



Local Development Framework

Economic Land Position Statement

December 2009



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Introduction

The purpose of this Economic Land Position Statement is firstly, to identify the take-up of the Borough's Economic Land supply from April 2008 to March 2009. This also includes economic land that has been developed for non-economic purposes. (Employment land that is suitable for uses falling into B1, B2, & B8 uses.) Secondly, the report will set out the current levels of available land for economic development within the Borough.

The current Unitary Development Plan (UDP) was adopted in 1998 and identified 195 hectares of land for economic use providing a wide range of choice of site and size. Since adoption of the UDP, a number of the sites have been fully or part developed for both economic and non-economic uses.

In April 2000, a market appraisal of St Helens UDP Economic Land Supply was under-taken to assess the suitability of many of the allocated sites for non-economic use.

In November 2004 White Young Green carried out the Merseyside Employment Land Study. The study showed that the borough suffered from a shortage of suitable land for economic use and concluded that; based on annual take-up rates, only a five-year supply existed.

In 2005, as part of preparing the evidence base to inform the Local Development Framework (LDF), St Helens Council appointed White Young Green to carry out an Economic Land Review. The purpose of this was to provide a greater understanding of the quality and quantity of employment land in the Borough.

In 2008 St Helens Council appointed Regeneris Consulting with Vernon & Co to carry out an Employment Land & Skills Review in line with the guidance note issued by the ODPM in 2004. Four different scenarios were used to forecast the demand for land up to 2025.

The review concluded that B1 land is in a state of balance between demand and the supply of land. In terms of B2, a large surplus of land exists because of the boroughs industrial legacy and the continued decline of manufacturing. The review proposes that the surplus is assessed to identify site that could be suitable for alternative employment uses such as B8 storage and distribution. In terms of B8 a large deficit exists between demand and the supply of land. The review shows that the Borough is set to experience a significant amount of growth in land based storage and distribution. However, there are no suitable sites identified within the economic land supply that would be suitable in terms of being able to accommodate the scale of development required by modern B8 Businesses with access to the motorway network.

Economic Land Supply Take Up April 2008 – March 2009

The Economic Land Supply identified in the April 2008 Economic Land Position Statement is shown in the table below.

Table 1 Economic Land Supply April 2008

Group 1 Sites			Group 2 Sites		
Ref	Address	Ha	Ref	Address	Ha
2ec4	Land E Millfield Lane	0.77	2ec12	Old Boston*	2.11
2ec9	Land N of Kilbuck Lane	3.46	3ec2	Land SW Sandwash Cl	7.19
5ec1(a)	Lea Green Farm E	6.99	4.1	Land at Washway Lane	6.16
5ec1(b)	Lea Green Farm W	9.55	5ec3	Land E Linkway	0.83
5ec8	Land at Burtonwood Rd	0.48	5ec9	Land at Stoney Lane	0.8
6ec1	Land N of Bedford St	0.64	6ec5	Land W Lancots Lane	1.73
6ec7(b)	Sutton Fold (Sidac)	1.4	6ec6	Land E Baxter's Lane	1.85
6ec13	Land at Bindley Rd	0.63	6ec15	Land at Abbotsfield Rd	1.3
6ec14	Land at Abbotsfield Rd	0.65	6ec17	Land at Abbotsfield Rd	0.95
6.7	Land at Hertford St	0.95	6.4	Hays Chemicals	1.86
7.1	Land at Deacon Trading Estate	0.17	6.9	Gerrards Bridge Depot	2.07
7.2	Land at Deacon Trading Estate	0.47	EM1	Pocket Nook*	6.39
7.3	Former Empress Works*	0.86	EM3	St Helens Glass*	3.3
7.7	Land Adjacent to Empress Works	1.6	EM6	Parr/Church St	1.49
Total		28.62	5.1	Ravenhead Glass	7.38
			7.6	Former Sankey Sugar Works	4.69
			7.5	Pilkington City Rd Site	1.86
			7.8	Land at Cowley Hill	5.8
			Total		57.76
			Total Supply		86.38

*Part Developed Site

Source: St Helens Council Development Plans

The table shows that 86.38 hectares of economic land was identified in April 2008. This comprised 28.62 hectares of Group 1 sites (sites with minor constraints that could be available within five years). And 57.76 hectares of Group 2 sites (sites with major constraints that could be available after five years.)

Sites Developed for Economic Uses & Non-Economic Uses

During this period all of the sites recorded as nearing completion in the previous Employment Land Position Statement have now been completed. No further land that forms part of the Economic Land Supply has been taken up during this period for either economic or non-economic purposes.

The 08/09 Annual Completions Survey has shown that a number of economic developments have been completed on employment land that is not part of the economic land supply.

