivered alone, so they are looking to package this site up with other small sites they own within the vicinity.	

Site ref: 150

Site Name	Former Red Quarry, Chester Lane
Post code	WA9 4DA
Ward	Bold
Land type	Brownfield
Size	1.92 hectares
Potential Yield	57
Development trajectory	6 – 10 Years
Description	Former landfill site

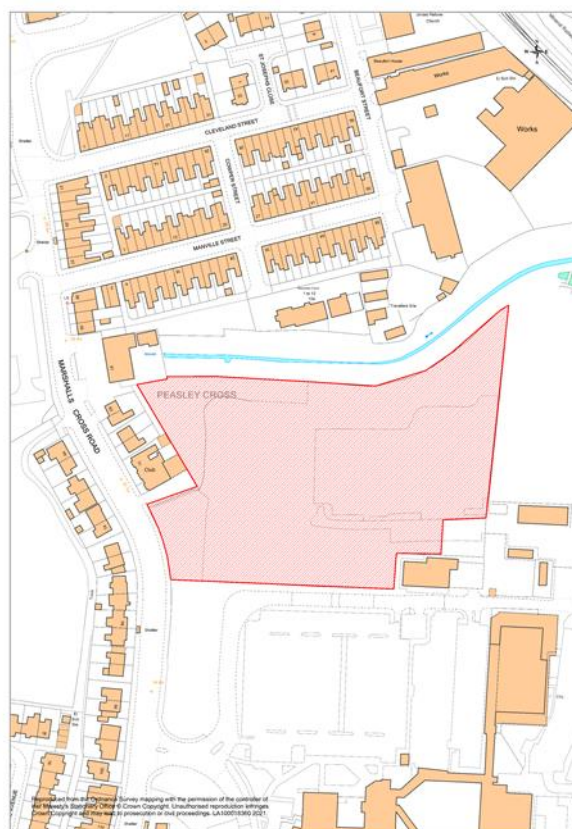


ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>The site is a former refuse tip. Recent ground investigation work indicates that the site is developable. The site is located in a sustainable location close to a train station and high frequency bus service. There are no policy or known physical constraints that would make the site unsuitable for housing. Pendlebury Brook runs to the south of the site, so appropriate ecological mitigation and easement from brook would be required.</p>	
Availability	The site is considered to become available in 6-10 years
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.</p>	
Achievability	The site is likely to be achievable
<p>The closest EVA typology of modelled schemes indicates that there are unlikely to be financial viability issues in bringing this typology of site forward for development. However, the viability of potential ground contamination remediation measures could impact on overall site deliverability.</p>	

Comments	The site is Developable
<p>Former landfill site suitable for housing. There has recently been interest from a developer to remediate and enable future housing development. Discussions with the planning department is ongoing.</p>	

Site ref: 151

Site Name	Land adjacent St.Helens Hospital, Marshalls Cross Road
Post code	WA9 3BY
Ward	Town Centre
Land type	Brownfield
Size	1.65 hectares
Potential Yield	59
Development trajectory	11-15 years
Description	Cleared former hospital site



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
<p>This site is not close to a train station but is otherwise accessible and located in a sustainable location. The northern boundary of the site abuts an area of Flood Zone 2 so a flood risk assessment may be needed to establish whether the site is suitable for residential development, and the eastern edge of the site may be a historic landfill area so additional ground investigations may be required to check the extent of land that is suitable for development.</p>	
Availability	The site is considered to be available
<p>The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.</p>	
Achievability	The site is likely to be achievable
<p>There has previously been developer interest in this site. The closest EVA typology of modelled schemes indicates that there are unlikely to be financial viability issues in bringing this typology of site forwards for development.</p>	
Comments	The site is Developable
<p>This cleared former hospital site is located in a sustainable location and is considered suitable for housing.</p>	

Site Ref: 154

Site Name	College Street Northern Gateway
Postcode	WA10 1HT
Ward	Town Centre
Land Type	Brownfield
Size	2.88 hectares
Potential Yield	103
Development Trajectory	6-10 years
Description	Town centre publicly owned land including car park, former job centre and former register office.

