



**ST HELENS**  
BOROUGH COUNCIL

Planning Inspectors Mark Dakeyne and  
Victoria Lucas  
Planning Inspectorate  
c/o Kerry Trueman, Programme Officer  
(via email)

Development Plans Team  
St Helens Council  
Merseyside

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17 August 2021

Dear Inspectors

### **St Helens Borough Local Plan – Examination in Public**

Thank you for your letter dated 30 July 2021 regarding Housing Land Supply and the National Planning Policy Framework (NPPF).

I can confirm that the Council accepts the conclusions provided within that letter, and the detailed housing trajectory supporting the Plan has been updated accordingly. The related housing information tables previously provided in Examination document SHBC007 have also been updated. This updated housing information is submitted at the same time as this letter for consideration as part of the Local Plan Examination.

With respect to site 25 (Alexandra Park, Former Pilkington HQ), the Council has considered the potential yield to reflect the listed building status of the complex and the extent of the registered park, as recommended. In summary, the Council proposes to retain the site capacity as 162 dwellings as set out in the previous housing trajectory (SHBC007).

Document SHBC021 clarifies how the site capacity of 162 dwellings for the site was originally derived. This remains relevant on the basis that the conversion of the 'Canteen' building on the site previously had planning permission for conversion to 31 dwellings, which has since expired. Further, in 2020, the Council received a pre-application request for the proposed construction of 81 new residential dwellings on the western side of the site. Together, these proposals amount to 112 dwellings, with scope for further units to be yielded from the conversion of the main tower building. On the basis of the scale of conversion previously considered acceptable for the Canteen building, it is reasonable to consider that the tower could accommodate sufficient units to make up 162 dwellings on site in total (ie. about 50 units). The Council understands there is current developer interest in the tower, which further supports this position.

Regards

Lucy O'Doherty  
Development Plans Manager