These developments are highlighted in the table below:

Table 2, Non Allocated Sites Developed For Economic Use

Site Name	Use	Ha
54 North Road	Change of use from dwelling to office (B1)	0.01
Red Bank Community Home	Change of use of a pair of semi-detached houses to a maintenance workshop (B1/B2)	0.01
M & D Transport	Extension to existing unit (B2).	1.24
Land Adjacent to Millfield Lane	4no light industrial units (780sqm, 291sqm, 389sqm and 153sqm) layout access parking and servicing together with landscaping. (B1)	0.44
Unit 1 Westside Industrial Estate	Change of use of premises from Storage and Distribution (B8) to General Industrial (B2).	0.07
Fishwick Park	Redevelopment of existing industrial, trade and retail units. Demolition of large retail unit and erection of 6 new units for B1, B2 and B8; refurbishment of existing building to create 2 units for B1, B2 and B8 and erection of 2 new units for A1 retail	0.99
Land North West of 28 Lords Fold	Single storey warehouse (B8).	0.56
Arnold Clark Renault	Erection of new vale ting and body shop (B2).	1.02
206A - 206B Clipsley Lane	Change of use at 206A Clipsley Lane from dwelling house to office (B1).	0.05
Unit 13 Reginald Road	Extension to existing factory to form office (B1), canteen and changing room.	0.18
Unit 9 Westside Industrial Estate	Change of Use from Commercial Vehicle Rental (Sui Generis) to General Engineering (B2).	0.39
KNAUF Insulation	Erection of new batch plant (B2).	0.07
Fairless Salvage Merton bank Industrial Estate	Removal of existing portacabin and erection of a two-storey building to be used as staff canteen/kitchen/toilets and offices (B1).	0.14
77B Standish Street	Change of use from retail (A1) to office (B1).	0.002
42 - 44 Rainford Road	Change of use from craft shop into two units; to be used as an office (B1) and a health food shop with treatment room (D1).	0.04
9 Caremore Travel & Cars	Erection of single storey pitched roof storage unit (Use Class B8).	0.11
Scott Clinic	Change of use of the John Parry Centre at Scott Clinic from B1 Business use to a mix of B1 and D1 (Non-Residential Institutions) uses.	0.72
Knauf Insulation	Ground engineering works to create additional storage (B8).	0.81
Fishwicks Industrial Estate	Demolition of existing cold store unit and erection of 2no industrial units for B1, B2, and B8 use	0.16
Arends International	Erection of 1 double portal frame building for storage and distribution use (use class B8).	2.87
60 High Street	Change of use from Restaurant/Café (A3) to business use (B1).	0.03
Total		9.912

Source: St Helens Council Development Plans

The table above identifies 9.91 hectares of development has been completed over the period of April 2009 to March 2009.

The table below shows the amount of economic land taken up in the last ten years.

Table 3, Economic Land Take-Up Rates

Year	Economic Take Up
1998/99	7.19
1999/2000	7.14
2000/01	9.26
2001/02	1.26
2002/03	19.13
2003/04	5.33
2004/05	6.73
2005/06	0.22
2006/07	12.51
2007/08	5.83*
2008/09	9.91
Average Take Up Rate Over Ten Years	7.73

* Revised Figure

Source: St Helens Council Development Plans

*2005/6 & 2006/7 are combined to September 2007

The table above shows that 77.30 hectares has been developed for economic purposes over a ten-year period. This provides an average take-up rate of 7.73 hectares.

A revised figure has been introduced into the table above for the period of 2007/08.

Current Economic Land Supply

Additional Sites and Area Amendments

0.62 hectares of land at 7.4, The Former Leadmill site has been reintroduced into the economic land supply as a group 1 site. This site was removed in the Economic Land Position Statement, December 2008 but 0.62 hectares can be potentially redeveloped. The take up rate for 2007/08 has been adjusted to take account of this.

Following the findings of the St Helens Employment Land Review 2009 some of the site areas have been amended slightly. These sites are 6EC1, 5EC9 and EM1

Table 4, Economic Land Supply April 2009

Group 1 Sites			Group 2 Sites		
Ref	Address	Ha	Ref	Address	Ha
2ec4	Land E Millfield Lane	0.77	2ec12	Old Boston*	2.11
2ec9	Land N of Kilbuck Lane	3.46	3ec2	Land SW Sandwash Cl	7.19
5ec1(a)	Lea Green Farm E	6.99	4.1	Land at Washway Lane	6.16
5ec1(b)	Lea Green Farm W	9.55	5ec3	Land E Linkway	0.83
5ec8	Land at Burtonwood Rd	0.48	5ec9	Land at Stoney Lane	0.86
6ec1	Land N of Bedford St	0.55	6ec5	Land W Lancots Lane	1.73
6ec7(b)	Sutton Fold (Sidac)	1.4	6ec6	Land E Baxter's Lane	1.85
6ec13	Land at Bindley Rd	0.63	6ec15	Land at Abbotsfield Rd	1.3
6ec14	Land at Abbotsfield Rd	0.65	6ec17	Land at Abbotsfield Rd	0.95
6.7	Land at Hertford St	0.95	6.4	Hays Chemicals	1.86
7.1	Land at Deacon Trading Estate	0.17	6.9	Gerrards Bridge Depot	2.07
7.2	Land at Deacon Trading Estate	0.47	EM1	Pocket Nook*	6.37
7.3	Former Empress Works	0.86	EM3	St Helens Glass*	3.3
7.4	Former Lead Mill Site	0.62	EM6	Parr/Church St	1.49
7.7	Land Adjacent to Empress Works	1.6	5.1	Ravenhead Glass	7.38
Total		29.15	7.6	Former Sankey Sugar Works	4.69
			7.5	Pilkington City Rd Site	1.86
			7.8	Land at Cowley Hill	5.8
			Total		57.8
			Total Supply		86.95