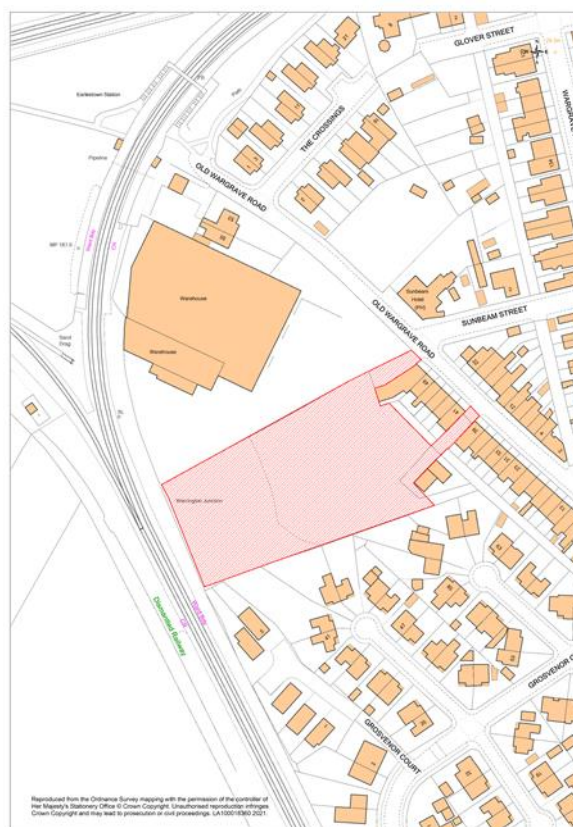


ASSESSMENT	SUMMARY
Suitability	Suitable for housing
This site is accessible and located in a sustainable location. There are no known physical or policy constraints that would make the site unsuitable for housing.	
Availability	The site is considered to become available in 6-10 years
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues, some of the current uses will need to be relocated and buildings will need to be demolished and the site will need to be cleared prior to redevelopment for residential units.	
Achievability	The site is achievable
The site is likely to be financially viable to develop.	
Comments	The site is Developable
The site is situated within the St Helens Town Centre, and is owned by the local authority. It includes a car park, former job centre and former register office. It was initially coming forward as part of the One Public Estate Government Programme. However, it is now being considered as part of the work undertaken with the Council's strategic partners, English Cities Fund. In addition, as part of the Town Investment Plan, submitted to	

Government as part of the Town Deal fund in January 2021, it is anticipated that this site may be developed as part of the wider town centre regeneration aspirations.

Site Ref: NT03

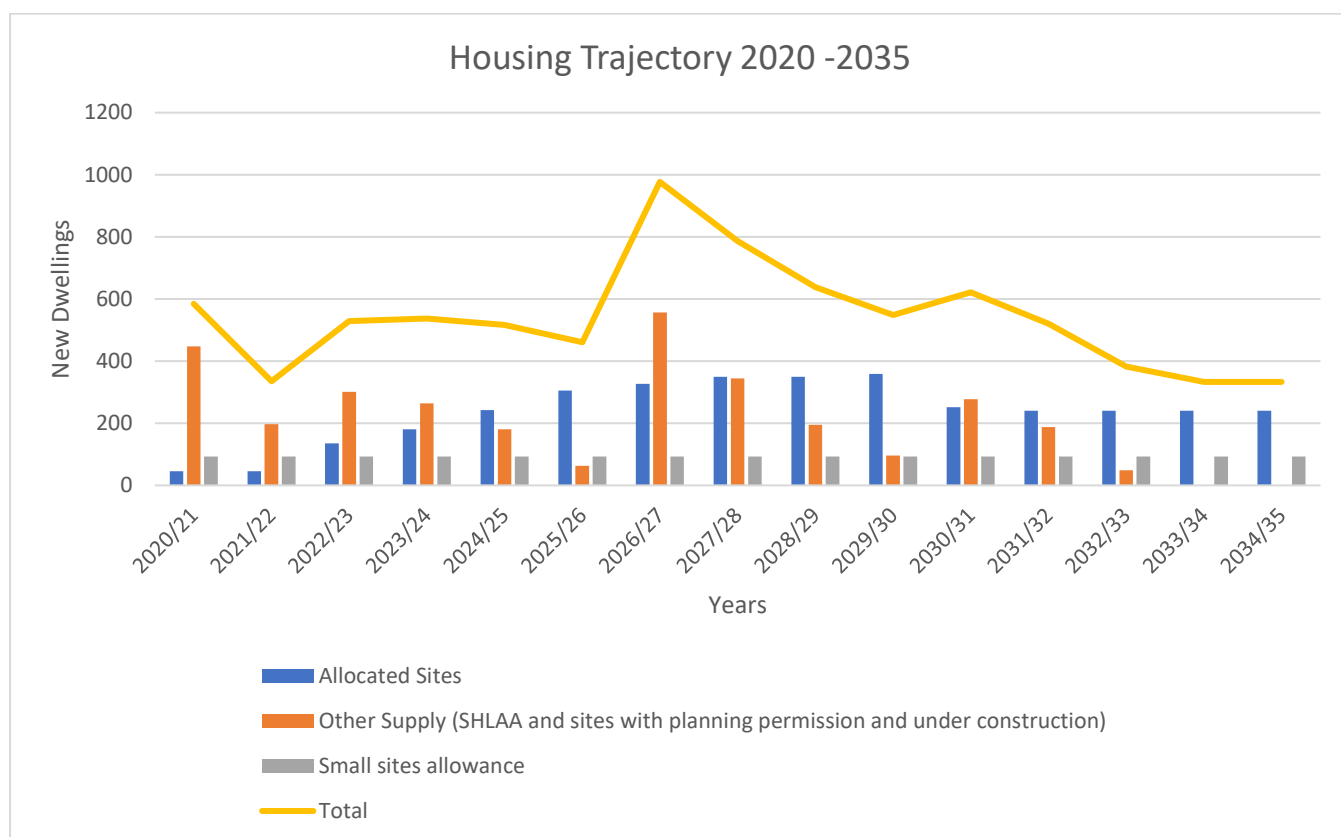
Site Name	Land to side and rear of 41-49 Old Wargrave Road
Postcode	WA12 8NG
Ward	Newton
Land Type	PDL
Size	0.56ha
Potential Yield	20
Development Trajectory	6-10 years
Description	Derelict, underused backland urban site