Analysis of Current Economic Land Supply

The table below shows that, of the 17 group 1 sites, 10 are smaller than 1 hectare and 2 sites are between 1 and 2 hectares in size. There are 2 sites that are larger than 5 hectares within the group 1 supply. The table shows that there is a more even spread of Group 2 sites across a range of sizes. There are 6 sites that are between 1 and 2 hectares, 4 sites between 2 and 5 hectares and 5 sites between 5 and 10 hectares.

Table 5, Available Economic Land Supply – Available Sites

Site Size	Group Ref	Site Ref	Total Ha
<1 Ha	Group 1	2ec4, 5ec8, 6ec1, 6ec13, 6ec14, 6.7, 7.1, 7.2, 7.3, 7.4	6.15 (10 Sites)
	Group 2	5ec3(c), 5ec9, 6ec17,	2.64 (3 Sites)
1-2 Ha	Group 1	6ec7(b), 7.7	3 (2 Sites)
	Group 2	6ec5, 6ec6, 6ec15, 6.4, EM6, 7.5,	10.09 (6 Sites)
2-5 Ha	Group 1	2ec9,	3.46 (1 Site)
	Group 2	2ec12, 6.9, EM3, 7.6,	12.17 (4 Sites)
5-10 Ha	Group 1	5ec1(a), 5ec1(b)	16.54 (2 Sites)
	Group 2	4.1, 3ec2, EM1, 7.8, 5.1,	32.9 (5 Sites)
10 Ha+	Group 1		
	Group 2		
Total			86.95 (33 Sites)

Source: St Helens Council Development Plans

The table below lists the planning status for all of the Group 1 sites.

Table 6, Group 1 Sites Planning Status (March 2009)

Group 1 Sites				
Ref	Address	Ha	App ref	Planning
2ec4	Land E Millfield Lane	0.77		
2ec9	Land N of Kilbuck Lane	3.46	P/2007/1476	Renewal of outline planning permission P/2003/0567 for the erection of a manufacturing/warehouse/distribution building (B2 & B8) uses
5ec1(a)	Lea Green Farm E	6.99	P/2004/1854	Full permission granted for 9 B1 units and 10 B2 & B8 units.
5ec1(b)	Lea Green Farm W*	9.55	P/2005/0703	Outline planning application for employment use (B1), residential development, car parking, access road, landscaping and link road.
5ec8	Land at Burtonwood Rd	0.48	P/2006/0199	Outline permission granted for Hotel and Pub.
6ec1	Land N of Bedford St	0.55		
6ec7(b)	Sutton Fold (Sidac)	1.40		
6ec13	Land at Bindley Rd	0.63		
6ec14	Land at Abbotsfield Rd	0.65		
6.7	Land at Hertford St	0.95		
7.1	Land at Deacon Trading Estate	0.17		
7.2	Land at Deacon Trading Estate	0.47		
7.3	Former Empress Works	0.86	P/2008/0863	Granted full planning. Office development to provide 4no units of varying sizes and associated car parking (amendments to P/2007/0662 including the incorporation of a light industrial element in Unit A
7.4	Former Lead Mill Site	0.62	P/2007/0945	Outline application, including means of access and layout, for B1 Employment Use
7.7	Land Adjacent to Empress Works	1.60	P/2008/0625	Granted Outline application for mixed-use development comprising B1 A1/A2/A3/A4/A5 D1 D2.

Source: St Helens Council Development Plans

*Part Developed Site

The table above shows full or outline permission has been granted on 23.56 hectares of the Group 1 supply. This leaves only 5.59 hectares of the Group 1 supply with no planning permissions.

The table below lists the planning status of the site within the Group 2 economic land supply.

Table 7, Group 2 Sites Planning Status (March 2009)

Group 2 Sites				
Ref	Address	Ha	App ref	Planning
2ec12	Old Boston*	2.11	P/2006/0141	Reserved matters granted for construction of access and spine road for B1, B2 & B8 purposes
3ec2	Land SW Sandwash Cl	7.19	P/2009/1046	Renewal of P/2006/1115. Full permission granted for B1, B2 & B8 use.
4.1	Land at Washway Lane	6.16	P/2006/1147	Granted outline application for mixed-use development including residential with B1, B2 & B8 units.
5ec3	Land E Linkway	0.83		
5ec9	Land at Stoney Lane	0.86		
6ec5	Land W Lancots Lane	1.73		
6ec6	Land E Baxter's Lane	1.85		
6ec15	Land at Abbotsfield Rd	1.30	P/2007/1468	Full permission granted. Extension of the curtilage to create additional hard standing; erection of 2.4m high palisade fencing.
6ec17	Land at Abbotsfield Rd	0.95		
6.4	Hays Chemicals	1.86		
6.9	Gerrards Bridge Depot	2.07		
EM1	Pocket Nook*	6.37	P/2008/0225	Granted application for Resource Management Centre including a Materials Recovery Facility (MRF), recycling bays, vehicle depot, workshop offices, HGV parking, HGV fuelling, HGV cleaning, container storage, car parking and associated infrastructure
EM3	St Helens Glass*	3.30		
EM6	Parr/Church St	1.49		
5.1	Ravenhead Glass	7.38	P/2009/0712	Full Planning Granted. Temporary change of use of warehouse to 'Soccerdome' for a period of 5 years.
7.6	Former Sankey Sugar Works	4.69		
7.5	Pilkington City Rd Site	1.86	P/2006/1147	Granted outline application for mixed-use development including residential with B1, B2 & B8 units.
7.8	Land at Cowley Hill	5.80		

Source: St Helens Council Development Plans

*Part Developed Site

The table above shows full or outline permission has been granted on 32.37 hectares of the Group 2 supply. This leaves only 25.35 hectares of the Group 2 supply with no planning permissions.

UDP Allocated Economic Land Supply Update

During the period covered by this Employment Land Position Statement there has been no additional take-up of UDP allocated employment land. The position remains the same as that identified in the Employment Land Position Statements December 2008 and is also set out below.

The current adopted UDP identifies 194.54 hectares of land for economic purposes. The allocation was made up of 50 sites providing a wide range of choice in terms of size and location.

Since the adoption of the UDP, there has been a lot of development that has changed the status of much of the land within the economic land supply. At the present time, 71.02 hectares have been developed for economic purposes. This figure is comprised of sites that have been fully developed for economic purposes and those that have only been part developed for economic purposes.

Table 8, UDP Sites Developed For Economic Purposes

Site	Location	Econ
1ec1	Sankey Valley industrial Park†	1.08
1ec2	Sankey Valley industrial Park	2.09
2ec1	Land NE of Sainsbury's Dist Depot, Haydock†	2.15
2ec2	Land E of Sainsbury's Dist Depot, Haydock	6.11
2ec3	Land at Millfield Lane/Haydock Lane	0.90
2ec5	Land at Haydock Lane	1.84
2ec7	Land NW of North Florida Road†	0.62
2ec8	Kenyon's Lane	0.73
2ec10	Land SE of Kilbuck Lane	0.95
2ec11	Kilbuck Lane	2.62
2ec12	Old Boston/Wilcock Rd*	3.70
2ec13	Land North of the Parks, Lodge Lane	1.35
2ec14	Land W of Piele Road∞	1.55
3ec1	Land E of Mill Lane, Rainford	0.51
4ec3	Land NE of Washway Lane	2.54
5ec1(a)	Land at Lea Green Farm East*∞	17.10
5ec1(b)	Land at Lea Green Farm West*∞	2.58
5ec2	Land at rear of Reality Furniture†	1.44
5ec3	Land E of M62 Link Way S of Lea Green Estate*	4.09
5ec4	Land E of M62 Link Way N of Lea Green Estate†	0.89
5ec6	Land Off Delphwood Drive	2.29
5ec7	The Score†∞	5.95
5ec9	Land at Stoney Land Industrial Estate*	0.10
6ec7	Sutton Fold, Former Sidac Site*	5.67
6ec13	Land Off Brindley Road*	0.38
6ec16	Land at Abbotsfield Road Industrial Estate (S of TAC)	1.79
Total		71.02

Source: St Helens Council Development Plans.

† Part developed site where part/remaining undeveloped area has been removed.

* Part developed site where part/ remaining area forms part of the current economic land supply.

∞Part developed site where part/remaining area has been developed for non-economic uses.

Some of the UDP allocated sites have been both full and part developed for non-economic uses. These sites are shown in the table below.

Table 9, UDP Allocated Sites Developed For Non-Economic Uses

Site	Location	Non Econ
2ec6	North Florida Road	2.85
2ec14	Land W of Piele Road [∞]	1.10
5ec1(a)	Land at Lea Green Farm East ^{*∞}	1.55
5ec1(b)	Land at Lea Green Farm West [*]	0.67
5ec5	Former Lea Green Colliery	13.33
5ec7	The Score ^{†∞}	0.70
5ec8	Land Off Burtonwood Road (Ravenhead Park) [*]	16.43
5ec10	Former Rainhill Hospital	3.54
6ec8	Nook Lane	1.51
6ec9	Rolling Mill Lane	1.96
Total		43.64

Source: St Helens Council Development Plans

† Part developed site where part/ remaining undeveloped area has been removed.

* Part developed site where part/ remaining area forms part of the current economic land supply.

[∞]Part developed site where part/ remaining area has been developed for economic uses.

Some UDP allocated economic sites are no longer suitable for economic development. These are shown in the table below.