ASSESSMENT	SUMMARY
Suitability	Suitable for housing
The site lies close to Earlestown railway station and has good public transport links, therefore located in a sustainable location. There are no policy constraints that would make the site unsuitable for housing.	
Availability	The site is considered to be available
The necessary infrastructure is considered to be available within the locality, but provision to the site will need to be confirmed with the relevant utility companies. There are no known legal or ownership issues and the site is considered to be available immediately.	
Achievability	The site is achievable
There is currently developer interest in this site, and it is likely to be financially viable to develop.	
Comments	The site is Deliverable
Planning permission for residential development has been granted a number of times on the site, the latest extant consent was for 60 apartment dwellings. There is currently pre-application discussions on-going.	

Appendix 2: Trajectory

Plan Trajectory 2020-2035



Year	Allocated Sites	Other Supply (SHLAA and sites with planning permission and under construction)	Small sites allowance	Total Dwellings
2020/21	45	447	93	585
2021/22	45	197	93	335
2022/23	135	301	93	529
2023/24	180	264	93	537
2024/25	242	181	93	516
2025/26	305	63	93	461
2026/27	327	557	93	977
2027/28	350	344	93	787
2028/29	350	195	93	638
2029/30	359	96	93	548
2030/31	252	277	93	622
2031/32	240	188	93	521
2032/33	240	49	93	382
2033/34	240	0	93	333
2034/35	240	0	93	333
Total				8,104

Plan Trajectory 2020-2035 with a 15% discount applied to years 6-15 of the SHLAA
Supply and non-Green Belt allocations (3HA, 6HA, 9HA and 10HA)



Year	Allocated Sites (-15% discount to years 6-15 for non Green Belt sites 3,6,9 and 10ha)	Other Supply - 15% discount (SHLAA and sites with planning permission and under construction)	Small sites allowance	Total Dwellings
2020/21	45	447	93	585
2021/22	45	197	93	335
2022/23	135	301	93	529
2023/24	180	264	93	537
2024/25	242	181	93	516
2025/26	285	54	93	432
2026/27	307	473	93	873
2027/28	330	292	93	715
2028/29	331	166	93	590
2029/30	345	82	93	520
2030/31	238	235	93	566
2031/32	226	160	93	479
2032/33	226	42	93	361
2033/34	226	0	93	319
2034/35	226	0	93	319
Total				7,676

Housing Supply 2020-2035 (as of 26.02.2021)		Number of dwellings
Deliverable 0-5 years	Large sites - planning permission not started (including SHLAA 2017 sites that have since gained planning permission but not started)	656
	Large sites - planning permission under construction (including SHLAA_2017 and new large sites with planning permission and under construction)	526
	Large sites - SHLAA sites (including SHLAA 2017 sites with planning permission that has now expired)	208
	Local Plan Allocations (including those previously counted as SHLAA sites 3HA, 6HA, 9HA and 10HA)	647
	Small sites - allowance (93 x 5)	465
	Sub total	2502
Developable 6-10 years	Large sites - planning permission not started (including SHLAA 2017 sites that have since gained planning permission but not started)	128
	Large sites - planning permission under construction (including SHLAA_2017 and new large sites with planning permission and under construction)	0
	Large sites - SHLAA sites (including SHLAA 2017 sites with planning permission that has now expired)	1127
	Local Plan Allocations (including those previously counted as SHLAA sites 3HA, 6HA, 9HA and 10HA)	1691
	Large sites - historically implemented but stalled	0
	Small sites - allowance (93 x 5)	465
Sub total	3411	
Developable 11-15 years	Large sites - planning permission not started (including SHLAA 2017 sites that have since gained planning permission but not started)	0
	Large sites - planning permission under construction (including SHLAA_2017 and new large sites with planning permission and under construction)	0
	Large sites - SHLAA sites (including SHLAA 2017 sites with planning permission that has now expired)	279
	Local Plan Allocations (including those previously counted as SHLAA sites 3HA, 6HA, 9HA and 10HA)	1212
	Large sites - historically implemented but stalled	235
	Small sites - allowance (93 x 5)	465
Sub total	2191	
TOTAL		8,104

Appendix 3: Composite spreadsheet of housing delivery over the Plan period

Housing Trajectory 2020 – 2035 (as of 31.03.2020, including an update to all 2017 SHLAA sites and any new sites with planning permission)

SHLAA & Local Plan Ref	Site Name	Site capacity	Units completed	Outstanding capacity	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	0-5 yrs	Plan period total	Total post 2035	Change since 2017 SHLAA as of 31.03.2020	Further changes since 2017 SHLAA (in relation to the updated SHLAA Proformas February 2021 in appendix 1)
1HA (Local Plan Allocation)	Land South of Billinge Road, East of Garswood Road and West of Smock Lane, Garswood	216	0	216	0	0	0	0	20	40	40	40	40	36	0	0	0	0	0	20	216	0	N/A	N/A
2HA (Local Plan Allocation)	Land at Florida Farm (South of A580), Slag Lane, Blackbrook	522	0	522	0	0	0	0	0	0	22	45	45	45	45	45	45	45	45	0	382	140	N/A	N/A
3HA (Local Plan Allocation)	Penlake Industrial Estate Land at Emr Recycling And Former British Rail Club, Railway Embankment	337	134	203	45	45	45	45	23	0	0	0	0	0	0	0	0	0	0	203	203	0	134 units completed.	N/A
4HA (Local Plan Allocation)	Land bounded by Reginald Road/Bold Road/Travers Entry/Gorse Lane/Crawford Street, Bold (Bold Forest Garden Suburb)	2,988	0	2,988	0	0	0	0	0	0	0	0	0	60	60	60	60	60	60	0	360	2628	N/A	N/A
5HA (Local Plan Allocation)	Land South of Gartons Lane and former St.Theresa's Social Club, Gartons Lane, Bold	569	0	569	0	0	0	0	22	45	45	45	45	45	45	45	45	45	45	22	472	97	N/A	N/A
6HA (Local Plan Allocation)	Land east of City Road, Cowley Hill	816	0	816	0	0	0	45	45	45	45	45	45	45	45	45	45	45	45	90	540	276	Site is the subject of a live planning application (P/2020/0083/OU EIA) for up to 1200 units.	Planning application is expected to go to March 2021 Committee
7HA (Local Plan Allocation)	Land West of the A49 Mill Lane and to the East of the West Coast Mainline railway line, Newton-le-Willows	181	0	181	0	0	0	0	20	40	40	40	40	1	0	0	0	0	0	20	181	0	N/A	N/A

SHLAA & Local Plan Ref	Site Name	Site capacity	Units completed	Outstanding capacity	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	0-5 yrs	Plan period total	Total post 2035	Change since 2017 SHLAA as of 31.03.2020	Further changes since 2017 SHLAA (in relation to the updated SHLAA Proformas February 2021 in appendix 1)
8HA (Local Plan Allocation)	Land South of Higher Lane and East of Rookery Lane, Rainford	259	0	259	0	0	0	0	22	45	45	45	45	45	12	0	0	0	0	22	259	0	N/A	N/A
9HA (Local Plan Allocation)	Land north of Elton Head Road	352	0	352	0	0	45	45	45	45	45	45	45	37	0	0	0	0	0	135	352	0	Site obtained outline planning permission (P/2018/0060) for 352 units in June 2018.	N/A
10HA (Local Plan Allocation)	Moss Nook Urban Village, Watery Lane	802	0	802	0	0	45	45	45	45	45	45	45	45	45	45	45	45	45	135	585	217	A £2M grant has been secured from the LCR SIF to accelerate development of the site. The funding will help unlock the first phase of the site (circa 240 units) through financially contributing to the construction of a spine road and associated infrastructure. Groundworks are ongoing.	Planning Application for Reserved Matters has been submitted for Phase 1 of the development site, circa 258 units (P/2021/0015/RES). Site works have also commenced on the spine road through the site.

SHLAA & Local Plan Ref	Site Name	Site capacity	Units completed	Outstanding capacity	2020 /21	2021/ 22	2022/ 23	2023 / 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	0-5 yrs	Type of site	Plan period total	Total post 2035	Change since 2017 SHLAA as of 31.03.2020	Further changes since 2017 SHLAA (in relation to the updated SHLAA Proformas February 2021 in appendix 1)
1	Land rear of 1-27 Station Road	12	0	12	0	0	10	2	0	0	0	0	0	0	0	0	0	0	0	12	SHLAA_2017	12	0	Live planning application for 14 units (P/2019/0794/FUL)	Live planning application for 14 units awaiting decision (P/2019/0794/FUL)
3	Land At Weymouth Avenue and Portland Way St Helens	52	36	16	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	SHLAA_2017 - now with planning permission and under construction	16	0	Site is under construction. As per the planning permission the site has been combined with SHLAA 2017 sites 4 and 5. 36 units complete and 16 outstanding.	N/A
10	Land at junction of Sunbury Street and Fir Street	30	0	30	0	20	10	0	0	0	0	0	0	0	0	0	0	0	0	30	SHLAA_2017 - now with planning permission and not started	30	0	Site gained planning permission in May 2019 (P/2018/0882/FUL) for the erection of 30 dwellings.	N/A
13	Land rear of Carnegie Crescent and Goodban Street	7	0	7	0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	SHLAA_2017	7	0	No change. Site is in Helena Homes ownership who have indicated that they still intend to develop it.	No change. Site is in local authority ownership.
18	Land at Somerset Street and Sussex Grove	66	0	66	0	0	0	0	0	0	30	30	6	0	0	0	0	0	0	0	SHLAA_2017	66	0	No change. This site is in Helena Homes ownership who have indicated that they still intend to develop it.	No change. This site is in Torus62 (Housing Association) ownership who have indicated that they still intend to develop it.
19	Leyland Green Road	8	0	8	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	SHLAA_2017	7	0	P/2019/0728/FUL – application for 9 dwellings – withdrawn – 26.11.19. United Utilities objected to the site layout as it would compromise their ability to access the significant water main to the north of the site.	Planning permission has been granted for 8 dwellings (reference: P/2020/0478/FUL).
22	Land at corner of Fairclough Street and Wargrave Road	14	0	14	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	SHLAA_2017	14	0	No change	No change. There is still developer interest in the site.
23	Liverpool Arms and former Sacred Heart RC Church and School, Borough Road	29	0	29	0	0	10	19	0	0	0	0	0	0	0	0	0	0	0	29	SHLAA_2017	29	0	No change, but development of the site remains a priority for the Council given its prominent town centre location.	No change, but development of the site remains a priority for the Council given its prominent town centre location.