Table 10, UDP Sites No longer Considered Suitable For Economic Development

Site	Location	Reason For Removal	Removed
1ec1	Sankey Valley industrial Park	Site land locked	1.10
1ec3	67-151 Earle Street	Not Attractive for redevelopment	0.61
2ec7	Land NW of North Florida Road†	Site land locked	0.69
4ec1	Land W Scaffell Road*	Site land locked	1.00
4ec2	Land Bounded By Washway Lane/City Road	Unsuitable for economic development	8.98
5ec2	Land at rear of Reality Furniture†	Site land locked	1.10
5ec4	Land E of M62 Link Way N of Lea Green Estate	Owner (National Grid) reluctant to sell	8.64
5ec7	The Score†∞	Remained of the site is unsuitable for development because of ground conditions	2.27
6ec2	Land S of Fleet Lane	Employment Land Review recommended use as informal recreation	0.98
6ec3	Land N of Webb St/S of Sutton Road	Allocated for non-economic uses in Worsley Brow Masterplan	0.49
6ec4	Land S of Webb St/ E of Baxter's Lane	Allocated for non-economic uses in Worsley Brow Masterplan	1.30
6ec10	Land at Penlake Industrial Estate	Occupies back land site not considered suitable	1.15
6ec11	Land N of Reginald Road	Severe drainage issues and incompatibility with surrounding uses	1.58
6ec12	Land at Abbotsfield Road Industrial Estate (N of Gateway)	Site no longer available due to ownership constraints	0.43
Total			30.32

New Removed Sites

Site	Location	Reason For Removal	Removed
2ec1	Land NE of Sainsbury's Dist Depot, Haydock†	Remaining area unsuitable for development because of the topography	0.22
Total			0.22

Sites With Boundary Adjustments

Site	Location	Reason For Removal	Removed
2ec9	Land N of Kilbuck Lane*	Site boundary re-drawn	0.11
6ec14	Land at Abbotsfield Road Industrial Estate (E of Gateway) *	Site boundary re-drawn	0.30
6ec17	Land at Abbotsfield Road Industrial Estate (E of TAC) *	Site boundary re-drawn	0.05

5ec9	Land at Stoney Land Industrial Estate*	Site boundary re-drawn	0.06
5ec5	Former Lea Green Colliery*	Site boundary re-drawn	0.11
Total			0.63

Total of All Removed and Adjusted Sites

Total			31.17
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Source: St Helens Council Development Plans

† Part developed site where part/remaining area has been developed for economic uses.

* Part developed site where part/ remaining area forms part of the current economic land supply.

∞Part developed site where part/remaining area has been developed for non-economic uses.

47.46 hectares of the 194.54 hectares identified in the UDP economic land supply remains part of the current economic land supply. This is made up of both group 1 and 2 sites shown in the tables below.

Table 11, UDP Sites & Current Group 1 Economic Land Sites

Site	Location	O7 Supply	Group
2ec4	Land E of Millfield Lane	0.80	G1
2ec9	Land N of Kilbuck Lane†	3.46	G1
5ec1(a)	Land at Lea Green Farm East*	6.99	G1
5ec1(b)	Land at Lea Green Farm West*	9.55	G1
5ec8	Land Off Burtonwood Road (Ravenhead Park) *	0.48	G1
6ec1	N of Bedford St	0.55	G1
6ec7	Sutton Fold, Former Sidac Site∞	1.40	G1
6ec13	Land Off Brindley Road∞	0.63	G1
6ec14	Land at Abbotsfield Road Industrial Estate (E of Gateway) †	0.65	G1
Total		24.51	

Source: St Helens Council Development Plans

† Part developed site where part/ remaining undeveloped area has been removed.

* Part developed site where part/ remaining area has been developed for non-economic uses.

∞Part developed site where part/ remaining area has been developed for economic uses.

Table 12, UDP Sites & Current Group 2 Economic Land Sites

Site	Location	O7 Supply	Group
2ec12	Old Boston/Wilcock Rd∞	2.11	G2
3ec2	Land SW of Sandwash Close	7.20	G2
4ec2	Land Bounded By Washway Lane/City Road†	6.16	G2
5ec3	Land E of M62 Link Way S of Lea Green Estate∞	0.83	G2
5ec9	Land at Stoney Land Industrial Estate	0.80	G2
6ec5	Land W of Lancots Lane (N of Hays Chemicals)	1.73	G2
6ec6	Land E of Baxter's Lane (S of Hays Chemicals)	1.84	G2
6ec15	Land at Abbotsfield Road Industrial Estate (N of TAC)	1.30	G2
6ec17	Land at Abbotsfield Road Industrial Estate (E of TAC) †	0.95	G2
Total		22.92	

Source: St Helens Council Development Plans

† Part developed site where part/ remaining undeveloped area has been removed.

* Part developed site where part/ remaining area has been developed for non-economic uses.

∞Part developed site where part/ remaining area has been developed for economic uses

In summary, since 1997 to the present time 70.02 hectares of UDP economic allocation has been developed for economic purposes. This includes sites that have been both partly and fully developed.

43.64 hectares of the UDP economic supply has been developed either fully or in part, for non-economic development.

31.08 hectares of the UDP economic supply has either been removed or is now considered unsuitable for economic development. They have either been developed in part with the remaining land removed from the supply or have been removed in their entirety.