ST HELENS BOROUGH LOCAL PLAN 2020-2035
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SHLAA & Local Plan Ref	Site Name	Site capacity	Units completed	Outstanding capacity	2020 /21	2021/ 22	2022/ 23	2023 / 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	0-5 yrs	Type of site	Plan period total	Total post 2035	Change since 2017 SHLAA as of 31.03.2020	Further changes since 2017 SHLAA (in relation to the updated SHLAA Proformas February 2021 in appendix 1)
25	Alexandra Park - Former Pilkington HQ	162	0	162	0	0	0	0	0	0	45	45	45	27	0	0	0	0	0	0	SHLAA_2017	162	0	No change. There is still developer interest in the site.	No change. There is still developer interest in the site and there has been pre-application discussion for part of this site.
27	Former Bethell Mission Bowling Green, Marsden Avenue	10	0	10	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	SHLAA_2017	10	0	No change	No change.
31	Former Sutton Arms PH, Elephant Lane	18	0	18	0	0	0	0	0	0	18	0	0	0	0	0	0	0	0	0	SHLAA_2017	18	0	No change	No change. There is still developer interest in the site and there has been a pre-application discussion.
36	Land & Premises at Lords Fold	58	0	58	0	0	30	28	0	0	0	0	0	0	0	0	0	0	0	58	SHLAA_2017 - now with planning permission and not started	58	0	Site obtained outline planning permission (P/2017/0789) in May 2018 for 58 units. Further planning permission relating to the relocation of the existing employment use on a neighbouring site has since been obtained (P/2020/0082/FUL) . Reserved matters / new full application is being progressed.	N/A
58	Former Central Works, Church Road	48	0	48	0	0	0	0	0	0	20	20	8	0	0	0	0	0	0	0	SHLAA_2017	48	0	No change.	No change.
59	Site of former 56-120 Eccleston Street	13	0	13	0	0	0	0	0	0	13	0	0	0	0	0	0	0	0	0	SHLAA_2017	13	0	No change	No change.
60	Vacant land adjacent to Rail Line, Elephant Lane	112	0	112	0	0	0	0	0	0	30	30	30	22	0	0	0	0	0	0	SHLAA_2017	112	0	No change	No change.
61	Land North and South of Corporation Street	169	0	169	0	0	0	0	0	0	45	45	45	34	0	0	0	0	0	0	SHLAA_2017	169	0	No change	No change. There is still developer interest in the site and there has been a pre-application discussion. Additionally, the site continues to be considered for residential use as

SHLAA & Local Plan Ref	Site Name	Site capacity	Units completed	Outstanding capacity	2020 /21	2021/ 22	2022/ 23	2023 / 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	0-5 yrs	Type of site	Plan period total	Total post 2035	Change since 2017 SHLAA as of 31.03.2020	Further changes since 2017 SHLAA (in relation to the updated SHLAA Proformas February 2021 in appendix 1)
																									part of the Council's wider regeneration proposals for the Town Centre.
63	Land at Waterdale Crescent	10	0	10	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	SHLAA_2017	10	0	No change	No change.
64	BT Depot, Sutton Road	36	0	36	0	0	0	0	0	0	0	0	0	0	20	16	0	0	0	0	SHLAA_2017	36	0	No change but wider Moss Nook site (SHLAA site 9) has received grant funding to help deliver phase 1.	No change but wider Moss Nook site (SHLAA site 9) has received grant funding to help deliver phase 1.
65	Former Pumping Station, Sutton Road	10	0	10	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	SHLAA_2017	10	0	No change but wider Moss Nook site (SHLAA site 9) has received grant funding to help deliver phase 1.	No change but wider Moss Nook site (SHLAA site 9) has received grant funding to help deliver phase 1.
66	Land off Wargrave Road	7	0	7	0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	SHLAA_2017	7	0	No change	No change.
69	Site of former Parr Community High School, Fleet Lane	54	0	54	0	0	0	0	0	0	30	24	0	0	0	0	0	0	0	0	SHLAA_2017	54	0	No change	No change.
72	Site of former St. Marks Primary School, Willow Tree Avenue	18	0	18	0	0	0	0	0	0	18	0	0	0	0	0	0	0	0	0	SHLAA_2017	18	0	No change	No change.
74	Site of former 119-133 Crow Lane West	9	0	9	0	0	0	0	0	0	0	0	0	0	9	0	0	0	0	0	SHLAA_2017	9	0	No change	No change.
75	Christ Church Parish Hall, Chapel Lane	7	0	7	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	7	SHLAA_2017 - now with planning permission and not started	7	0	Site now has outline planning permission for 7 units (P/2018/0749). Site has not started.	N/A
78a	Former St. Helens Glass, Corporation Street	130	0	130	130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	130	SHLAA_2017 - now with planning permission and under construction	130	0	The northern part of the site now has a planning permission (P/2017/0634) for affordable rent apartments for 130 units which is under construction and nearing completion. Site has now been split into two sites - 78a and 78b.	N/A