The remaining 47.49 hectares is part of the current economic land supply and is split between Group 1 and Group 2 sites.

Conclusions

The 2008 Economic Land Position statement identified 86.95 hectares of land available within the economic land supply. Since April 2008 there has been no further take-up of employment land for either employment or non-employment purposes. The annual completions survey has shown that 9.91 hectares of development for economic purposes has been completed.

0.62 hectare of land at 7.4, The Former Leadmill Site has been reintroduced into the economic land supply as a Group 1 site increasing the economic land supply to 86.95 hectares.

Over the last ten years 77.3 hectares have been developed for economic purposes. The average take-up rate over the ten years is 7.73 hectares, based on this take-up rate; there are insufficient group 1 sites available to meet the short-term demand.

Of the 29.15 hectares within the Group 1 supply, 23.56 hectares has planning permission. If all of the granted permissions are developed it will leave only 5.59 hectares of economic land in the short term.

32.37 hectares of the Group 2 sites have been granted planning permission leaving 25.35 hectares of land without any permission. However much of this land is constrained by contamination, land ownership and other issues that could prevent the land from being brought forward for development.

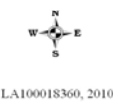


St. Helens Economic Land Position 2009
Group 1 Sites (Available in 0-5 Years)

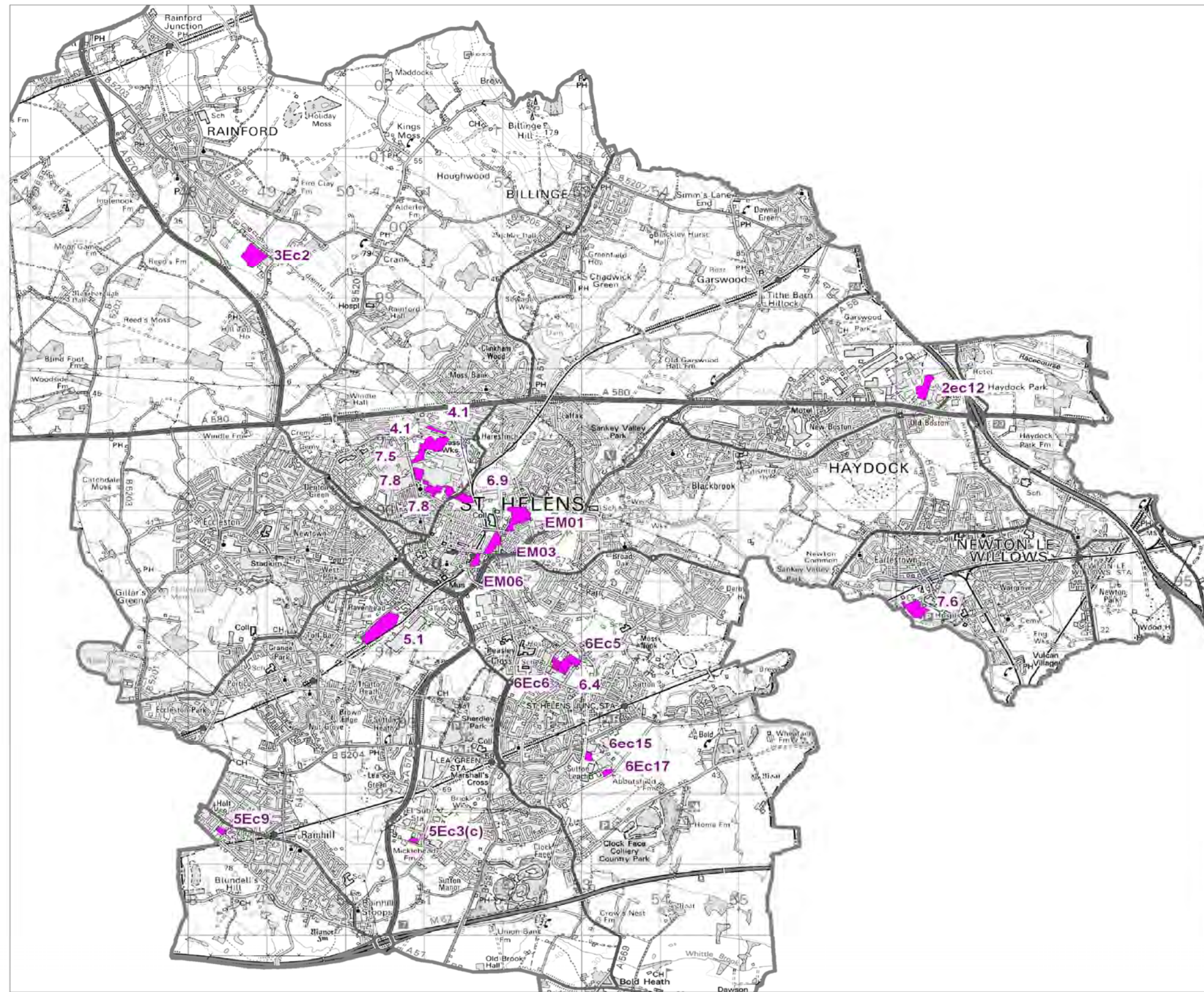
Ref	Address	Area_HA
7.7	Land Adjacent To Empress Works	1.60
7.3	Former Empress Works	0.86
2Ec9	Land North Of Kilbuck Lane	3.46
2Ec4	Land E Of Millfield Lane	0.77
7.2	Land At Deacon Trading Estate	0.47
7.1	Land At Deacon Trading Estate	0.17
6Ec13	Land At Bindley Road	0.63
6Ec14	Land At Abbotsfield Road	0.55
6.7	Land At Hertford St	0.95
6Ec1	Land North Of Bedford St	0.55
5Ec8	Land At Burtonwood Rd	0.48
5Ec1(a)	Land At Lea Green Farm East	6.99
5ec1(b)	Land At Lea Green Farm West	9.55
6Ec7(b)	Sutton Fold (Sidac)	1.4
7.4	Former Lead Mill Site	0.62



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**St. Helens Economic Land Position 2009
Group 2 Sites (Available 5 Years +)**

Ref	Address	Area HA
2ec12	Old Boston	2.11
7.6	Former Sankey Sugar Works	4.69
6Ec17	Land At Abbotsfield Rd Ind Est (East Of TAC)	0.95
6ec15	Land At Abbotsfield Rd Ind Est (North Of TAC)	1.30
6Ec5	Land West Of Lancots Lane (N Of Hays)	1.73
6.4	Hays Chemicals	1.86
6Ec6	Land East Of Baxters Lane (S Of Hays Chemicals)	1.85
5Ec3(c)	Land east Of M62 Link Rd (E Of Remploy)	0.83
5Ec9	Stoney Lane Ind Est Rainhill	0.86
EM06	Eastside Masterplan Parr/Church St	1.49
6.9	Gerards Bridge	2.07
7.8	Land At Cowley Hill	5.80
7.8	Land At Cowley Hill	5.80
7.5	Pilkingtons City Road Site	1.86
4.1	Land South Of Washway Lane	6.16
4.1	Land South Of Washway Lane	6.16
3Ec2	Land South West Of Sandwash Close	7.19
EM03	Eastside Masterplan St Helens Glass	3.30
EM01	Eastside Masterplan Pocket Nook/Holly Bank St	6.37
5.1	Ravenhead Glass	7.38



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Appendix C UDP Allocated Economic Sites

Site	Location	UDP Area	Area 05 Position Statement (If different from UDP)	Econ	Non Econ	Removed	O8 Supply	Remaining Land	Total	Current Economic Supply Group	Comments
1ec1	Sankey Valley industrial Park	2.18		1.08		1.10			2.18		Remainder of site available as expansion land only due to being landlocked.
1ec2	Sankey Valley industrial Park	2.09		2.09					2.09		Site fully developed
1ec3	67-151 Earle Street	0.61				0.61			0.61		Site no longer considered suitable for employment use. Removed from supply.
2ec1	Land NE of Sainsbury's Dist Depot, Haydock	2.37	0.22	2.15		0.22			2.37		Remaining area removed unsuitable for development because of the topography
2ec2	Land E of Sainsbury's Dist Depot, Haydock	6.11		6.11					6.11		Fully developed
2ec3	Land at Millfield Lane/Haydock Lane	0.90		0.90					0.90		Fully developed
2ec4	Land E of Millfield Lane	0.80	0.80				0.80		0.80	G1	Part of current economic land supply. Full permission (P/2000/0901) for B2/B8 uses
2ec5	Land at Haydock Lane	1.84	1.84	1.84							Site fully developed
2ec6	North Florida Road	2.85			2.85				2.85		Fully developed
2ec7	Land NW of North Florida Road	1.31	0.69	0.62		0.69			1.31		Remainder of site available as expansion land only.
2ec8	Kenyons Lane	0.73		0.73					0.73		Site fully developed
2ec9	Land N of Kilbuck Lane	3.57	3.46			0.11	3.46		3.57	G1	Site Boundary redrawn total area 3.46ha in Merseyside Employment Land Study, 2004 (WYG)
2ec10	Land SE of Kilbuck Lane	0.95		0.95					0.95		Fully developed
2ec11	Kilbuck Lane	2.62		2.62					2.62		Fully developed
2ec12	Old Boston/Wilcock Rd	6.85	5.81	3.70			2.11	1.04	6.85	G2	Area recorded as 5.81 in Merseyside Employment Land Study, 2004 (WYG)
2ec13	Land North of the Parks, Lodge Lane	1.35		1.35					1.35		Fully developed
2ec14	Land W of Piele Road	2.65	1.55	1.55	1.10				2.65		Site is now fully developed.
3ec1	Land E of Mill Lane, Rainford	0.51		0.51					0.51		Fully developed
3ec2	Land SW of Sandwash Close	7.20	7.20				7.20		7.20	G2	Granted permission (P/2006/1115) for B1, B2 & B8 use.
4ec1	Land W Scafell Road	1.00	1.00			1.00			1.00		Site no longer considered suitable for employment use. Removed from supply due to being landlocked and covered in woodland.
4ec2	Land Bounded By Washway Lane/City Road	15.14	6.16			8.98	6.16		15.14	G2	Boundary redrawn to give a developable area. Recorded as 4.1 in current supply
4ec3	Land NE of Washway Lane	2.54		2.54					2.54		Fully developed
5ec1(a)	Land at Lea Green Farm East	25.64	6.99	17.10	1.55		6.99		25.64	G1	Remaining land taken by TH07 Housing Not Started (1.55ha) 6.99ha in current supply
5ec1(b)	Land at Lea Green Farm West	12.80	12.13	2.58	0.67		9.55		12.80	G1	Remaining land taken by housing Site HLO55 Not started (0.67ha) 12.13ha in current supply
5ec2	Land at rear of Reality Furniture	2.54	1.10	1.44		1.10			2.54		Remainder of site available as expansion land only due to being landlocked.
5ec3	Land E of M62 Link Way S of Lea Green Estate	4.92	0.83	4.09			0.83		4.92	G2	Part of current economic land supply Site C remaining)
5ec4	Land E of M62 Link Way N of Lea Green Estate	9.53	8.64	0.89		8.64			9.53		Owner (National Grid) reluctant to sell site. Removed from supply as a result
5ec5	Former Lea Green Colliery	13.44	13.33		13.33	0.11			13.44		Boundary redrawn. Area recorded as 13.33ha in Employment Land Study 2005.
5ec6	Land Off Delphwood Drive	2.29		2.29					2.29		Fully developed
5ec7	The Score	8.92	2.27	5.95	0.70	2.27			8.92		Remainder of site unsuitable for development due to ground conditions. Removed from supply
5ec8	Land Off Burtonwood Road (Ravenhead Park)	16.91	0.48		16.43		0.48		16.91	G1	Only 0.48 available in current supply, which has permission for office (P/2004/0140). Also has permission outline permission for a Pub and Hotel (P/2006/0199).