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SHLAA & Local Plan Ref	Site Name	Site capacity	Units completed	Outstanding capacity	2020 /21	2021/ 22	2022/ 23	2023 / 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	0-5 yrs	Type of site	Plan period total	Total post 2035	Change since 2017 SHLAA as of 31.03.2020	Further changes since 2017 SHLAA (in relation to the updated SHLAA Proformas February 2021 in appendix 1)
78b	Former St. Helens Glass, Corporation Street	61	0	61	0	0	0	0	0	0	0	30	31	0	0	0	0	0	0	0	SHLAA_2017	61	0	Site has been split from 78a. Assumed density is 70 dwellings per hectare with a 90% net developable area.	Taking account of a revised site area the potential site yield has been recalculated. Assumed density is 70 dwellings per hectare with a 90% net developable area. Revised site yield is now 61 units.
82	Land adjacent Laffak Road and Carr Mill Road	150	0	150	0	0	45	45	45	15	0	0	0	0	0	0	0	0	0	0	135	150	0	Site was the subject of a planning application for a mixed use scheme including 150 residential units comprising of 57 houses, 1 bungalow, and 92 apartments (P/2019/0036/FUL) which was withdrawn in November 2019, to allow for flood risk, landscaping and acoustic issues to be addressed. Revised application likely soon.	There is a live application for 150 residential units, awaiting decision (reference: P/2020/0153/FUL).
84	Land adjacent Church of Christ, Heather Brae	9	0	9	0	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	SHLAA_2017	9	0	No change.	No change.
85	Site of former Our Lady's Primary School, Fleet Lane	54	16	38	30	8	0	0	0	0	0	0	0	0	0	0	0	0	0	38	SHLAA_2017 - now with planning permission and under construction	38	0	Site now has a planning permission for 54 units with 38 units outstanding (P/2018/0502).	N/A
87	Land west of Vista Road	33	0	33	0	0	0	0	0	0	0	0	0	0	20	13	0	0	0	0	SHLAA_2017	33	0	No change.	No change. There is still developer interest in the site and there has been a pre-application discussion.
89	Land rear of 64-94 Marshalls Cross Road	32	0	32	10	22	0	0	0	0	0	0	0	0	0	0	0	0	0	32	SHLAA_2017 - now with planning permission and not started	32	0	Site now has full planning permission for 32 units (P/2019/0693). Site has not started.	N/A
90	Land to the West of Common Road	142	97	45	30	15	0	0	0	0	0	0	0	0	0	0	0	0	0	45	SHLAA_2017 - now with planning permission	45	0	Site now has full planning permission for 142 units (P/2016/0742). Site	N/A

SHLAA & Local Plan Ref	Site Name	Site capacity	Units completed	Outstanding capacity	2020 /21	2021/ 22	2022/ 23	2023 / 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	0-5 yrs	Type of site	Plan period total	Total post 2035	Change since 2017 SHLAA as of 31.03.2020	Further changes since 2017 SHLAA (in relation to the updated SHLAA Proformas February 2021 in appendix 1)
																					and under construction			is under construction with 45 units outstanding.	
91	Milton Street	25	0	25	0	0	0	0	0	0	20	5	0	0	0	0	0	0	0	0	SHLAA_2017	25	0	No change.	No change.
95	Site of former Carr Mill Infants School, Ullswater Ave	53	0	53	0	0	0	0	0	0	30	23	0	0	0	0	0	0	0	0	SHLAA_2017	53	0	No change.	No change.
96	Land rear of 350 Warrington Road	11	0	11	0	0	0	0	0	0	0	0	0	0	11	0	0	0	0	0	SHLAA_2017	11	0	No change.	No change.
102	Auto Safety Centre, Vicarage Road	9	0	9	0	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	SHLAA_2017	9	0	No change.	No change.
103	Land rear of 39-67 Valentine Road	10	0	10	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	SHLAA_2017	10	0	No change.	No change.
106	Site of former 126-154 Birchley Street and 107-125 Brynn Street	10	0	10	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	SHLAA_2017	10	0	No change.	No change. Site continues to be considered for residential use as part of the Council's wider regeneration proposals for the Town Centre.
109	Land adjacent Piele Road	13	0	13	0	0	0	0	0	0	13	0	0	0	0	0	0	0	0	0	SHLAA_2017	13	0	No change.	No change.
112	Land to the rear of Juddfield Street	41	0	41	0	0	0	0	0	0	0	0	0	0	20	20	1	0	0	0	SHLAA_2017	41	0	No change.	No change.
113	Land at Willow Tree Avenue	50	0	50	0	0	0	0	0	0	0	0	0	0	30	20	0	0	0	0	SHLAA_2017	50	0	No change.	No change.
114	Land at 19 and 25 Sutton Moss Road	14	0	14	0	0	0	0	0	0	0	0	0	0	14	0	0	0	0	0	SHLAA_2017	14	0	No change.	No change.
126	Former Halton and St Helens PCT HQ, Cowley Hill	32	0	32	0	0	10	20	2	0	0	0	0	0	0	0	0	0	0	32	SHLAA_2017	32	0	Site has a planning permission for the development of Specialist C2 75 unit scheme (P/2018/0535/FUL) Some of the planning conditions were discharged in 2018. However, C2 developer has now pulled out, site is now being considered for C3 use.	Site has a planning permission for the development of Specialist C2 75 unit scheme (P/2018/0535/FUL) Some of the planning conditions were discharged in 2018. However, C2 developer has now pulled out, site is now being considered for C3 use.