5ec9	Land at Stoney Land Industrial Estate	0.96	0.80	0.10		0.06	0.80		0.96	G2	ELS 2009 has states site area is 0.86.
5ec10	Former Rainhill Hospital	3.54			3.54				3.54		Fully developed
6ec1	N of Bedford St	0.55	0.55				0.55		0.55	G1	Part of current economic land supply. ELS 2009 has states site area is 0.55
6ec2	Land S of Fleet Lane	0.98	0.98			0.98			0.98		Employment Land Review recommended use as informal recreation. Removed from supply
6ec3	Land N of Webb St/S of Sutton Road	0.49	0.49			0.49			0.49		Allocated for non-economic uses in Worsley Brow masterplan. Removed from supply
6ec4	Land S of Webb St/ E of Baxters Lane	1.30	1.30			1.30			1.30		Allocated for non-economic uses in Worsley Brow masterplan. Removed from supply
6ec5	Land W of Lancots Lane (N of Hays Chemicals)	1.73	1.73				1.73		1.73	G2	Part of current economic land supply
6ec6	Land E of Baxters Lane (S of Hays Chemicals)	1.84	1.84				1.84		1.84	G2	Part of current economic land supply
6ec7	Sutton Fold, Former Sidac Site	7.31	1.40	5.67			1.40	0.24	7.31	G1	Part of current economic land supply
6ec8	Nook Lane	1.51			1.51				1.51		Fully developed
6ec9	Rolling Mill Lane	1.96			1.96				1.96		Fully developed
6ec10	Land at Penlake Industrial Estate	1.15				1.15			1.15		Planning application P/2004/0328 pending on larger (9.5 ha) site for mixed-use development including residential, community, retail and employment (B1) uses which covers both 6Ec10 and 6Ec11. Removed from supply
6ec11	Land N of Reginald Road	1.58				1.58			1.58		Site no longer available. Removed from supply.
6ec12	Land at Abbotsfield Road Industrial Estate (N of Gateway)	0.43	0.43			0.43			0.43		Site no longer available. Removed from supply.
6ec13	Land Off Brindley Road	1.01	0.63	0.38			0.63		1.01	G1	Part of current economic land supply
6ec14	Land at Abbotsfield Road Industrial Estate (E of Gateway)	0.95	0.65			0.30	0.65		0.95	G1	Part of current supply. Boundary re-drawn
6ec15	Land at Abbotsfield Road Industrial Estate (N of TAC)	1.30	1.30				1.30		1.30	G2	Part of current economic land supply
6ec16	Land at Abbotsfield Road Industrial Estate (S of TAC)	1.79		1.79					1.79		Fully developed
6ec17	Land at Abbotsfield Road Industrial Estate (E of TAC)	1.00	0.95			0.05	0.95		1.00	G2	Part of current supply. Boundary re-drawn
Total		194.54		71.02	43.64	31.17	47.43	1.28	194.54		Part of current economic land supply



St.Helens Council

Urban Regeneration & Housing, Development Plans
Town Hall, Victoria Square, St.Helens WA10 1HP

Tel: 01744 676190

Minicom: 01744 671671

Fax: 01744 676194

Email: planningpolicy@sthelens.gov.uk

→ www.sthelens.gov.uk

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