ST HELENS BOROUGH LOCAL PLAN 2020-2035
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SHLAA & Local Plan Ref	Site Name	Site capacity	Units completed	Outstanding capacity	2020 /21	2021/ 22	2022/ 23	2023 / 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	0-5 yrs	Type of site	Plan period total	Total post 2035	Change since 2017 SHLAA as of 31.03.2020	Further changes since 2017 SHLAA (in relation to the updated SHLAA Proformas February 2021 in appendix 1)
129	Derbyshire Hill Family Centre, Derbyshire Hill Road	12	0	12	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	SHLAA_2017	12	0	No change.	No change.
133	Land rear of 2-24 Massey Street	14	0	14	0	0	0	0	0	0	0	0	0	0	14	0	0	0	0	0	SHLAA_2017	14	0	No change.	No change.
134	Land at Littler Road	11	0	11	0	0	0	0	0	0	11	0	0	0	0	0	0	0	0	0	SHLAA_2017	11	0	No change.	No change.
135	Land at Newby Place	13	0	13	0	0	0	0	0	0	13	0	0	0	0	0	0	0	0	0	SHLAA_2017	13	0	No change.	No change.
150	Former Red Quarry, Chester Lane	57	0	57	0	0	0	0	0	0	30	27	0	0	0	0	0	0	0	0	SHLAA_2017	57	0	No change.	No change however, there is developer interest in the site.
151	Land adjacent St. Helens Hospital, Marshalls Cross Road	59	0	59	0	0	0	0	0	0	0	0	0	0	30	29	0	0	0	0	SHLAA_2017	59	0	No change.	No change.
152	Sidac Sports & Social Club, Applecorn Close	117	117	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	SHLAA_2017	0	0	Site gained planning permission (P/2017/0890) for 117 units and is now complete.	N/A
154	College Street Northern Gateway	103	0	103	0	0	0	0	0	0	30	30	30	13	0	0	0	0	0	0	SHLAA_2017	103	0	Site continues to be considered for residential use as part of the Council's / One Public Estate proposals for the Town Centre.	Site continues to be considered for residential use as part of the Council's wider regeneration proposals for the Town Centre.
156	Land south of Crab Street	61	0	61	61	0	0	0	0	0	0	0	0	0	0	0	0	0	0	61	SHLAA_2017 - now with planning permission and under construction	61	0	Site has obtained planning permission (P/2018/0021) for 61 affordable rent units. Site is under construction.	N/A
HL496	Land at Elton Head Road, Lea Green	180	0	180	0	45	45	45	45	0	0	0	0	0	0	0	0	0	0	180	Planning permission : not started	180	0	Site now has a full planning permission (P/2019/0216).	N/A
NT03	Land to side and rear of 41-49 Old Wargrave Road	20	0	20	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	Planning permission : not started	20	0	SHLAA 2017 site with planning permission now expired (P/2016/0412).	SHLAA 2017 site with planning permission now expired (P/2016/0412). Taking account of a revised site area the potential site yield has been recalculated. Assumed density is 40 dwellings per hectare with a 90%

SHLAA & Local Plan Ref	Site Name	Site capacity	Units completed	Outstanding capacity	2020 /21	2021/ 22	2022/ 23	2023 / 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	0-5 yrs	Type of site	Plan period total	Total post 2035	Change since 2017 SHLAA as of 31.03.2020	Further changes since 2017 SHLAA (in relation to the updated SHLAA Proformas February 2021 in appendix 1)
																									net developable area. Revised site yield is now 20 units. There is still developer interest in the site and there has been a pre-application discussion.
HL417	Sherdley Remec Ltd Gorsey Lane Clock Face	18	17	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	Planning permission : under construction	1	0	1 unit outstanding (plot 18).	N/A
HL483	Ibstocks, Chester Lane	260	0	260	0	0	45	45	45	45	45	35	0	0	0	0	0	0	0	135	Planning permission : not started	260	0	Relevant conditions for site remediation were discharged in 2018 (site has full planning permission for site profiling and outline for residential use). Site levelling and profiling is being undertaken.	N/A
HL555	Viridor Glass Recycling, Lancots Lane	53	42	11	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	Planning permission : under construction	11	0	Site is under construction. 11 units are outstanding.	N/A
HL289	388 Clipsley Lane	5	0	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	Planning permission : under construction	5	0	Site has a full planning permission (P/2019/0817).	N/A
HL524	Clough Mill Blundells Lane	10	0	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10	Planning permission : not started	10	0	Renewal of outline planning permission (P/2019/0812).	N/A
HL537	Windlehurst Youth Centre Gamble Avenue	12	0	12	0	10	2	0	0	0	0	0	0	0	0	0	0	0	0	12	Planning permission : not started	12	0	No change.	N/A
TH02	Land at Lea Green Colliery and Lowfield Lane Industrial Estate (Persimmon Homes)	160	156	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	Planning permission : under construction	4	0	Site is nearly complete.	N/A
HL202	Deacon Trading Estate	321	305	16	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	Planning permission : under construction	16	0	16 units outstanding.	N/A
HL310	Phase 3 (Aka 2b) Land Site Of Former Vulcan	89	0	89	0	15	30	30	14	0	0	0	0	0	0	0	0	0	0	89	Planning permission : not started.	89	0	Reserved Matters Permission for P/2019/0217/FUL 89 dwellings this is an increase from	N/A

ST HELENS BOROUGH LOCAL PLAN 2020-2035
RESPONSE TO PRELIMINARY MATTERS AND ISSUES FOR THE EXAMINATION (FEBRUARY 2021)

SHLAA & Local Plan Ref	Site Name	Site capacity	Units completed	Outstanding capacity	2020 /21	2021/ 22	2022/ 23	2023 / 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	0-5 yrs	Type of site	Plan period total	Total post 2035	Change since 2017 SHLAA as of 31.03.2020	Further changes since 2017 SHLAA (in relation to the updated SHLAA Proformas February 2021 in appendix 1)
	Works Wargrave Road																							74 in the last SHLAA.	
HL443	Land Off Lowfield Lane	104	53	51	30	21	0	0	0	0	0	0	0	0	0	0	0	0	0	51	Planning permission : under construction	51	0	51 units outstanding.	N/A
HL456	Land At Sorrel Way Clock Face	10	0	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	Planning permission : under construction	10	0	10 units outstanding.	N/A
WI14	Land Adjacent To Bleak Hill Farmhouse Bleak Hill Road Windle	7	2	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	Planning permission : under construction	5	0	5 units outstanding.	N/A
HL531	Land At Mere Grange Lowfield Lane	82	15	67	30	30	7	0	0	0	0	0	0	0	0	0	0	0	0	67	Planning permission : under construction	67	0	67 units outstanding.	N/A
NT06	Phase 4 Land Site Of Former Vulcan Works Wargrave Road	134	91	43	30	13	0	0	0	0	0	0	0	0	0	0	0	0	0	43	Planning permission : under construction	43	0	43 units outstanding.	N/A
HL525	Fishwicks Industrial Estate, Baxters Lane	93	0	93	0	0	30	30	30	3	0	0	0	0	0	0	0	0	0	90	Planning permission : not started	93	0	No change. Site has outline planning permission and demolition of some buildings commenced in 2017.	N/A
HL189	Land Off Monastery Lane	80	0	80	0	0	0	0	0	0	0	0	0	0	30	30	20	0	0	0	Planning permission : not started	80	0	No change.	N/A
RH11	Land off Stonecross Drive	8	1	7	0	0	0	0	0	0	0	0	0	0	7	0	0	0	0	0	Planning permission : historically stalled site	7	0	No change.	N/A
HL363	Land At Baxters Lane	84	0	84	0	0	0	0	0	0	0	0	0	0	30	30	24	0	0	0	Planning permission : historically stalled site	84	0	No change.	N/A
TC43	HQ Apartments (former AC Complex Site), Shaw Street	260	196	64	0	0	0	0	0	0	0	0	0	0	30	30	4	0	0	0	Planning permission : historically stalled site	64	0	No change.	N/A
HL666	3 Central Avenue Eccleston	13	0	13	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	Planning permission :	13	0	None-SHLAA 2017 site with planning permission for 13 units P/2018/0802.	N/A

SHLAA & Local Plan Ref	Site Name	Site capacity	Units completed	Outstanding capacity	2020 /21	2021/ 22	2022/ 23	2023 / 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	0-5 yrs	Type of site	Plan period total	Total post 2035	Change since 2017 SHLAA as of 31.03.2020	Further changes since 2017 SHLAA (in relation to the updated SHLAA Proformas February 2021 in appendix 1)
	Park St Helens																				historically stalled site				
HL613	Millbrook Hostel 12 Mulcrow Close St Helens	16	4	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	New large site with planning permission and under construction	12	0	None-SHLAA 2017 site with planning permission for 16 units P/2017/0395.	N/A
HL578	Carmelite Convent 1 Green Lane Eccleston St Helens	12	9	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	New large site with planning permission and under construction	3	0	None-SHLAA 2017 site with planning permission for 12 units P/2017/0068.	N/A	

